

**Colfax Township & Village of Thompsonville
Joint Planning Commission / Joint Zoning Ordinance**

P.O. Box 115, Thompsonville, MI 49683
Contact: Angel Kraft, Zoning Administrator (231) 970-1560
colfaxvillezoning@gmail.com

ZONING ORDINANCE AMENDMENT PETITION

This application is to be used for amendments to the
Zoning Ordinance Text ("Text Amendment") and/or Zoning Map ("Map Amendment/Rezoning").

(All references to "Section" and "Article" refer to the Greater Thompsonville Area Zoning Ordinance)

Notice to Applicants: This petition must be completed in full and seven (7) copies (including attachments) submitted to the Zoning Administrator and one (1) copy of proof of ownership (recorded deed, land contract or other instrument). If additional space is needed, number and attach additional sheets.

1) APPLICANT:

Name _____ Street Address _____ City / State / Zip Code _____ Telephone # _____

2) Petition For: ☐ ZONING MAP Amendment/Rezoning or ☐ TEXT Amendment

**Zoning Map Amendment / Rezoning
Questions #3 – #12**

3) Property Tax #:

4) Property Legal Description (attach sheet if necessary)

5) Existing Zoning District:

7) Existing Use:

8) Property is on What Road:

9) Property Acreage:

10) Deed restrictions on property:
☐ Yes (attach) ☐ No

11) Names, addresses, phone #s of all other persons or entities. having legal or equitable interest in the property:

a) _____

b) _____

c) _____

12) Explain why the present zoning classification of the property is not adequate:

**Text Amendment
Questions #13 – #15**

13) This petition is to amend:

of the Ordinance to make the following changes:

14) Explain why the present text is not adequate:

FOR OFFICE USE ONLY

Petition Number:

Date Received:

| Fee Paid | Date | Receipt # |
|----------|------|-----------|
| 1) | | |
| 2) | | |

Notes:

Property Tax #:

Date of Final Action:

Final Action Taken: (circle as appropriate)

Approved /Adopted

Denied

15) SUPPORTING DOCUMENTS:

- A. ZONING MAP AMENDMENT/PROPERTY REZONING:** The petitioner shall submit **seven (7)** copies of a scaled drawing of the property correlated with the legal description, at a scale of not less than 1" = 200', clearly showing the location, shape, area and dimensions of the property(s) affected by the proposed rezoning, sealed by a professional engineer or registered land surveyor.
- B. OPTIONAL SUBMITTAL for ZONING MAP AMENDMENT/PARCEL REZONING:** The applicant is not required to, but is encouraged to submit seven (7) copies of a written justification for the proposed zoning map amendment. The minimum factors to be considered, according to Section 16.3(B)(2)(a) are:
- 1) What, if any, identifiable conditions related to the petition have changed which justify the proposed zoning district change?
 - 2) What is the impact of the zoning district change on the ability of the municipality and other governmental agencies to provide adequate public services and facilities, and/or programs that might reasonably be required in the future if the proposed zoning district change is adopted?
 - 3) Will the petitioned district change adversely affect the value of the surrounding property?
 - 4) Is the site's environmental features compatible with the host of uses permitted in the proposed district, and will development under the proposed district be likely to adversely affect environmental conditions?
 - 5) Can the subject parcel comply with all requirements of the proposed zoning classification?
 - 6) Is the subject property able to be put to reasonable economic use in the zoning district in which it is presently located?
 - 7) Is the petitioned district change consistent with the zoning classification of surrounding land?
 - 8) Does the petitioned district change generally comply with the Greater Thompsonville Area Master Plan?
 - 9) What are the precedents and the possible effects of such precedent which might result from the approval or denial of the petition?
- C. OPTIONAL SUBMITTAL for TEXT AMENDMENT:** The applicant is not required to, but is encouraged to submit 10 copies of a written justification for the proposed text amendment. The minimum factors to be considered, according to Section 16.3(B)(2)(b) are:
- 1) Is the amendment petition supported by documentation, such as from the Joint Zoning Board of Appeals (JZBA), that the proposed amendment would minimize problems or conflicts with specific sections of the Ordinance?
 - 2) Is the amendment petition supported by reference materials, planning and zoning publications, information gained at seminars or experiences of other communities to more effectively address certain zoning issues?
 - 3) Is the amendment petition supported by significant case law?

16) AFFIDAVIT: I (we) the undersigned affirm that the foregoing answers, statements, and information are in all respects true and correct to the best of my (our) knowledge and belief.

| | | | |
|------------------------|------|---|------|
| Applicant Signature(s) | Date | Property Owner(s) Signature(s) (if different than applicant) | Date |
|------------------------|------|---|------|

Rev. 2-2025