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P.O. Box 157
10405 Merrill Road
Hamburg, Michigan 48139

ZONING AMENDMENT APPLICATION

Please note: All required information, copies, fees, and other materials as appropriate must be submitted and complete before the Township Planning Commission will set a public hearing date on the Zoning Amendment Application.

Application fees and review fees are required at the time of application.

Zoning Amendments have application fees and review fees. Review fees shall be placed into a non-interest bearing escrow account. Upon final review, review fee balances shall be returned upon receipt of final billing. The applicant shall be responsible for all costs incurred.

The undersigned hereby makes application for a Zoning Amendment for: (Check all that apply)

1. **TYPE OF PROJECT:** Zoning Text Amendment Zoning Map Amendment

2. **PROJECT NAME:** JOHN & PATRICIA WEEKS Submittal Date: 1/12/24

3. **PROJECT ADDRESS:** 9300 HAMBURG RD

Tax Code Numbers: 15 - _____ 15 - _____ 15 - _____
15 - _____ 15 - _____ 15 - _____

Metes & Bounds Parcel Subdivision _____ Lot Numbers: _____

4. **ZONING MAP AMENDMENT:** (please attached the existing zoning map and a proposed zoning map as a separate document)

Existing Zoning District Classification: RA Proposed Zoning District Classification NS

Number of Lots Proposed: 1 Acreage of Project: .75

5. **ZONING TEXT AMENDMENT:** (please attached the existing zoning ordinance and the proposed revisions as a separate document)

Zoning Ordinance Section proposed to be amended _____

6. **PROJECT DESCRIPTION (reason for amendment):**

REQUESTING REZONING FROM RA TO NS

7. **OWNER/PROPRIETOR INFORMATION:**

Name: JOHN & PATRICIA WEEKS Phone Number(s): 734-637-1241
Email: pwirtz3@gmail.com Address: 9300 HAMBURG RD
City: BRIGHTON State: MI Zip: 48116

Murch.

8. **APPLICANT:**

Name: SAME Phone Number(s): _____
 Email: _____ Address: _____
 City: _____ State: _____ Zip: _____

ZONING AMENDMENT PROCESS: (Zoning Ordinance, Article 12)

1. Application. Petitions for amendments by individual property owners shall be submitted to the Zoning Administrator on a standard application form provided and shall be accompanied by a fee in accordance with the duly adopted schedule of fees, to cover administrative and publication costs. No part of such fee shall be returnable to the petitioner if the public hearing is held.
2. Referral to Planning Commission. All proposals for amendment shall be referred to the Planning Commission for their review and recommendation. The Planning Commission shall consider each proposal for amendment in terms of its own judgment on particular factors related to the individual proposal, the most likely effect on the community's physical development, and conformance with the Township Master Plan. The Planning Commission may recommend any additions or modifications to the original amendment proposal.
3. Public Hearing. Upon receipt of an application for an amendment, the Planning Commission shall hold a public hearing in accordance with the notification procedures described in Section 3.8.
4. Upon receipt of recommendation from the Planning Commission and the County Planning Commission, the Township Board shall consider the proposed amendment. The Township Board may hold additional hearings it deems necessary. Notice of a public hearing held by the Township Board shall be published in a newspaper of general circulation in the Township not more than fifteen (15) days nor less than five (5) days before the hearing.
5. If the Township Board shall deem any changes to the proposed amendment advisable, it shall refer the same to the Planning Commission for a report within a time specified by the Township Board. After receiving the report, the Township Board shall grant a hearing on the proposed amendment to a property owner who by certified mail addressed to the Township Clerk requests a hearing. The Township Board shall request the Planning Commission to attend the hearing.
6. Thereafter, the Township Board may adopt the amendment with or without changes by majority vote in accordance with procedures of Act 184 of 1943, as amended.
7. No application for a rezoning which has been denied by the Township Board shall be resubmitted for a period of one (1) year from the date of the last denial, except on grounds of newly discovered evidence or proof of changed conditions found upon inspection by the Township Board to be valid.
8. Amendments adopted by the Township Board shall be filed with the Township Clerk and one notice of amendment adoption shall be published in a newspaper of general circulation in the Township within fifteen (15) days after adoption. The notice of amendment adoption shall contain the following information: either a summary of the regulatory effect of the amendment, including the geographic area affected, or the text of the amendment; the effective date of the amendment; and, the time and place where a copy of the amendment may be purchased or inspected.

