

File #: \_\_\_\_\_

Date Submitted: \_\_\_\_\_

**CHARTER TOWNSHIP OF LYON  
APPLICATION FOR CONDITIONAL REZONING**

**NOTICE TO APPLICANT:** Applications to amend the Zoning Map through Conditional Rezoning must be submitted to the Township *in substantially complete form* at least twenty-eight (28) days prior to the Planning Commission's meeting at which the proposal will be considered. Applications for Conditional Rezoning shall be accompanied by a Conditional Rezoning Plan in accordance with the requirements of Section 42.01, Sub-section B, of the Ordinance, plus the required fees. All meetings are held at the Lyon Township Hall, 58000 Grand River Avenue, New Hudson, Michigan, 48165. Phone number: 248-437-2240. Fax number: 248-437-2336.

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**TO BE COMPLETED BY APPLICANT:**

I (We), the undersigned, do hereby respectfully request Conditional Rezoning and provide the following information to assist in the review:

Applicant: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Property Owner(s) (if different from Applicant): \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Applicant's Legal Interest in Property: \_\_\_\_\_

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**LOCATION OF PROPERTY:**

Street Address: \_\_\_\_\_

Nearest Cross Streets: \_\_\_\_\_

Sidwell Number: \_\_\_\_\_

**PROPERTY DESCRIPTION:**

If all or part is a recorded plat, provide lot numbers and subdivision name. If all or part is a condominium, provide unit numbers and condominium name. If all or part of the property is not part of a recorded plat (i.e., "acreage parcel"), provide metes and bounds description. Attach separate sheets, if necessary.

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Property Size (Square Feet): \_\_\_\_\_ (Acres): \_\_\_\_\_

**EXISTING ZONING** (please check):

- |  |  |
|--|--|
| <input type="checkbox"/> R-1.0 Residential – Agricultural District | <input type="checkbox"/> B-2 Community Business District |
| <input type="checkbox"/> R-0.5 Single Family Residential District  | <input type="checkbox"/> B-3 General Business District   |
| <input type="checkbox"/> R-0.3 Single Family Residential District  | <input type="checkbox"/> NH New Hudson Business District |
| <input type="checkbox"/> RM-1 Suburban Township District           | <input type="checkbox"/> Core                            |
| <input type="checkbox"/> RM-2 Multiple Family Residential District | <input type="checkbox"/> Edge                            |
| <input type="checkbox"/> MHP Mobile Home Park District             | <input type="checkbox"/> Neighborhood                    |
| <input type="checkbox"/> PD Planned Development District           | <input type="checkbox"/> I-1 Light Industrial District   |
| <input type="checkbox"/> MU Mixed Use District                     | <input type="checkbox"/> I-2 General Industrial District |
| <input type="checkbox"/> CJ Consent Judgment                       | <input type="checkbox"/> RO Research Office              |
| <input type="checkbox"/> P-1 Vehicular Parking District            | <input type="checkbox"/> O-1 Office District             |

Requested Zoning: \_\_\_\_\_

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Proposed Use of Property: \_\_\_\_\_

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Proposed Buildings to be Constructed: \_\_\_\_\_

Can the buildings be constructed without variances under the proposed zoning? \_\_\_Yes \_\_\_ No

If no, describe anticipated variances:

**PROPOSED REZONING CONDITIONS:**

Identify the conditions being proposed in conjunction with this rezoning:

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**SUBMIT THE FOLLOWING:**

1. Six (6) copies of a Conditional Rezoning Plan (CR Plan), measuring 24" x 36", which is a plan of the property prepared by a licensed civil engineer or architect, which may show the location, size, height, design, architecture, and other measures or features of proposed buildings, structures, and improvements. The details to be offered for inclusion on a CR Plan shall be determined by the applicant, subject to approval of the Township Board after recommendation by the Planning Commission.
2. A PDF file of the CR Plan.
3. Proof of property ownership (title insurance policy or registered deed with County stamp).

**PLEASE NOTE:** Once a public hearing is scheduled, it is the applicant's responsibility to install rezoning signage on the parcel involved, as described in an attachment to this application.

The applicant or a designated representative **MUST BE PRESENT** at all scheduled review meetings, or the rezoning proposal may be tabled due to lack of representation.

