

**RZ 20-2**  
**Property at 4993 E. M-21 O to B-1**  
**REZONING REQUEST CHECKLIST**  
**(Requested by Heather and Emmitt Keves)**

**APPLICATION COMPLETE**

- X** A completed and signed copy of the application
- X** A map at a scale of not less than 1 inch equals 50 feet showing the subject parcel in relation to adjoining parcels of land
- X** Application fee

REZONING APPLICATION REVIEW CHECKLIST					
			Does Site Meet Requirements?		
			Yes	No	N/A
<b>1-A. Is the site of the proposed rezoning shown in or adjacent to an area with the equivalent land use classification on the Future Land Use Map?</b>					
COMMENTS/FINDINGS OF FACT:					
Applicants Comments:	Zoning Administrators Comments: <i>The Future Land Use Map designates this parcel as Rural Residential. However, the parcel across M-21 from the subject property is designated Neighborhood Commercial. The B-1 Commercial District's intent permitted uses includes smaller retail and convenience goods services.</i>	Planning Commission Comments:			
<b>1-B. Does the rezoning comply with the locational criteria for the equivalent land use classification?</b>					
COMMENTS/FINDINGS OF FACT:					
Applicants Comments:	Zoning Administrators Comments: <i>The locational criteria for the "Neighborhood Commercial" classification specifically states "adjacent to county primary road or state highway particularly at intersections, and located to meet the need of a commercial area" which would fit with the surrounding properties designated Rural Residential.</i>	Planning Commission Comments:			

REZONING APPLICATION REVIEW CHECKLIST					
			Does Site Meet Requirements?		
			Yes	No	N/A
<b>1-C. Does the rezoning comply with the goals and policies of the land use plan?</b>					
COMMENTS/FINDINGS OF FACT:					
Applicants Comments:	Zoning Administrators Comments: <b>Supports Request</b> – <i>The use follows the Future Land Use Plan.</i> <b>Does not Support Request</b> – <i>“Residential Areas Should: Be separated from inharmonious land uses such as commercial or industrial areas through the use of greenbelts, offices, public or semi-public uses as buffers.”</i>	Planning Commission Comments:			
<b>1-C. Based on the factors above, does the application comply with the current Township Land Use Plan?</b>					
<b>2-A. Is there any mistake in the plan relative to this request?</b>					
COMMENTS/FINDINGS OF FACT:					
Applicants Comments:	Zoning Administrators Comments: <i>No identified mistake in the plan.</i>	Planning Commission Comments:			
<b>2-B. How does the mistake affect the appropriateness of the request?</b>					
COMMENTS/FINDINGS OF FACT:					
Applicants Comments:	Zoning Administrators Comments: <i>N/A</i>	Planning Commission Comments:			

REZONING APPLICATION REVIEW CHECKLIST					
			Does Site Meet Requirements?		
			Yes	No	N/A
<b>3-A. Have there been any changes in conditions that are relevant to this request?</b>					
COMMENTS/FINDINGS OF FACT:					
Applicants Comments:	Zoning Administrators Comments: <i>Although designated on the Future Land Use Map as rural residential, the property was rezoned O-1 Office in 2003. (RZ 03-7) Office uses are generally more common in urbanized areas of the Township, such as between Corunna and Owosso. The character of the surrounding area is mostly agricultural and residential in character, with nearby commercial properties mainly serving agricultural needs.</i>	Planning Commission Comments:			
<b>3-B. How does the change in conditions affect the appropriateness of the request?</b>					
COMMENTS/FINDINGS OF FACT:					
Applicants Comments:	Zoning Administrators Comments: <i>The property's rezoning to O-1 and the use of the property as an art shop and office would indicate the intent to use the former school house for non-residential purposes</i>	Planning Commission Comments:			
<b>4-A. Has there been a change in Township land use policy relevant to this request?</b>					
COMMENTS/FINDINGS OF FACT:					
Applicants Comments:	Zoning Administrators Comments: <i>Previous reviews of the rezonings along M-21 have been consistent with the current Land Use Plan recommendations.</i>	Planning Commission Comments:			

