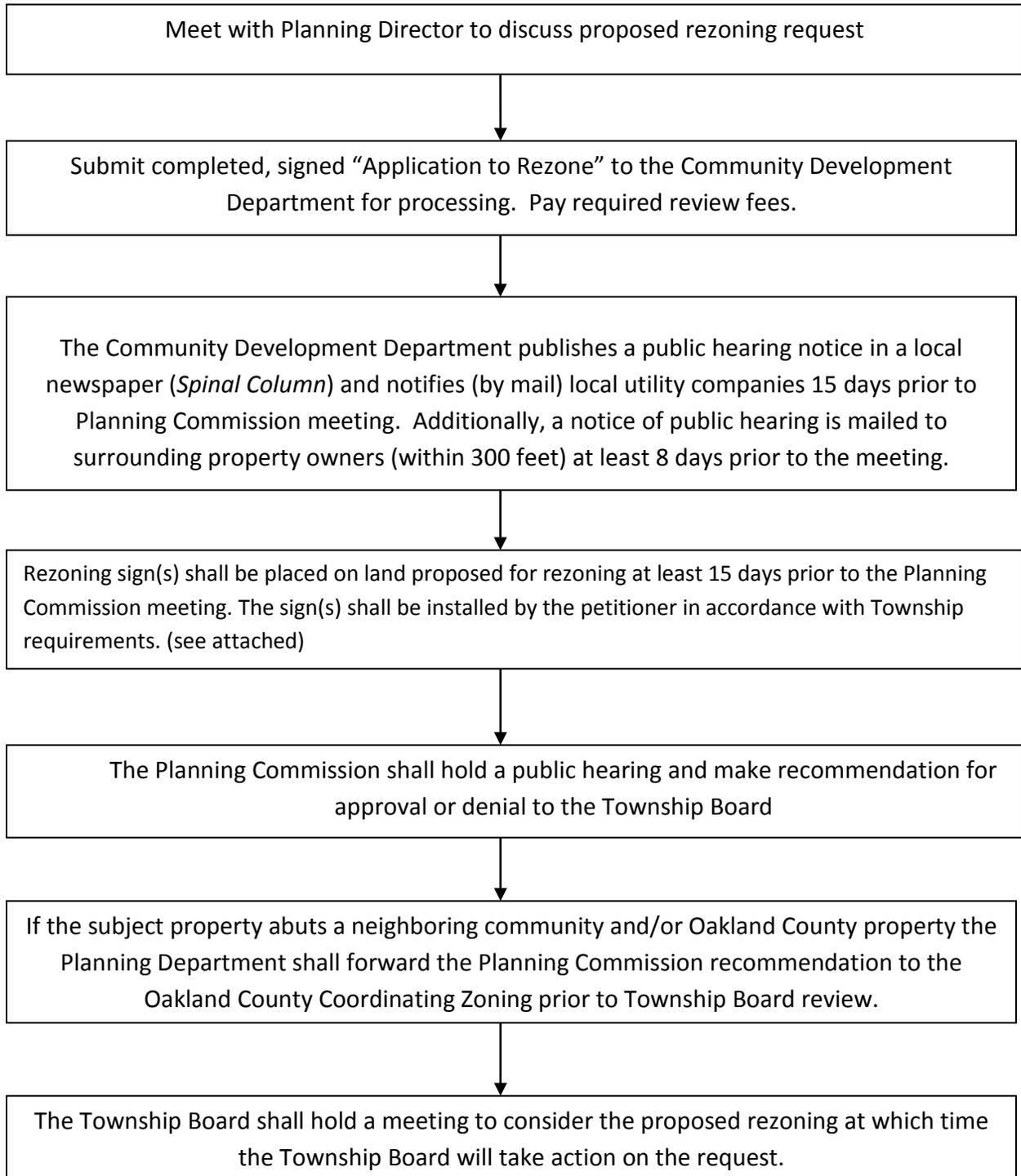


REZONING REQUEST
APPLICATION AND GENERAL INFORMATION



Sean O'Neil, AICP, Planning Director
Charter Township of White Lake, Michigan

WHITE LAKE TOWNSHIP REZONING FLOWCHART



THIS PROCESS COULD TAKE APPROXIMATELY 60 DAYS TO COMPLETE

CHARTER TOWNSHIP OF WHITE LAKE
COMMUNITY DEVELOPMENT DEPARTMENT
7525 Highland Road, White Lake, Michigan 48383-2900
248-698-3300, Ext. 163

APPLICATION TO REZONE PROPERTY

Date: _____

Applicant: _____

Address: _____

Phone No.: _____ Fax No.: _____

E-mail: _____

Applicant's Interest in Property: _____

Property Owner: _____

Owner's Address: _____

Phone No.: _____ Fax No.: _____

Location of Property: _____

Sidwell No(s): _____

Total area of change: _____ acres

I, the undersigned (owner, attorney, or option holder) hereby request that this property now classified as _____ District, be reclassified as _____ District.

