

"AND JUSTICE FOR ALL"

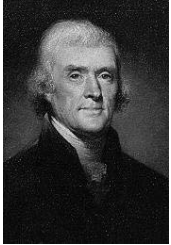
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MICHIGAN STATE UNIVERSITY EXTENSION

Bringing Knowledge to Life



"I know of no safe depository of the ultimate powers of the society but the people themselves, . . .

. . . and if we think them not enlightened enough to exercise their control with wholesome discretion, the remedy is not to take it from them, but to inform their discretion."

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How To Influence Zoning Decisions

Effective Participation at Public Hearings

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Michigan State University Extension

Bringing Knowledge to Life

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WELCOME PERRIER
"EVART WANTS YOUR 200 QUALITY JOBS"
LOCATE YOUR ICE MOUNTAIN WATER BOTTLING PLANT IN OSCEOLA COUNTY

GO AWAY PERRIER!
Leave Our Water Alone

FIGHT POISON GAS

PRESERVE
ST. FRANCIS
CHURCH

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This Program Will Cover

- A. Why Plan
- B. Legal Authority for Zoning
- C. How to Have Effective Submissions/Comments
- D. Division of duties and types of zoning decisions
- E. Special Use Permits (including Planned Unit Developments (PUD))
- F. Zoning Amendments (including PUD)
- G. Variances

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Handouts

- Green: These Overheads
- Yellow: Detailed speaker notes
- White: Handouts

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A. Why Plan?

- ““Would you tell me please which way I ought to walk from here?’ [said Alice]. ‘That depends a good deal on where you want to get to’ said the cat.”



– *Alice's Adventures in Wonderland* by Lewis Carroll (Charles Dodgson)

Sir John Tenniel -1865

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We all Plan

A. Why Plan?

- Often we plan subconsciously.
- We think ahead and prepare accordingly.
 - (We get dressed before going out of the house)
 - (We make a list before going to buy groceries)
 - (We measure before we cut the board)

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We all Plan

A. Why Plan?

- To buy a car:
 - We establish a goal “*To have a new car all the time*”
 - We establish an objective “*To buy a new car every two years*”
 - We establish a policy “*To put \$200 each month in a savings account for the car*” or “*To maintain a good credit rating so I can get a car loan*” or both.
 - We establish a strategy: “*To have monthly income which is more than \$_____.*” (So we can afford the \$200 per month or car payments.)
 - We take action: “*Research, test drive, and select the car we want*” and we buy the car.

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We all Plan

A. Why Plan?

- Planning as a Government; when one plans for a community:
 - Can not do it subconsciously (Open Meeting Act; we are in a democracy).
 - Must be open; include many people.
 - Must have a formal process.
 - Must have formal adoption.

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We all Plan

A. Why Plan?

- Does this all seem too complex, difficult?
 - That is a good sign because:
“For every problem, there is one solution which is simple, neat and wrong.”

– H. L. Mencken

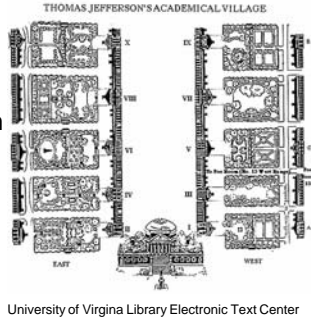
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We all Plan

A. Why Plan?

■ Planning is not new:

- New Haven (1682); Philadelphia (1682); Detroit (1700); New Orleans (1718); Savannah (1733); Washington D.C. (1800).
- Our founding fathers did community planning: Thomas Jefferson (Charlottesville and University of Virginia); Washington D.C. (1800).



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We all Plan

A. Why Plan?

■ The Purpose of Planning

- Why Plan according to Michigan Society of Planning Officials.

(Wyckoff, Mark A. and others (Planning & Zoning Center); *Community Planning Handbook-Tools and Techniques for Guiding Community Change*; Michigan Society of Planning Officials; Rochester, Michigan; March 1992; Page 2.)

- Planning is a process, fundamental to what we do (personal lives, jobs, and in a community).
- Planning (or failing to plan) is important at the community level as it affects many people.
- **Change occurs with or without planning** – planning is a way to guide change
 - to maximize the positive and
 - minimize the negative impacts



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We all Plan

A. Why Plan?

- Zoning is based on a plan; **the plan is when/where decisions are made** about possible development.
 - Then: Often big picture issues are decided in the planning process.
 - By the time it is a zoning permit or amendment proposed, it is too late.
 - So: **Be active in the development of the Plan. Participate.** "The world is run by those who show up."



