

Charter Township of Bangor

PLANNING COMMISSION

REZONING REQUEST APPLICATION

\$ _____ fee _____ Paid

Date of Meeting _____

Petitioner Name: _____

Petitioner Address: _____
(Include City, State, Zip)

Telephone Number and Email: _____

Signature of Petitioner: _____

Owner Name: _____

Owner Address: _____
(Include City, State, Zip)

Telephone Number: _____

Signature of Owner: _____

1. Parcel Address: _____

2. Parcel Location: On the _____ side of _____
(North, South, East, West) (Name of Street or Road)

Between _____ and _____
(Name of Street or Road) (Name of Street or Road)

3. Property Description: _____

(Insert tax number & attach legal description)

4. Property Dimensions: _____

(Frontage)

(Depth)

(Acreage)

(Insert dimensions to nearest foot/acreage to nearest tenth acre)

5. Present Zoning District: _____

6. Proposed Zoning District: _____

7. REQUIRED Exhibit Materials:

- **Legal description is REQUIRED with application**
- A scaled map of the property, correlated with the legal description, and clearly showing the property's

location.

- Vicinity map showing the location of the property, north arrow, and adjacent land uses and zoning classifications.

8. Myself or a representative of this application shall be present at the Planning Commission meeting.

Signature: _____

FOR OFFICE USE ONLY

1. Newspaper Publications: _____
(name of newspaper in which notice was published)

(Publication date not less than 15 days prior to hearing)

2. Personal and Utility Notices: _____
(Date of 1st class mailing to owners/tenants within 300 ft and affidavit of mailing)

3. Bangor Township Planning Commission Recommendation: Approval Denial

4. Date of Recommendation to the Township Board: _____

5. Date Recommendation went before the Bangor Board of Trustees: _____

Board Decision: Approval Denial

Updated 11/30/06

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

- Consistency with the goals, policies and future land use map of the Charter Township of Bangor Master Plan, including any sub-area or corridor studies. If conditions have changed since the Master Plan was adopted, the consistency with recent development trends in the area.
- Compatibility of the site's physical, geological, hydrological and other environmental features with the host of uses permitted under the current zoning.
- 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.
- 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.
- 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.
- The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.
- 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.
- The boundaries of the requested rezoning district are reasonable in relationship to surroundings and construction on the site will be able to meet the dimensional regulations for the zoning district listed in the Schedule of Regulations.
- If a rezoning is appropriate, the requested zoning district is considered to be more appropriate from the Township's perspective than another zoning district.
- 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?
- The requested rezoning will not create an isolated and unplanned spot zone.
- The request has not previously been submitted within the past one (1) year, unless conditions have changed or new information has been provided.
- Other factors deemed appropriate by the Planning Commission and Township Board.