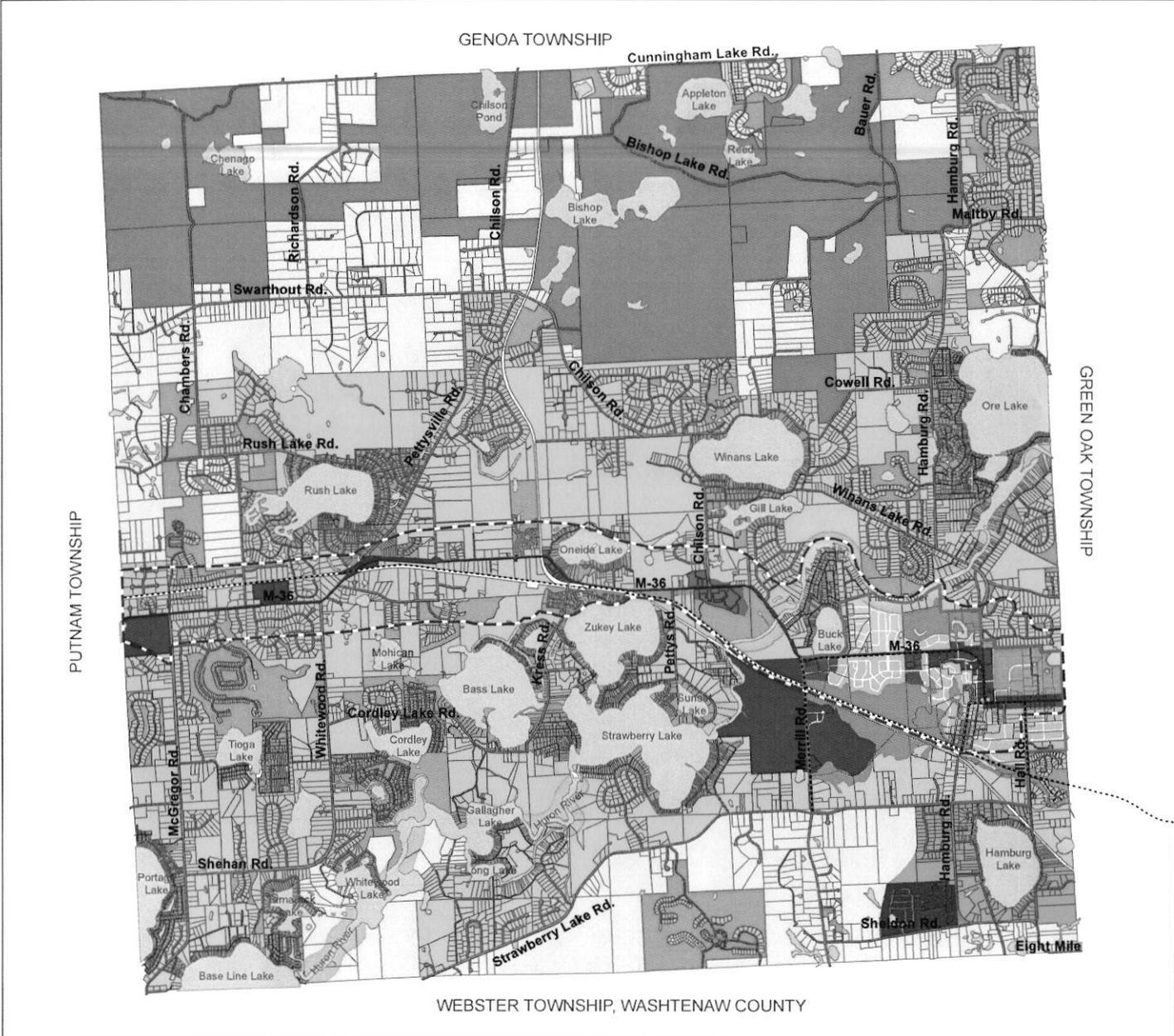
APPLICANT CERTIFICATION:

