

CHARTER TOWNSHIP OF ORION PLANNING COMMISSION



2525 Joslyn Road
Lake Orion, MI 48360
(248) 391-0304

APPLICATION FOR CONDITIONAL REZONING

Case Number PC- _____ - _____

PROOF OF OWNERSHIP MUST BE INCLUDED IN THE APPLICATION

(Acceptable documentation includes: Warranty Deed, Quit Claim Deed, Land Contract, and Option to Purchase with a Copy of the Warranty Deed. If the applicant is not the property owner, then written authorization from the property owner must be included.)

NOTICE TO APPLICANT

The following application must be completed (**incomplete applications will be returned to the petitioner**) and filed with the Township at least four (4) weeks prior to a scheduled Planning Commission meeting in order to initiate a request for Rezoning Approval. Regular meetings of the Planning Commission are held on the first and third Wednesday of each month at 7:00 p.m. at the Orion Township Hall, 2525 Joslyn Road, Lake Orion.

Date _____ Project Name _____

Applicants Name _____

Applicants Address _____

City _____ State _____ Zip Code _____

Phone# _____ Fax # _____ E-Mail _____

Property Owner Name _____

Property Owner Address _____

Phone# _____ Fax # _____ E-Mail _____

Please attach an additional sheet, if there are two or more property owners.

Name of Firm/Individual who Prepared the plan _____

Address _____

Phone# _____ Fax # _____ E-Mail _____

Please Indicate Above The Contact Person For The Proposed Rezoning

Location/Property Description:

Location or Address of the Property _____

Side of Street _____ Nearest Cross Streets: _____

Sidwell Number(s) _____ Total Acreage _____
Subdivision Name (if applicable) _____

Frontage (in feet): _____ Depth (in feet) _____

*Please Attach to the Application a Complete Legal Description of the Subject Property

Current Zoning Classification:

Subject Property _____

Adjacent Properties:

North _____ South _____

East _____ West _____

Requested Zoning Classification:

Subject Property _____

Existing Use of Property _____

Proposed Use of Property _____

Statement of Purpose: On a separate sheet of paper attach to the application the reasons why: 1. the rezoning is necessary for the preservation and enjoyment of the rights of usage commonly associated with property ownership; 2. the existing zoning classification is no longer appropriate, and, 3. the rezoning will not be detrimental to surrounding properties.

Offer of Conditions: On a separate sheet of paper please indicate the conditions that the owner of land is voluntarily offering in relationship to the use and/or development of land for which the rezoning is requested. At minimum, a preliminary Site Plan must be included with the offer of conditions if the proposed use would require Site Plan approval under the Township Zoning Ordinance.

*****19 Sets Of The Plot Plan, The Rezoning Application, And Preliminary Site Plan Prepared In Accordance With The Orion Township Zoning Ordinance #78, Section 30.05 And One 8x11 Map Showing The Subject Area, Acreage, Current And Proposed Zoning Designations Are Required When Submitting For A Rezoning Request. All Applicable Fees Must Also Be Included As Part of The Rezoning Request. Please See Ordinance #41 For The Planning Commission Review Fees*****

I hereby submit this application for Rezoning, pursuant to the provisions of the Orion Township Zoning Ordinance, Ordinance #78, Section 30.05 and any other applicable Township Ordinance requirements. In support of this Conditional Rezoning application, I hereby certify that the information provided herein is accurate in all respects as contained in the application that has been provided. As the property owner (or having been granted permission to represent the owner as to this application) and on behalf of all owners of this property, I hereby grant the Planning Commission members and Township Building Department staff permission to perform a site walk on the property, without prior notification, as is deemed necessary.

Signature of Applicant

Date

SURVEY FOR BUILDER/DEVELOPERS

Did you know Orion Township is located within the Clinton River Watershed?

A watershed is another name for a river basin. It is an area of land that drains into a common body of water. Did you know that rain water and melting snow makes its way into our lakes and the Clinton River after it leaves the parking lot or storm drain? Orion Township, along with our neighboring communities, is in the process of developing a watershed management plan to comply with Federal stormwater permit regulations to improve the quality of stormwater generated from new development and redevelopment. Your opinion on the following questions would be appreciated. Please answer these short questions and return to the Building Department.

1. Please rate the following governmental goals and objectives.

	Very Important	Important	Not Important	Don't know
Improving Recreational Quality & Opportunities				
Preserving Fish & Wildlife Habitat				
Reducing erosion and flooding				
Protecting wetlands and woodlands				

2. How significant do you believe the problems caused by soil erosion, chemicals such as fertilizer, oil and pesticides are in the watershed?

Very Significant	Somewhat Significant	Insignificant	Don't Know

3. Are you aware of the functional benefits of preserving natural features in stormwater management, such as increasing infiltration capacity and slowing runoff and decreasing infrastructure expenses?

YES

NO

4. Have you experienced a correlation between preservation of natural areas and quality of the development or sales volume?

YES

NO

5. Have you implemented State recommended Best Management Practices (BMPs), such as bio-retention, vegetated swales, or porous pavement in past developments?

YES

NO

Over Please

SURVEY FOR BUILDER/DEVELOPERS

6. Would you be interested in participating in future surveys or volunteer committees?

YES

NO

Contact Information

Name	
Address	
Phone	
Email	