

Colfax Township, Weldon Township & Village of Thompsonville Joint Planning Commission / Joint Zoning Ordinance

P.O. Box 115, Thompsonville, MI 49683 (231) 378-2477

ZONING ORDINANCE AMENDMENT PETITION

This application is to be used for both amendments to the
Zoning Ordinance Text (“Text Amendment”) and Zoning Map (“Map Amendment/Rezoning”).

(All references to “Section” and “Article” refer to the Thompsonville Area Joint Zoning Ordinance)

Important Notice to Applicants: This petition must be completed in full and 10 copies (including attachments) submitted to the Zoning Administrator. If additional space is needed, number and attach additional sheets.

1) APPLICANT:			
	Name	Street Address	City / State / Zip Code Telephone #
2) Petition For: <input type="checkbox"/> ZONING MAP Amendment/Rezoning or <input type="checkbox"/> TEXT Amendment			
Zoning Map Amendment / Rezoning Questions #3 – #12			
3) Property Tax #:		12) Explain why the present zoning classification of the property is not adequate:	
4) Property Legal Description (attach sheet if necessary)			
5) Existing Zoning District:			
6) Proposed Zoning District:			
7) Existing Use:			
8) Property is on What Road:			
9) Property Acreage:			
10) Deed restrictions on property: <input type="checkbox"/> Yes (attach) <input type="checkbox"/> No		Text Amendment Questions #13 – #15	
11) Names, addresses, phone #s of all other persons or entities. having legal or equitable interest in the property:		13) This petition is to amend Sec. _____ of the Ordinance to make the following changes:	
a)			
b)			
c)			
		14) Explain why the present text is not adequate:	

FOR OFFICE USE ONLY			
Petition Number:		Property Tax #:	
Date Received:		Date of Final Action:	
	Fee Paid	Date	Receipt #
1)			
2)			
Notes:			

15) SUPPORTING DOCUMENTS:

A. ZONING MAP AMENDMENT/PROPERTY REZONING: The petitioner shall submit 10 copies of a scaled drawing of the property correlated with the legal description, at a scale of not less than 1" = 200', clearly showing the location, shape, area and dimensions of the property(s) affected by the proposed rezoning, sealed by a professional engineer or registered land surveyor.

B. OPTIONAL SUBMITTAL for ZONING MAP AMENDMENT/PARCEL REZONING: The applicant is not required to, but is encouraged to submit 10 copies of a written justification for the proposed zoning map amendment. The minimum factors to be considered, according to Section 16.3(B)(2)(a) are:

- 1) What, if any, identifiable conditions related to the petition have changed which justify the proposed zoning district change?
- 2) What is the impact of the zoning district change on the ability of the municipality and other governmental agencies to provide adequate public services and facilities, and/or programs that might reasonably be required in the future if the proposed zoning district change is adopted?
- 3) Will the petitioned district change adversely affect the value of the surrounding property?
- 4) Is the site's environmental features compatible with the host of uses permitted in the proposed district, and will development under the proposed district be likely to adversely affect environmental conditions?
- 5) Can the subject parcel comply with all requirements of the proposed zoning classification?
- 6) Is the subject property able to be put to reasonable economic use in the zoning district in which it is presently located?
- 7) Is the petitioned district change consistent with the zoning classification of surrounding land?
- 8) Does the petitioned district change generally comply with the Greater Thompsonville Area Master Plan?
- 9) What are the precedents and the possible effects of such precedent which might result from the approval or denial of the petition?

C. OPTIONAL SUBMITTAL for TEXT AMENDMENT: The applicant is not required to, but is encouraged to submit 10 copies of a written justification for the proposed text amendment. The minimum factors to be considered, according to Section 16.3(B)(2)(b) are:

- 1) Is the amendment petition supported by documentation, such as from the Joint Zoning Board of Appeals (JZBA), that the proposed amendment would minimize problems or conflicts with specific sections of the Ordinance?
- 2) Is the amendment petition supported by reference materials, planning and zoning publications, information gained at seminars or experiences of other communities to more effectively address certain zoning issues?
- 3) Is the amendment petition supported by significant case law?

16) AFFIDAVIT: I (we) the undersigned affirm that the foregoing answers, statements, and information are in all respects true and correct to the best of my (our) knowledge and belief.

Applicant Signature(s)	Date	Property Owner's(s) Signature(s) (if different than applicant)	Date