I hereby certify that all uses for which this application is made shall conform to the Ordinances of Hamburg Township, Livingston County and the State of Michigan. All information submitted as a part of the zoning amendment application is to my knowledge accurate. If the information is determined either now or in the future to be inaccurate any permits granted for the incorrect information shall be void and any structures built or uses approved may be in violation of the required ordinances and must otherwise be brought into compliance with all regulations.

I further agree that any deviation from the application submitted or the breach of any additional safeguards, conditions or requirements the Hamburg Township may impose in granting this application shall constitute a violation of the Ordinance and invalidate the permit granted.

PROPERTY OWNERS SIGNATURE: John Weeks DATE: 1/12/24
Patricia Weeks

*If an agent submits the project to the Township for the property owner a letter authorizing must be submitted.



Map 4 Future Land Use

Hamburg Township, Livingston County, Michigan

- High Density Residential
 - Medium Density Residential
 - Low Density Residential
 - Multiple Family Residential
 - Waterfront Residential
 - Natural River Residential
 - Neighborhood Commercial
 - General Commercial
 - Conserved Open Space
 - Public and Private Recreational Facilities
 - Public/Quasi-Public
 - Water Bodies
 - M-36 Corridor
 - Trail
- Village Center Area**
- Village Residential-2
 - Village Residential-10
 - Village Core
 - Village Gateway
 - Village Historic
 - Village Transition
 - Industrial
 - Conservation District
 - Parkland
 - Village Boundary



Source: Hamburg Township, 2020

08/2020

Sec. 36-177. - Schedule of use regulations—NS Neighborhood Service District.

(a) *Permitted uses.*

- (1) Planned neighborhood shopping centers are subject to the following conditions:
 - a. Only those uses specifically permitted in NS Neighborhood Service shall be permitted within such development.
 - b. Minimum lot size shall be one acre with not less than 150 feet of road frontage.
 - c. The exterior of all buildings within such development shall be of consistent architectural treatment so as to provide a unified appearance.
- (2) Retail stores for the sale of products such as hardware and paint, clothing, drugs, and notions, gifts, books and records.
- (3) Food and beverage stores for the sale of groceries; fruit and meat; baked goods; dairy products; beverages and liquor.
- (4) Food and beverage service establishments such as restaurants without drive-through service, dairy bars, and taverns provided all food and beverages shall be served from within an enclosed building.
- (5) Personal service establishments such as barbershops, beauty salons, laundry pick-up, and other similar uses.
- (6) Business and professional offices, such as legal, engineering, financial, insurance, accounting, medical, dental, government and other similar offices.
- (7) Banking and financial institutions without drive-through windows.
- (8) Repair shops for bicycles, appliances, shoes, jewelry, small motors, and other such items but not motor vehicles.
- (9) Public buildings, fire stations, community centers, and maintenance buildings.
- (10) Churches and other buildings associated with religious worship, but not including housing for religious personnel.
- (11) Signs subject to the provisions of article XIII of this chapter.
- (12) Accessory indoor uses subject to the provisions of section 36-215(12).
- (13) Essential services subject to the provisions of section 36-216.
- (14) Collection bins subject to the provisions of section 36-244.

(b) *Special uses.*

- (1) Open air business for the sale of products or the conduct of activities listed or performed in conjunction with a permitted use in NS Neighborhood Service.
- (2) Dry cleaning establishments subject to the following:
 - a. Dike containment area for storage of hazardous materials.