REZONING APPLICATION REVIEW CHECKLIST					
			Does Site Meet Requirements?		
			Yes	No	N/A
<b>4-B. How does the change in policy affect the appropriateness of the request?</b>					
COMMENTS/FINDINGS OF FACT:					
Applicants Comments:	Zoning Administrators Comments: N/A	Planning Commission Comments:			
<b>5. If the Planning Commission determines that a mistake, change in condition or change in policy relevant to the request has occurred, what changes to the plan are recommended to address that?</b>					
COMMENTS/FINDINGS OF FACT:					
Applicants Comments:	Zoning Administrators Comments: <i>If the Planning Commission determines that there may be excessive land set aside for commercial land use, they could recommend that a market study projecting future land use demand be conducted.</i>	Planning Commission Comments:			

## Details

Consistency with the map - The zoning district map is intended to illustrate one possible arrangement of future land uses based on the plan's locational criteria, not the only one. The fact that a particular parcel is identified in the future land use classification that corresponds to a certain zoning ordinance is a good indication that the proposed zoning complies with the plan, but if the area is not in the appropriate land use classification, it may not mean that it does not comply with the plan as explained below.

Consistency with the locational criteria - Each land use classification has a set of locational criteria that identifies the characteristics of a site that is appropriate to be designated for that land use. Normally, there are three or four criteria. In many cases, there may be areas that meet the criteria for more than one land use classification. They are not always mutually exclusive.

RZ 20-2– 4993 East M-21

### **Information on site:**

Current Zoning: **O Office**

Proposed Zoning: **B-1 Business Commercial**

Current Use: **Single-Family Residence**

Proposed Use: **Country Store Selling Ice Cream and Locally Grown Produce**

Size: **0.68 acres**

Soil Suitability: **Moderate limitations with sewer**

Prime Farmland: **In an area of prime farmland**

Surrounding Land Uses: **Agricultural, Single-Family Residential, Commercial,**

Floodplain: **Not in Floodplain**

Wetland: **Southern portion of the site appears contain or be near wetland soils**