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We all Plan

A. Why Plan?

- Zoning is not all there is.
- Government has other powers that should also be used to use to promote/discourage development in different areas.
 - Power of Taxation
 - Power of Spending Money
 - Police Power
 - Coordination

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We all Plan

A. Why Plan?

Taxation

Provide tax breaks (TIFF, etc.)
Downtown Development Authority
Industrial Facilities Districts.
Create Brownfield
Redevelopment Authority
Public-private bonding/pollution
abatement.

Police Power

Zoning ordinance.
General ordinances (blight,
urban renewal, junk, housing, road,
land division, subdivision
/condominium, etc.).
Natural Beauty Roads.

Spend Money

Build/improve roads, or not
To buy or not buy, keep land.
To build or not build sewers.
To build or not build water mains.
To build or not build storm sewers.
To provide or not provide parks.
To build or not build public buildings

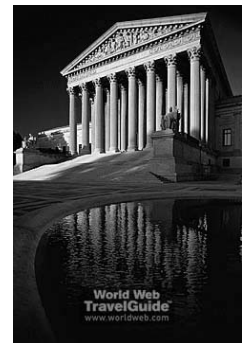
Cooperation

Joint authorities: (Joint fire
departments, etc.)
Partnerships: (local and state
operation of campground, river or
watershed protection, wellhead
protection, etc.)
Urban Cooperation Act
agreements.
P.A.425 agreements

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B. Legal Authority for Zoning

- United States Supreme Court (*Village of Euclid v. Ambler Realty Co.*, 272 U.S. 365 (1926)) upheld zoning as a proper exercise of the police power to protect the public welfare. (Euclid is a suburb of Cleveland, Ohio.) Court warned zoning must "find their justification in some (proper) aspect of . . . protecting the public welfare." e.g. a Plan.
- Many Other Court Cases.



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Enabling Statues in Michigan

B. Legal Authority for Zoning

- **Enabling Statutes in Michigan.** Michigan Courts have ruled local government can not just adopt a zoning. Local government must be given authority to zone by the Michigan Legislature (“enabling statutes”).
 - Zoning is based on a plan: Legal Basis (Know where your zoning authority comes from)
 - P.A. 110 of 2006, as amended, (being the Michigan Zoning Enabling Act, M.C.L. 125.3101 *et seq.*)
 - Plan zoning is based on is adopted according to:
 - P.A. 33 of 2008, as amended, (being the Michigan Planning Enabling Act, M.C.L. 125.3810 *et seq.*)

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Some claim zoning is unconstitutional

B. Legal Authority for Zoning

- That is nonsense. (*Village of Euclid v. Ambler Realty Co.*, U.S. Supreme Court)
- It is possible for part of a specific zoning ordinance to be unlawful, unconstitutional
- Big difference between:
 - Zoning is unconstitutional (not true), and
 - A specific part of a particular zoning ordinance is unconstitutional.

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Zoning is:

B. Legal Authority for Zoning

- Use of Land
- Impact on land and adjacent uses
- Zoning is **not**:
 - to promote/oppose **economic, racial, or religious** views.
 - enforcement of private **deed restrictions**.
 - a solution for neighborhood **feuds or personal quarrels**.
 - a **promoter of development** (it merely permits it).
 - a tool for the **political arena** (to reward/punish others).
 - a **public popularity contest** – zoning decisions are to be based on facts, not majority of votes.

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Zoning cannot regulate or prohibit:

B. Legal Authority for Zoning

- General Rule:
 - **Cannot totally prohibit anything.** (Must have a place for it somewhere when a need is demonstrated....)
 - Must allow continued use of **nonconforming** (grandfathered) landuses.
 - Results in a **taking** of private property without paying for it.
 - Does not provide for **due process of law** and **equal protection** of the laws.

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Zoning cannot regulate or prohibit:

B. Legal Authority for Zoning

- Other categories of limits on zoning:
 - Outright Preemption of local zoning
 - Outright Preemption --sort of
 - If one is permitted, then also permit
 - Can Regulate, but not prohibit
 - Can Regulate, but must be as strict or stricter than the state
- See: *Land Use Series* “Restrictions on Zoning Authority” available at www.msue.msu.edu/lu/

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Research

C. How to Have Effective Submissions/Comments

- Do not use just any “study.”
- There is good and bad research/science. Know the signs of good research:
- Those standards are:
 - Was the data “double blind?”
 - Was the study peer-reviewed?
 - Can the study be repeated and get similar results?
 - The researcher does not have a stake in the outcome.

