



PERE MARQUETTE

CHARTER TOWNSHIP

1699 SOUTH PERE MARQUETTE HWY. • LUDINGTON, MICHIGAN 49431
(231) 845-1277 • FAX (231) 843-3330

PETITION FOR ZONING TEXT AMENDMENT

A zoning text amendment is a change to the text in the Zoning Ordinance. A text change could amend the list of uses permitted in any zoning district, amend the setback required for a building, amend the size of permitted signs, or any other similar proposal to existing zoning language.

The fee for review of a proposed zoning text amendment is \$ 400.00 and the average minimum time required to complete a request to amend the Zoning Ordinance is 90 days. A completed Application For Zoning Text Amendment may be submitted to the Township Zoning Administrator who will determine the public hearing date for the petition and arrange for the notice of public hearing in the local newspaper at least 15 days prior to the hearing. The Planning Commission will conduct the public hearing and review the proposed language taking into consideration such items as:

- *Is the proposed amendment consistent with the Township's Comprehensive Plan?*
- *Have conditions changed since the Zoning Ordinance was adopted that justifies such an amendment?*
- *Does the ordinance amendment bear a substantial relationship to the public health, safety, or general welfare, or is it necessary to protect & preserve historical and cultural places / areas?*
- *Was there a mistake in the Zoning Ordinance that justifies such an amendment?*
- *Will the amendment correct an inequity created by the Zoning Ordinance?*
- *Will the amendment merely grant special privileges?*
- *Will the amendment result in unlawful exclusionary zoning?*

Once the Planning Commission is finished with its review, they will make a recommendation for approval, denial or modified approval to the Township Board of Trustees. Other applicable provisions of the Zoning Enabling Act for the text amendment process will also be complied with. Once the Board receives the recommendation and proposed ordinance language from the Planning Commission, they will then conduct both a first reading and a second reading of the proposed amendment prior to considering approval, denial or modified approval.

If adoption occurs, a notice of adoption will be published in a newspaper of local circulation in the Township within 15 days after adoption and a copy of such notice shall also be mailed to any required entities. The notice of adoption will include the effective date of the ordinance amendment.

In the event that the request for a zoning change is denied wholly or in part by the Township Board, an application for the same zoning change shall not be resubmitted for a period of one year from the date of said order of denial, except on the grounds of new evidence or proof of changed conditions found to be valid by the Planning Commission and the Township Board.

[Petitioner to keep this sheet for reference.]

APPLICATION FOR ZONING TEXT AMENDMENT

Petitioner Information

Name: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: (_____) _____ Email: _____

Ordinance Article and Section to be Amended:

Article: _____ Section: _____

Current Wording: _____

Proposed Wording of Amendment (a general statement of the proposed change desired):

The petitioner believes that the requested zoning text amendment is proper because of the following conditions or error in the ordinance (attach additional information or research):

Affidavit:

The undersigned affirms that he/she is the petitioner proposing the amendment to the Zoning Ordinance and that all the information submitted in the application, including any supplemental information, is in all respects true and correct. It is also understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proving the need for the proposed amendment rests with the petitioner.

Signature of Petitioner

Date

FOR TOWNSHIP USE ONLY:

ZONING ADMINISTRATOR REVIEW

Date of Application Submittal: _____ Fee Paid: _____

Comments: _____

Date Signature

PLANNING COMMISSION REVIEW

Date of Public Hearing & Review: _____

Recommendation: *SEE MEETING MINUTES EXCERPT*

TOWNSHIP BOARD REVIEW

Date of First Reading: _____

Date of Second Reading: _____

Decision: *SEE MEETING MINUTES EXCERPT*

Effective Date of Ordinance: _____