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**APPLICANT'S ENDORSEMENT:**

All information contained herein is true and accurate to the best of my knowledge. I acknowledge that the Planning Commission will not review my application unless all information in this application and the Zoning Ordinance has been submitted. I further acknowledge that the Township and its employees shall not be held liable for any claims that may arise as a result of acceptance, processing, or approval of this site plan application.

**Additionally, I hereby authorize the employees and representatives of Lyon Township to enter upon and conduct an inspection and investigation of the above-referenced property.**

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant Name (Print)

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant Name (Print)

\_\_\_\_\_  
Signature of Property Owner Authorizing this Application

\_\_\_\_\_  
Date

\_\_\_\_\_  
Property Owner Name (Print)

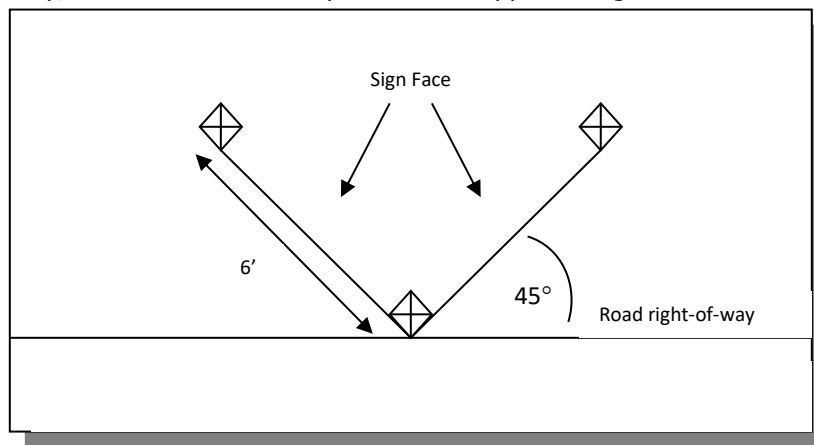
<b>TO BE COMPLETED BY THE TOWNSHIP</b>		Case #: _____
Date Submitted: _____	Fee Paid: _____	
Received By: _____		

**REZONING SIGN REQUIREMENTS**  
**CHAPTER 48, ZONING**  
**SECTION 9.03(B)**

B. At least fifteen (15) days prior to the public hearing before the Planning Commission, the applicant must, at his own expense, install rezoning signage on the property proposed for rezoning, in full public view along street or road frontages.

1. Location. The signs must be prominently placed at 700 feet intervals along the property frontage, adjacent to the public right-of-way. For parcels with less than 700 feet of road frontage, signs shall be placed at the midpoint of the property width. A corner lot will require a minimum of one (1) sign per road frontage. If more than one (1) zoning district is included in the petition, a minimum of one (1) sign must be provided for each proposed district. The location, number and content of such signs must be approved by the Building Department prior to installation.

2. Sign Orientation. Rezoning signs shall be displayed at forty-five-degree (45°) angles to the road right-of-way, to maximize visibility to drivers approaching from both sides of the road, as illustrated:



3. Notice Requirements. Sign lettering shall be black on a white background. Wording on the signage shall be as follows:

6 ft.		
4 ft.	<b>ZONING CHANGE PROPOSED</b>	Minimum text height: 8"
	<b>Present Zoning: CODE (DESCRIPTION)</b>	Minimum text height: 3"
	<b>Proposed Zoning: CODE (DESCRIPTION)</b>	Minimum text height: 3"
	<b>Size of Parcel(s): ### Acres</b>	Minimum text height: 3"
	<b>A public hearing has been scheduled.</b>	Minimum text height: 4"
	<b>For more information call:</b>	Minimum text height: 4"
	<b>Lyon Township Planning Department 248-437-2240</b>	Minimum text height: 4"

4. Structure.
- Size: minimum 4 ft. (vertical) by minimum 6 ft. (horizontal)
  - Height: minimum 6 ft. above grade (including posts)
  - Sign facing must be exterior plywood, aluminum, or similar material.
  - Sign support system must be structurally sound.

Rezoning signage must be removed within seven (7) days of final action on the petition by the Township Board, or within seven (7) days of withdrawal of the petition by the applicant. Failure to remove signage within this period may result in such removal by the Township at the applicant's expense.