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Research

C. How to Have Effective Submissions/Comments

- Was the data "double blind?"
 - Double blind means both the researcher and the subject do not know if they received the test item or the placebo.
 - Someone else sets up which is the control and which is the tested item.
 - The person collecting the data does not know which is which.
 - The subject does not know which is which.

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Research

C. How to Have Effective Submissions/Comments

- Was the study peer-reviewed?
 - This usually means the research was published in a journal.
 - Usually a journal has a committee of scientists who review the research project to determine if it meets proper scientific method before it is published.

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Research

C. How to Have Effective Submissions/Comments

- Can the study be repeated and get similar results?
 - Usually one study is not enough.
 - One wants to see if the same study, done by different people, have similar results.
 - If the same results are not received, this makes the conclusions suspect.
 - Thus, one looks for a series of similar studies with similar results to verify the conclusions.

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Research

C. How to Have Effective Submissions/Comments

- The researcher does not have a stake in the outcome.
 - The researcher's job or future funding is not dependant on the outcome of the study.
 - When a corporation pays for a study, is it set up so that one's livelihood is not in jeopardy because the results might not be what is wanted by the corporation.
 - With a university, this is often accomplished by providing faculty with tenure protection from these types of influences.

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Avoid "Foolish" Statements

C. How to Have Effective Submissions/Comments

- Certain public comments can/will be used as ammunition against your cause by attorneys representing the other side. Avoid statements along the lines of:
 - We do not want "those" people to live here.
 - Threatening to recall the board.
 - Unsubstantiated statements/claims, such as about traffic, sewer/water capacity, etc.

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The Planner, the Zoning Administrator

C. How to Have Effective Submissions/Comments

- Staff as "professional"
 - Seek help from the Zoning Administrator and/or staff Planner and/or consulting planner.
 - Remember staff should remain professional.
 - That means what they say and do **reflects their legal obligation or the views and wishes of who they work for.** It may be the opposite of their personal view.

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The Planner, the Zoning Administrator

C. How to Have Effective Submissions/Comments

- Staff as “professional”, continued
 - Do not condemn, vilify, or glorify staff for their actions: Their action and words do not necessarily reflect their personal view.
 - Focus on (attack/support) the issues not the person.

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D. Division of duties and Types of Zoning Decisions

- Three parts
 - Executive/Administrative
 - Legislative
 - Quasi Judicial



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D. Division of duties

D. Division of duties and Types of Zoning Decisions

- A. Permits (must be specifically listed)
- B. Special Use Permits (must be specifically listed)
- C. Amendments (based on a Plan)
- D. Variances, Appeals

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Zoning Actions:

ZONING ADMIN.	PLANNING COMM. /ZONING BOARD	APPEALS BOARD	LEGISLATIVE BODY
Permits			
Receive applications for special use, PUD, site plans and checks for completeness	Adopts Plan (Planning Comm. Only)	Hear appeal of zoning administrator decision	Be active in plan development (endorsement)
Enforcement	Hearing and recommendation on zoning amendments	Hear appeal on special use, PUD ONLY if zoning ordinance says so	May hold more hearing on zoning ordinance or amendment
Collect fees	Act on special use, PUD, permits etc.	Hear appeal on variances	Adopt zoning and amendments
		Ordinance interpretation	

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Zoning Actions:

D. Division of duties and Types of Zoning Decisions

- The Public has influence on b. Special Uses, c. Amendments, d. Variances & Appeals.
 - Public influence means any of the following (people can participate and make submissions):
 - Applicant/Developer
 - Neighborhood wishing to support or oppose
 - Local government/agency wishing to support or oppose, or provide facts.

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E. Special Use Permits (including Planned Unit Development (PUD))

- Focus is on “Standards.”
- Rule: If all the “standards” are met; then must approve.
- Special Use permit is an administrative action.
- Follows a process. See *Land Use Series* “Checklist #5”.
- Notices that someone has asked for a special use permit must be sent out to everyone within, and 300 feet around, the proposed location and in the newspaper.

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What you should do before the hearing:

E. Special Use Permits (including Planned Unit Development (PUD))

- Homework:
 - Get a full copy of the Special Use Permit application.
 - Get a copy of all the standards in the zoning ordinance for Special Uses (entire ordinance).
 - Read them.
- Review the Application against the standards.

