



**CITY OF COOPERSVILLE
289 DANFORTH STREET
COOPERSVILLE, MI 49404
616-997-9731 PHONE ♦ 616-997-6679 FAX**

**APPLICATION FOR REZONING
CHAPTER 1242, SECTION 1242.07 OF THE CITY OF COOPERSVILLE CODIFIED ORDINANCE**

\$350.00

Owner's Name: _____

Address: _____ City: _____ State: _____ Zip: _____ Phone: _____

Property address: _____

Permanent parcel number: _____

Legal Description of Property: _____

Existing Zoning: _____ Proposed use: _____

State the reasons why the current zoning of this property should be changed and how this request meets the standards for rezoning listed on the attached sheet: _____

All plans presented to the Planning Commission require fourteen (14) copies of a complete site plan containing all of the information required by Section 1284.05 of the City of Coopersville Zoning Ordinance along with this application form. The material must be submitted to the Planning Director no less than thirty (30) days prior to the date that the Planning Commission reviews the Site Plan (the third Monday of each month).

The applicant should retain the attached instructions. It is the applicant's responsibility to meet the requirements of the City of Coopersville Zoning Ordinance in all respects. Copies of the Ordinance may be obtained from Coopersville City Hall or www.cityofcoopersville.com.

Owner's signature: _____ Date: _____

FOR OFFICE USE ONLY	
Date application was filed: _____	Fee \$350.00 _____ Date paid: _____
Date of the Planning Commission Meeting: _____	Date of Public Hearing: _____
Advertised: _____	Property Notices Sent: _____
Approved _____	Denied _____ To City Council: _____
Conditions of approval (if any): _____	
Planning Director signature: _____	Date: _____

REFERENCE: SECTIONS 1242.09, 1242.10 AND 1242.99 FROM THE CITY OF COOPERSVILLE CODIFIED ORDINANCES

PLEASE REVIEW AND BE PREPARED TO ADDRESS ALL OF THE BELOW ITEMS:

SECTION 1242.09 REVIEW STANDARDS FOR AMENDMENT PETITIONS.

Decisions of the Planning Commission and the City Council on amendment petitions shall be in conformance with the following review standards:

- (a) All Amendment Petitions.
- 1) The proposed amendment would be consistent with the City of Coopersville Comprehensive Community Plan and would contribute to the character of development envisioned in the plan for the area affected.
 - 2) A justification for a change exists, such as a change in conditions that has taken place since the original Zoning Code adoption, or because a mistake was made in the original zoning regulations.
 - 3) The amendment is designed to correct an improper situation and would not result merely in the granting of special privileges.
 - 4) An inappropriate precedent would not be set.
 - 5) The proposed change would be consistent with the City or Village Zoning Act, Act 207 of the Public Acts of 1921, as amended.
 - 6) The proposed change would not be exclusionary.
 - 7) The proposed change would be reasonable.
- (b) To Add Additional Land Uses to a Zoning District.
- 1) The proposed land use is not already provided for elsewhere in this Zoning Code.
 - 2) The proposed land use would be compatible with uses already permitted in that district, including those permitted by right and by special land use permit.
 - 3) The proposed land use would relate well with the spirit and intent of this Zoning Code and the objectives of the zoning district.
 - 4) The proposed land use is locationally appropriate throughout the district or is more appropriate in the district if permitted by special land use permit.
 - 5) There is a demonstrated need for the proposed use.
- (c) To Change or Add a Provision, Rule or Requirement (Text Change).
- 1) The proposed text change would be in keeping with the spirit and intent of this Zoning Code and the objectives of the zoning district, and would not go beyond the intent and objectives of valid public interests.
 - 2) The problem or issue which the proposed text change is intended to address cannot be addressed in another, more appropriate manner.
 - 3) The proposed text change is a response to new problems not currently addressed in this Zoning Code.
 - 4) The proposed text change would be easily enforceable.
- (d) To Change, Create, Extend or Reduce a Mapped Zoning District (Rezoning Request).
- 1) There are substantial reasons why the property cannot be reasonably used as currently zoned.
 - 2) The proposed land use would not be more appropriately handled as a special land use in the existing zoning district or another district.
 - 3) The change of present zoning district boundaries is consistent in relation to existing land uses in the area and would not adversely affect property values.
 - 4) Adequate sites properly zoned are not available elsewhere to accommodate the proposed use.
 - 5) The rezoning would not constitute a "spot zone," granting a special privilege to only one landowner that would not be available to others.
 - 6) There has been a change of conditions in the area supporting the proposed rezoning.
 - 7) The proposed change would not severely affect traffic, public facilities and the natural characteristics of the area, or significantly change population density, and would be consistent with the purposes for which the current zoning district was adopted.
 - 8) The proposed change would not be out of scale with the needs of the community.
 - 9) A determination shall be made as to the probable effect of the change on stimulating similar zoning requests in the vicinity and whether or not this secondary effect would negatively impact community plans and public services.
 - 10) The proposed boundary is appropriate.

SECTION 1242.10 ZONING REQUESTS; REIMBURSEMENT OF CITY FOR COSTS.

All parties making zoning requests, including variances, rezoning, special use permits, site plan reviews and others, will be required to reimburse the City for all costs associated with the request, including the hourly labor cost of City employees. (Res. 90-03-26-335(021). Passed 3-26-90.)

SECTION 1242.99 PENALTY.

- (a) Whoever violates or fails to comply with any provisions of this Planning and Zoning Code is responsible for a Municipal civil infraction and shall be subject to the penalties provided in Section 202.99(b) and (c) of the Administration Code. (Ord. 94-241. Passed 8-22-94.)

- (b) Nothing herein contained shall prevent the City from taking such other lawful action as is necessary to prevent Or remedy any violation. (Ord.195. Passed 4-9-91)