

No. \_\_\_\_\_  
Date: \_\_\_\_\_  
Fee: \_\_\_\_\_  
Received By: \_\_\_\_\_  
Parcel: \_\_\_\_\_

Charter Township of Milford  
**REZONING & CONDITIONAL REZONING**  
Application

Approved by Planning Commission September 24, 2009

Owner Name \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_ E-mail \_\_\_\_\_

Owner's Signature: \_\_\_\_\_

Applicant Name \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_ E-mail \_\_\_\_\_

Applicant's Signature: \_\_\_\_\_

Parcel Number \_\_\_\_\_  
Property Address \_\_\_\_\_  
Zoning of Property \_\_\_\_\_ Acreage of Property \_\_\_\_\_  
Major Cross Roads \_\_\_\_\_

- Rezoning
- Conditional Rezoning

Request: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Procedure:**

1. Submit Application, \$350.00 Fee and Materials (Plans, explanation, supporting docs.)
2. Public Hearing Before the Planning Commission (Recommend Approval or Denial to Twp Board)
3. Appear before Twp Board

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Criteria For Review. In considering an amendment to a zone classification or zoning district boundary for one or more properties upon the Zoning District Map, the Planning Commission shall consider not less than the following criteria in making its recommendation to the Township Board.

- a. Appropriateness of the proposed district boundary change; that is, whether the proposed use could be better accommodated by amending the zoning ordinance text itself to allow the use as a permitted principal use or as a permitted use after special approval.
- b. Evidence of a changed condition. This evidence can be provided in terms of an evaluation of land use trends in the vicinity or through the submittal of a marketing study.
- c. Consistency with the adopted master plan. This includes the future land use plan map, any adopted sub-area development plan, as well as for consistency with the master plan narrative.
- d. Compatibility with the existing land use pattern. The Planning Commission should consider whether the uses in the proposed zone are equally, less, or better suited to the area.
- e. Ability for the proposed use to be built on the subject site if it were rezoned, taking into consideration such issues as parcel size, environmental restrictions (i.e., soils, wetlands, floodplains) that would make the site unbuildable, or that the property cannot be used as presently zoned due to these limitations.
- f. Adequacy of existing public facilities or the ability of the petitioner to provide them.
- g. Availability of nearby sites that are already properly zoned that can be used for the intended purposes.
- h. Consistency with the established zoning pattern and that the proposed district boundary change does not represent spot zoning. For purposes of this chapter, spot zoning shall be defined as the assignment of a zoning classification different from the surrounding zoning classifications to a relatively small land parcel, intended to benefit a particular property owner, which is incompatible with the surrounding area and is also in violation of the community's master plan.
- i. Appropriateness of a lesser district classification; for example, the petitioner is requesting a C-2 district for purpose of establishing a beauty salon; however, a C-1 district would also permit the proposed use.
- j. The availability of other remedies authorized by this chapter that are better suited to the circumstances of the petition.

For more information please Contact:

Charter Township of Milford  
Building & Zoning Administrator  
1100 Atlantic Street  
Milford, MI 48381  
Phone: 248-685-8731 Fax: 248-685-9236