

Rezoning Application

Porter Township, Van Buren County, Michigan

CRITERIA FOR REZONING

1. Consistency of the proposed zoning with the goals, policies and Land Use Map of the Porter Township Land Use Plan.
2. The compatibility of the site's physical, geological, hydrological and other environmental features with the host of uses permitted in the proposed zoning district.
3. The compatibility of all the potential uses allowed in the proposed zoning district with the 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.
4. The capacity of Township infrastructure and services sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety and welfare" of the Township. These utilities and services include, but are not limited to, sanitary and storm sewers, water and electrical service, police, fire and emergency medical service protection, healthcare facilities, schools, parks and recreation facilities, etc.
5. The capacity of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.
6. The apparent demand for the types of uses permitted in the requested zoning district in the Township, and surrounding area, in relation to the amount of land in the Township, and surrounding area, currently zoned and available to accommodate the demand.
7. All of the uses permitted in the proposed zoning district shall not cause detrimental environmental impacts, including, but not limited to, excessive storm water runoff, water pollution, air pollution, noise pollution, excessive nighttime lighting or other environmental harm.
8. The boundaries of the requested zoning district are sufficient to meet the dimensional regulations for the zoning district listed in the Townships Zoning requirements.
9. If a rezoning is appropriate, the requested zoning district shall be more appropriate from the Township's perspective than another zoning district.
10. The ability of the applicant to satisfy any requirement (e.g., site plan, etc.) applicable to the specific use imposed pursuant to zoning and land use regulations.

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REZONING CHECKLIST TO BE COMPLETED BY APPLICANT

This checklist is provided as a general guide for a rezoning submittal. Incomplete packets or inconsistent information may be returned to the applicant prior to the review. Only complete applications and material will be reviewed.

REQUIREMENTS	PROVIDED	NOT APPLICABLE
GENERAL INFORMATION		
Submittal deposit \$2,000(to be placed in escrow with the township with any unused balance returned, and all additional costs in excess to be paid to the township)	<input type="checkbox"/>	<input type="checkbox"/>
Proof of ownership or authorization from the land owner to submit the Rezoning Application.	<input type="checkbox"/>	<input type="checkbox"/>
The legal description of the property	<input type="checkbox"/>	<input type="checkbox"/>
Written responses to Criteria for Rezoning (copy included with this application)	<input type="checkbox"/>	<input type="checkbox"/>
SITE ANALYSIS MAP		
Plans drawn to an engineer's scale, not smaller than 1" = 50'	<input type="checkbox"/>	<input type="checkbox"/>
Title indicating the nature of the request (i.e., Site Analysis Map – Request for rezoning from District XX to District XX), the applicant's name and the site address (or location if vacant)	<input type="checkbox"/>	<input type="checkbox"/>
Legend indicating the owner of record, the engineer, surveyor or drafter, as applicable, the date of submission, scale and north point	<input type="checkbox"/>	<input type="checkbox"/>
A boundary survey of the subject property	<input type="checkbox"/>	<input type="checkbox"/>
Location of existing site boundary lines, buildings, structures or other improvements, parking areas, driveways, points of ingress and egress for the site and adjacent parcels	<input type="checkbox"/>	<input type="checkbox"/>
Location, width and names of existing streets and public or private easements adjacent to the site	<input type="checkbox"/>	<input type="checkbox"/>
Location of existing natural features, including but not limited to, existing drainage courses, regulated floodplains or wetlands, Environmental Overlay and other relevant information the Planning Commission has deemed necessary and essential to making an informed recommendation to the Township Board	<input type="checkbox"/>	<input type="checkbox"/>
Existing and proposed zoning classification(s) of the site and adjacent parcels	<input type="checkbox"/>	<input type="checkbox"/>
INFORMATIVE REZONING SIGN		
Applicant shall prepare and erect a sign announcing the amendment to the text of the Zoning Ordinance or a change in zoning district boundaries in accordance with section 4.18, No smaller than 4' x 4', not to exceed 4' x 8'.	<input type="checkbox"/>	<input type="checkbox"/>

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THE PROCESS OF CHANGING THE ZONING CLASSIFICATION

Every property within the Township has been given a zoning classification that designates what types of uses may be allowed on that property. Through a rezoning application, the Township will consider and may authorize a change in the zoning classification. This process will include a public hearing and determining whether the new permitted uses would have an adverse impact on surrounding properties and whether there will be a conformance with the Township's Land Use Plan. The Planning Commission will make a recommendation to the Township Board upon careful review. This process may take at least 60 days until a final decision is reached.

Submittal Requirements:

1. Twelve (12) copies of rezoning application, plan and related documentation. The copies must be folded with the printed side out. Sheet size shall not exceed 24" x 36".
2. One electronic version of the site plan, submitted for the Planning Commission, in PDF format.
3. Required materials must be received by the Planning Commission, 28 days prior to the next scheduled Planning Commission meeting.
4. Materials required per Section 5.03.
5. Rezoning deposit of \$2,000. Check payable to Porter Township.

Review Procedures:

1. Upon receipt of a complete application, deposit and supporting documentation, a public hearing will be scheduled for the next available regularly scheduled Planning Commission meeting.
2. The Planning Commission meets the first Wednesday of each month at 7:00 P.M.
3. The Planning Commission makes a recommendation to the Township Board. The Township Board meets the second Wednesday of each month at 7:30pm.
4. If approved, the final site plan will be reviewed administratively by the township building inspector until the plans are determined to be administratively complete and consistent with approval.