Steep Slopes: **No areas of steep slopes identified**

Sewer: **No**

Water: **No**

Future Land Use Designation: **Rural Agricultural**

Transportation: **Frontage on a State Highway**

### **Comments from Others:**

**MDOT –**

**Shiawassee County Road Commission –**

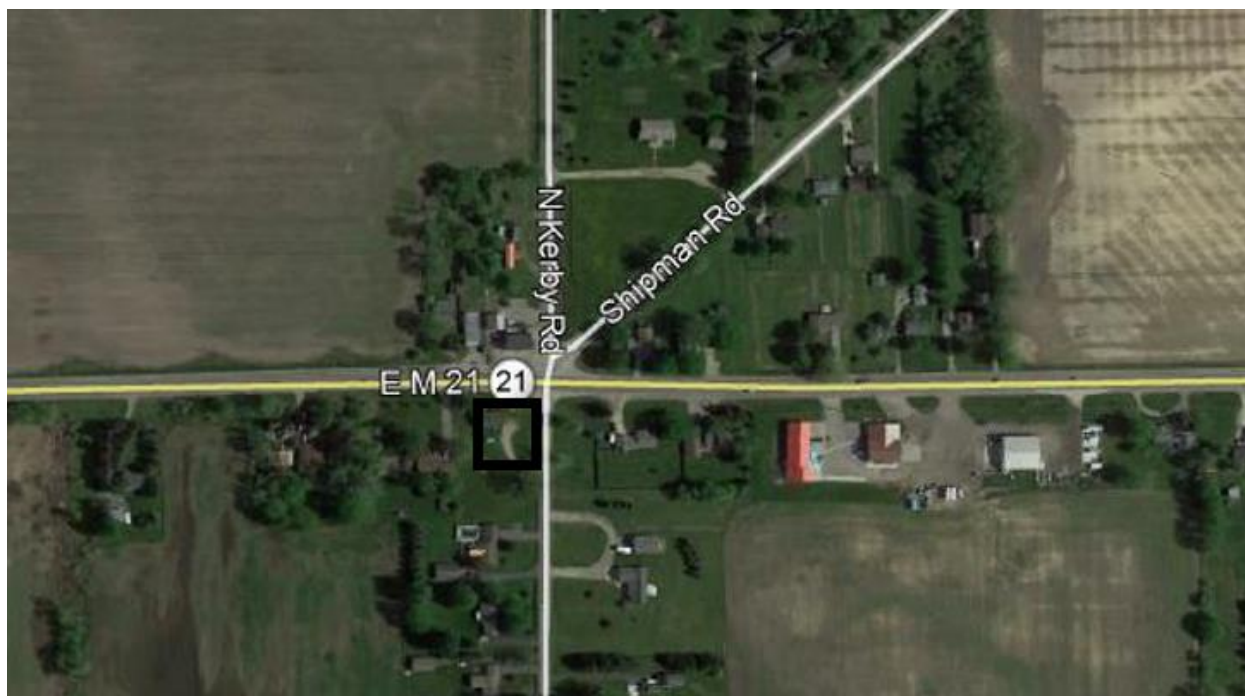
**Motion:**

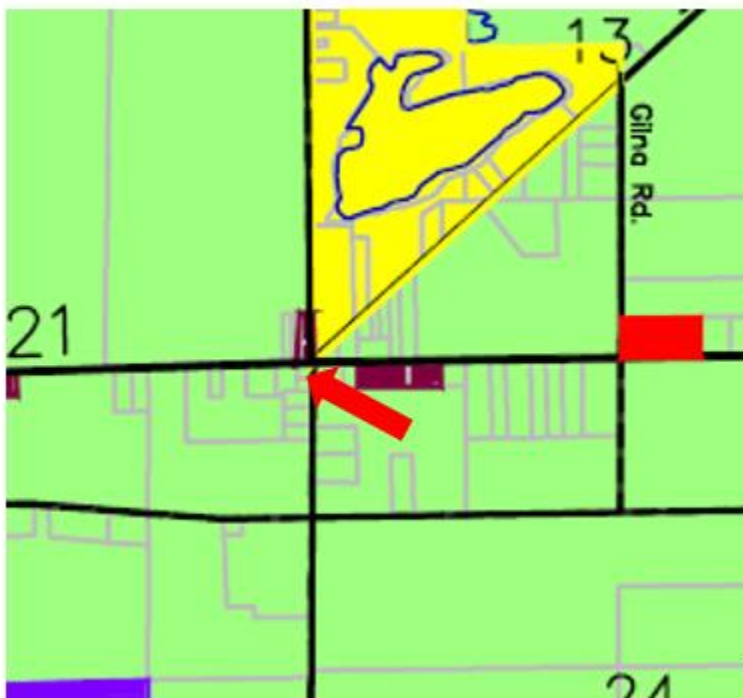
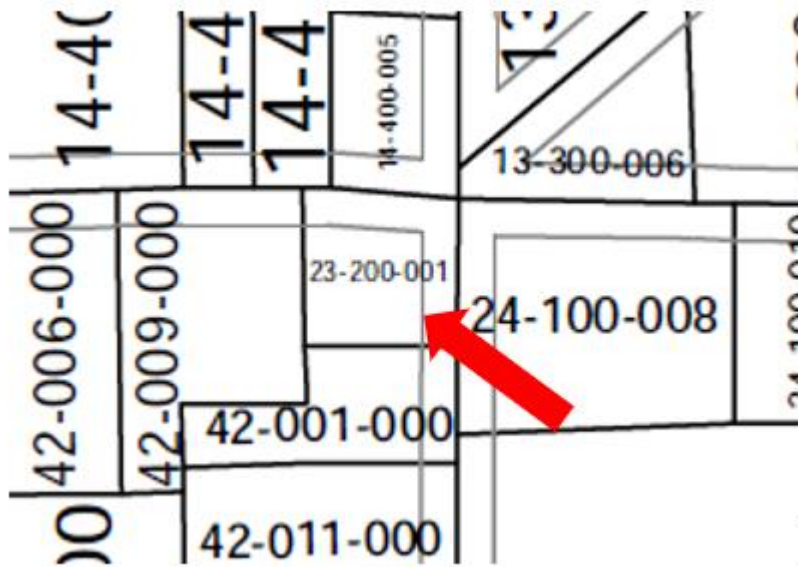
Based on the fact that \_\_\_\_\_, we find that the requested rezoning is / is not consistent with the Caledonia Township Land Use Plan.

We also find based on \_\_\_\_\_, that there are / are not mistakes, changes in conditions, or changes in township policy that affect the appropriateness of the Land Use Plan's recommendation.

Therefore, I move that the Planning Commission recommend approval / disapproval of the request by Paul Dietzel to rezone property with an address of 4990 E M-21 from O-1 to B-1.

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- RURAL RESIDENTIAL
- SINGLE FAMILY LOW DENSITY
- MULTIFAMILY
- MOBILE HOME
- OFFICE
- NEIGHBORHOOD COMMERCIAL
- COMMERCIAL
- MANUFACTURING
- RECLAMATION