

WELLS TOWNSHIP
Tuscola County
2190 Frankford Rd, Caro, MI 48723

Amendments/Rezoning Application

Section 18.01 The Township Board may, after a public hearing by the Township Planning Commission, amend the regulations or the district boundaries of this Ordinance pursuant to the authority and according to the procedure set forth in the Michigan Zoning Enabling Act.

Section 19.01 The Township Board may, after a public hearing by the Township Planning Commission, enter into an agreement with a property owner to rezone property pursuant to the authority contained in the Michigan Zoning Enabling Act.

Please see Article 18 and Article 19 of Wells Township Zoning Ordinance for more details.

If a question does not pertain to your application, please answer with a N/A for non applicable and give explanation why.

Name(s) of Applicant _____

Address _____

Phone Number _____ Email Address _____

Name(s) of Property Owner (if different than applicant) _____

Address _____

Phone Number _____ Email Address _____

Site Location _____

Tax ID Number _____ Current Zoning District _____

Proposed Zoning District Classification _____

Acreage of Subject Property _____ Is the property odd shaped _____

List all buildings with a label, WxLxH, age and/or year built _____

What is the current use of the buildings (ag, commercial, industrial, gravel/sandpit, church/nonprofit, developmental, club functions, etc) _____

Is there a garage attached to the house _____ Size of Garage _____

Are there any Porches/Decks _____ List & Sizes _____

Any ponds on property _____ Dimensions of Pond(s) _____

Zoning Ordinance requesting amendment to: _____

Answer if you are a Home Occupation Business:

Name of Home Occupation Business _____

What kind of Home Occupation Business: _____

How long has the business been in operation? _____

Answer if you are a business or nonprofit organization:

Will it be used before _____ or after _____ a two-year period?

How long is the operation expected to continue? _____

Name and contact information of person(s), firm(s), and corporations(s), which have an equitable interest

If parcel contains 10 acres or more, indicate acreage currently being used _____

Is this proposed use for clay, gravel, marl, peat or sand? _____

Explain above use in more detail _____

Topographic of parcel _____

Applicant must submit the following:

1. Application and supporting documents listed below.
2. Deed; land contract, documents or instrument conveying title. (copy must include recorded stamp)
3. Supporting documents such as lease, mortgage commitment, or option papers.
4. Application fee as set by Township Board Resolution.
5. On an attached sheet of paper, a drawing of the property with a North point, surrounding roads, driveway, building(s) locations with front and side setbacks measurements and dimensions of all sides of property.
6. On a second sheet of paper in detail, reason for requesting rezoning or amendment to zoning, current and proposed usage of the property.

By signing this application I attest that I am the legal owner(s) of above described property and that I provide consent for township officials to access the property to accurately evaluate the request. If requested to do so, I will place stakes to indicate boundaries, building locations, etc.

I further attest that the information provided in this application is true, complete, accurate and correct.

Owner(s) Signature

Date

Applicant(s) Signature

Date

For Office Use Only		
Application # _____	Date Received _____	Parcel # _____
Date(s) Advertised _____		Date letters mailed _____
Fee Paid \$ _____	Date of Meeting _____	Accepted by _____

Planning Commission/Township Board Check List and Action taken

Amendments and Rezoning	
Section 18.01: Michigan Zoning Enabling Act authority and procedures followed?	
Section 18.01: Individual petitioner fee owner of the premises?	
Section 18.03: Adopted recommendations as to the approval or denial of the proposed rezoning of property or amendment to the Ordinance regulations stated in minutes?	
Section 18.3: If approved, date proposed rezoning or amendment sent to TC Planning Commission _____	
Section 18.04: Township Board	
Received recommendations from TC Planning Commission? If so, date received _____	
Township Board decision? Approve or deny	
Approval-rezoning or amendment published in paper. Date _____	
Voluntary Rezoning Agreements	
Section 19.01 Rezoning follow Michigan Zoning Enabling Act?	
Section 19.02: Rezoning petitioner fee owner?	
Section 19.03: Planning Commission adopt recommendations as to approval, approval with revisions or denial of proposed rezoning stated in minutes? All procedural requirements in Article 18 complied with?	
Section 19.04: Township Board decision results in rezoning, document executed/date sent to Register of Deeds _____	
Section 19.05: Decisions whether or not to approve rezoning shall be based on:	
A. The term of the offer	
B. Land use designed to be compatible with surrounding land uses	
C. Land use must be consistent with the goals and policies of the Township	
Section 19.06: Limitations on Rezoning-A rezoning agreement shall not be used to allow anything that would not otherwise be permitted in the proposed new zoning district. Is this agreement allowed?	
Section 19.06: Time period during which the terms of the agreement be completed _____	
Section 19.07: Date of starting reversal of rezoning if necessary _____	

Township Waiver of Escrow Fee: The Township hereby waives the escrow fee for this application.

Board of Appeals Chairperson: _____

Planning Commission Chairperson: _____

Township Supervisor: _____