Applicant's Signature: _____

(If owner does not sign application, attach letter signed by owner, requesting zoning change.)

Please Print Name: _____

Required Attachments:

- _____ 1. Legal description of the property proposed to be rezoned.
- _____ 2. Location map
- _____ 3. Rezoning sign location map
- _____ 4. Statement indicating why change is requested
- _____ 5. Review fee (check payable to the Charter Township of White Lake)

**CHARTER TOWNSHIP OF WHITE LAKE
OAKLAND COUNTY, MICHIGAN**

**REZONING REQUEST
REVIEW FEE SCHEDULE**

PLANNING CONSULTANT

Pre – application Conference	\$400	_____
Rezoning Request Review	\$650	_____
Pre – application Conference	\$100	_____
Consultation Meetings (Minor concept review – ½ hr.)	\$ 50	_____

PLANNING COMMISSION

Residential	\$750 + \$ 5/acre	_____
Commercial	\$750 + \$40/acre	_____
Industrial	\$750 + \$40/acre	_____

PUBLIC HEARING

Newspaper Advertisements & 300' mailings	\$200	_____
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Traffic Impact Study Reviews	Under 500 peak Hour trips	Over 500 peak hour trips
Rezoning Study	\$260	\$260
Abbreviated Impact Assessment (such as Trip Generation Analysis)	\$200	\$200
Full Impact Study	\$520	\$925
Revised Traffic Impact Studies	75% original fee	75% original fee

SUB-TOTAL	_____
10% Administrative fee	_____
GRAND TOTAL:	_____

All fees subject to increase due to additional
Unforeseen required review time. All fees required at
time of application

**CHARTER TOWNSHIP OF WHITE LAKE, MICHIGAN
PLANNING DEPARTMENT**

GUIDELINES FOR REZONING SIGNS

It shall be the petitioner's responsibility to meet the following rezoning sign requirements when applying to rezone property in the Charter Township of White Lake. Failure to conform to these requirements may result in delays in the rezoning process. For further information, contact the Community Development Department staff at (248) 698-3300 Ext. (2)

APPLICATION FOR REZONING

The petitioner of a rezoning request will be required to submit a sign location plot plan with the application for rezoning. The sign location plot plan must be reviewed and approved for compliance with location and specification requirements by the Planning Department prior to processing of the rezoning application.

SIGN SPECIFICATIONS

The rezoning sign must meet the following specifications:

- Black letters on a white background
- Size of sign - minimum 4 ft. (vertical) by 6 ft. (horizontal).
- Sign face shall be an exterior plywood, aluminum, or similar material.
- Wording shall be as follows:

ZONING CHANGE PROPOSED	(minimum 8" high letters)
For more information call:	(minimum 3" high letters)
Charter Township of White Lake	
Community development Department	(minimum 4" high letters)
(248) 698-3300, Ext. 163	(minimum 4" high letters)
- Sign shall be installed a minimum of 42 inches above the ground.
- The sign support system must be structurally sound and able to withstand lateral wind of fourteen (14) pounds per square foot.

SIGN LOCATION

Rezoning signs shall be placed on the property proposed for rezoning, and in full public view along street or road frontages. The proposed sign must be located along the property line of the right-of-way at the midpoint of the property width.

A corner lot or a lot situated on more than one road, will require a sign for each road frontage, meeting the above location requirements. In no instance shall a sign be located within (25) feet of any intersection.

The sign location must be approved by Planning Department at the time of application. In unique cases, owing to the configuration of the property or natural features, the Planning Department may approve an alternate sign location.

INSTALLATION OF SIGNS

Rezoning signs shall be installed by the petitioner, a minimum of fifteen (15) days prior to the Planning Commission Public Hearing. The rezoning request will not be heard at that scheduled Public Hearing if it is not installed per requirements. After installation, Township staff will inspect the sign(s) for appropriate wording, location, visibility and timing, and take a photo for the file.

REMOVAL OF SIGNS

Rezoning signs must be removed within:

- Not more than thirty (30) days of approval or denial by the Township Board.
- Seven (7) days of withdrawing rezoning application.

Failure to remove sign(s) within this period, may require removal by the Township at the owners expense.

PERMITS

The rezoning application and approved sign plot plan will serve as the necessary sign permit required by the Township. No additional permits will be required for this sign installation.

*** THE PETITIONER SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE CREATION, INSTALLATION, AND REMOVAL OF SAID SIGN(S).**

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rezoning. If the Director of the Community Development Department determines that there is no location where a sign could be placed that would be visible to the public, he or she may waive the requirement of posting.