- b. No connections to waste water discharge in work area and no floor drains.
 - c. Dry to dry loop non-vent system equipment.
 - d. Compliance with all Michigan Health Department requirements.
- (3) Laundromats shall be connected to public sewer.
- (4) Drive-through establishments for the provisions of goods or services of a permitted use in NS Neighborhood Service (e.g., drive-through restaurant or drive-through bank) subject to the following conditions:
- a. Ingress and egress points shall be located at least 60 feet from the intersection of any two streets (measured from the nearest right-of-way line or further if necessary based on the required traffic impact study).
 - b. Any corner or double-frontage site shall be limited to one entrance/exit drive for each separate public road frontage. A site with only one public road frontage shall be permitted no more than two entrance/exit drives. Coordinated access with adjoining sites is encouraged and may be required.
 - c. Devices for the transmission of voices shall be so directed or muffled as to prevent sound from being audible beyond the boundaries of the site.
- (5) Apartments subject to the provisions of section 36-235.
- (6) Gasoline service stations subject to the following conditions:
- a. All activities, except those required to be performed at the service island, shall be conducted entirely within an enclosed building.
 - b. Bumping, painting, and major mechanical repairs are specifically prohibited.
 - c. Outdoor storage of wrecked or dismantled vehicles shall not be permitted.
 - d. Access points shall meet the standards of the Township and may be modified, as necessary, based on the required traffic impact study.
- (7) Bed and breakfast inn.
- (8) Marinas, subject to the following conditions:
- a. Docking space shall be limited to the maximum number of boats allowed by the EGLE marina operating permit and the standards of the Township common use (keyhole) regulations contained in section 36-291.
 - b. Access shall be provided only from the water and a major arterial road.
 - c. All piers and wharves shall be setback a minimum of 15 feet from any side lot line, provided further that such piers and wharves shall be installed such that the boat moored is a minimum of six feet from any side lot line.
 - d. The number of public launches shall be limited to the number of parking spaces available

for the storage of vehicles with boat trailers.

- e. Pump-out facilities shall be provided at the marina for disposal of refuse from boat holding tanks in a sanitary manner. Toilet facilities shall be provided meeting the requirements of the Livingston County Health Department.
 - f. Refuse and garbage containers shall be provided and kept in clean and sanitary condition for the use of boat owners.
 - g. Facilities shall be provided for the safe and sanitary disposal of oil and other engine fluids.
 - h. Major repair or dismantling of boats shall be conducted within an enclosed building.
 - i. All areas utilized for dry-docking/on-land storage of boats shall meet the requirements for boat dry-dock storage.
 - j. Other related uses such as boat sales and service, food and beverage store, food and beverage service establishment or retail store may be located on the same site, provided such use is permitted in the zoning district and site meets the requirements for all applicable uses.
- (9) Boat sales and service, subject to the following:
- a. Access shall be provided form a major arterial road.
 - b. Repair or dismantling of boats shall be conducted within an enclosed building.
 - c. All areas utilized for outdoor storage of boats shall meet the requirements for boat dry-dock storage, except that the planning commission may allow up to three boats located outdoors to be visible from the public right-of-way.
 - d. All areas utilized for storage of boats shall be setback 50 feet from any residential zoning district.
 - e. All boat or trailer storage areas shall be screened from view of any abutting residentially zoned or used land and the public road right-of-way by a continuous opaque visual barrier consisting of a row of evergreen trees or a masonry wall not less than six feet in height, or other screening approved by the planning commission. The planning commission may require additional screening and setbacks where outdoor multi-level boat racks are proposed.
- (10) Adult foster care large and/or small group homes, subject to the provisions of section 36-237.
- (11) Childcare center, subject to the provisions of section 36-219.

(Zoning Ord. 2020, § 7.5.1(l), 1-5-2021)