- iv. The rezoning sign(s) shall be placed on the property proposed for rezoning at least fifteen (15) days, but not more than thirty (30) days, prior to the Planning Commission's public hearing on the rezoning request.
 - v. It shall be the responsibility of the applicant to maintain the sign(s) and remove it within thirty (30) days of final action by the Township Board, or seven (7) days after withdrawing the rezoning application.
 - vi. The rezoning sign(s) must comply with the specifications adopted by resolution of the Township Board.
 - vii. Upon installation of the sign(s) and at least fifteen (15) days prior to the public hearing, the applicant must submit to the Community Development Department a photograph of the erected sign(s) and a plot plan of the subject property that indicates the location of rezoning signs.
- D. Following the public hearing, the Planning Commission shall identify and evaluate all factors relevant to the petition and shall report its findings and recommendation to the Township Board. In the case of an amendment to the Official Zoning Map, the Planning Commission shall consider the criteria contained in Section 7.13 below, in making its findings and recommendation.
- E. Following receipt of the findings and recommendation of the Planning Commission, the Township Board shall consider the proposed amendment. In the case of an amendment to the text of this Ordinance, the Township Board may modify or revise the proposed amendment prior to enactment. In the case of an amendment to the Official Zoning Map, the Township Board shall approve or deny the amendment, based on its consideration of the criteria contained in Section 7.13 below.
- F. **CONDITIONAL REZONING ONLY** - In the case of a conditional rezoning petition, the

applicant may voluntarily amend the conditions during the process of rezoning consideration. An owner may withdraw all or part of its offer of conditions at anytime prior to final rezoning action of the Township Board provided that, if such withdrawal occurs subsequent to the Planning Commission's public hearing on the original rezoning request, then the rezoning application shall be referred to the Planning Commission for a new public hearing with appropriate notice and a new recommendation. The applicant may offer to add more restrictive conditions at the Township Board without requiring a new public hearing.

7.12 AMENDMENTS REQUIRED TO CONFORM TO COURT DECREE

Any amendment for the purpose of conforming to a decree of a court of competent jurisdiction shall be adopted by the Township Board and published, without necessity of a public hearing or referral thereof to any other board or agency.

7.13 CRITERIA FOR AMENDMENT OF THE OFFICIAL ZONING MAP

In considering any petition for an amendment to the Official Zoning Map, the Planning Commission and Township Board shall consider the following criteria in making its findings, recommendations and decision.

- A. Consistency with the goals, policies and future land use map of the White Lake Township Master Plan, including any subarea or corridor studies. If conditions have changed since the Master Plan was adopted, the consistency with recent development trends in the area.
- B. Compatibility of the site's physical, geological, hydrological and other environmental features with the host of uses permitted in the proposed zoning district.
- C. Evidence the applicant cannot receive a reasonable return on investment through developing the property with one (1) of the uses permitted under the current zoning.
- D. The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic



impacts, aesthetics, infrastructure and potential influence on property values.

- E. The capacity of Township utilities and services sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety and welfare" of the Township.
- F. The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district. A rezoning traffic study shall be prepared as described in Section 6.3, if required based on the standards of Section 6.3.B.i of the Zoning Ordinance.
- G. The apparent demand for the types of uses permitted in the requested zoning district in relation to the amount of land in the township currently zoned and available to accommodate the demand.
- H. The boundaries of the requested rezoning district are reasonable in relationship to its surroundings, and construction on the site will be able to meet the dimensional regulations for the zoning district listed in the Schedule of Regulations.
- I. The requested zoning district is considered to be more appropriate from the township's perspective than another zoning district.
- J. If the request is for a specific use, is rezoning the land more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use?
- K. The requested rezoning will not create an isolated and unplanned spot zone.
- L. The request has not previously been submitted within the past one (1) year, unless conditions have changed or new information has been provided.
- M. An offer of conditions submitted as part of a conditional rezoning request shall bear a reasonable and rational relationship to the property for which rezoning is requested.
- N. Other factors deemed appropriate by the Planning Commission and Township Board.

7.14 CRITERIA FOR AMENDMENTS TO ZONING ORDINANCE TEXT

The Planning Commission and Township Board shall consider the following criteria for initiating amendments to the zoning ordinance text or responding to a petitioner's request to amend the ordinance text. The decision on a proposed amendment shall include a statement of findings and conclusions that specifies the basis for the decision.

- A. The proposed amendment would correct an error in the Ordinance.
- B. The proposed amendment would clarify the intent of the Ordinance.
- C. Documentation has been provided from the township staff or the Zoning Board of Appeals indicating that there are problems and conflicts in implementation or interpretation of specific sections of the Ordinance.
- D. The proposed amendment would address changes to the state legislation.
- E. The proposed amendment would address potential legal issues or administrative problems with the Zoning Ordinance based on recent case law or opinions rendered by the Attorney General of the State of Michigan.
- F. The proposed amendment would promote compliance with changes in other Township Ordinances and County State or federal regulations.
- G. The proposed amendment is supported by the findings of reports, studies, or other documentation on functional requirements, contemporary building practices, environmental requirements and similar technical items.
- H. Other criteria as determined by the Planning Commission or Township Board which would protect the health and safety of the public, protect public and private investment in the Township, promote implementation of the goals and policies of the Master Plan and Sub-Area Plans, and enhance the overall quality of life in White Lake Charter Township.

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