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What you should do before the hearing:

E. Special Use Permits (including Planned Unit Development (PUD))

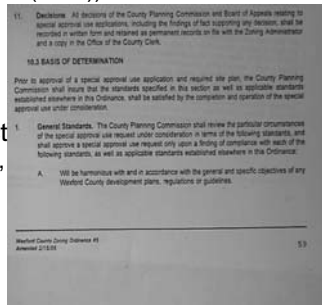
- Standards are found in up to four places in a zoning ordinance:
 - 1. In the Article on Special Uses”
 - Generic, general, discretionary
 - It will be stated (or implied) a special use must also follow standards found in the other three locations.

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What you should do before the hearing:

E. Special Use Permits (including Planned Unit Development (PUD))

- Standards in four places
 - 2. In the Article on the respective zoning district
 - Setbacks (front, rear, side, waterfront)
 - Parcel Size,
 - Parcel width,
 - Building size,
 - And more.



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What you should do before the hearing:

E. Special Use Permits (including Planned Unit Development (PUD))

- Standards in four places
 - 3. In the Article on General Provisions (regulations that apply everywhere)
 - Parking,
 - Screening,
 - Groundwater protection,
 - And lots more.

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What you should do before the hearing:

E. Special Use Permits (including Planned Unit Development (PUD))

- Standards in four places
 - 4. Sometimes there will also be specific standards for a specific type of Special Use. Examples include:
 - Mining
 - Mobile Home Parks
 - Heavy Industry
 - And more.

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What you should do before the hearing:

E. Special Use Permits (including Planned Unit Development (PUD))

- (If you do not like the standards, then seek to amend the zoning ordinance.)

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What you should do before the hearing:

E. Special Use Permits (including Planned Unit Development (PUD))

- Prepare a submission for the hearing
 - Focus on the facts
 - Focus on the standards
 - Does the proposed Special Use met the standards?
 - Does the proposed Special Use fail to meet one or more standards?

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What you should do before the hearing:

E. Special Use Permits (including Planned Unit Development (PUD))

- “Compatible with neighborhood” – is a discretionary standard and residents in the area may have a large influence here.
- “Within capacity of Infrastructure” – is a discretionary standard and local government/agencies can provide facts.



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What you should do before the hearing:

E. Special Use Permits (including Planned Unit Development (PUD))



- Remember: Effective Submissions/Comments
 - Protect your credibility
 - Do not be Emotional
 - Cite Sources (use good research)
 - Focus on Use of Land, impact on land (not to promote/oppose economic, racial, or religious views; enforcement of private deed restrictions; neighborhood feuds or personal quarrels; a tool for the political arena; or a public popularity contest.)
 - Avoid “foolish” statements.

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Attend the hearing

E. Special Use Permits (including Planned Unit Development (PUD))

- Give the entire submission in writing (copies for everyone, including the recording secretary and staff)
- Orally summarize the written submission staying within the time limit (if any).

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- Before hearing
 - Do your homework, read application and ordinance standards
 - Standards found in four places
 - Prepare a written Submission: Focus on facts and the standards.
 - Remember: Effective Submissions/Comments
 - Protect your credibility
 - Do not be Emotional
 - Cite Sources (use good research)
 - Focus on Use of Land, impact on land (not political/personal stuff)
 - Avoid “foolish” statements.
- Attend the hearing. Everyone gets a copy, and orally summarize.

To summarize:

E. Special Use Permits (including Planned Unit Development (PUD))



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(Same Process for DEQ, DNR)

(DEQ DNR permits & hearings)

- DEQ sends out notices, publish in newspaper.
- Might be hearing. Before hearing, or submission:
 - Do your homework; read application; DEQ/DNR Statutes, federal regulations, administrative rules for standards.
 - Statute is found at <http://www.legislature.mi.gov/>.
 - Administrative Rules are found at: <http://www.michigan.gov/orr>.
 - Federal regulations are found at <http://www.gpoaccess.gov/cfr/index.html> or at <http://www.epa.gov/epahome/rules.html>.
 - Prepare written Submission: Focus facts & standards.
 - Remember: Effective Submissions/Comments
 - Protect your credibility, Do not be Emotional, Cite Sources (use good research), Avoid “foolish” statements.
- Mail the submission, or attend the hearing. Everyone gets a copy, and orally summarize.)

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F. Amendment (including PUD)



- Zoning is based on a Plan.
- An amendment to zoning must also be based on (follow) the Plan.
- Zoning amendment is a legislative action.
 - The elected officials have much more discretion on adopting, or not adopting, a zoning amendment.
 - Follows a process. See *Land Use Series* "Checklist #4".

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Amendment (Legislation)

F. Amendment (including PUD)

- Two types of zoning amendments:
 - Changes a zoning district boundary on the zoning map
 - Changes the text of the zoning ordinance.
- Notices of a proposed amendment:
 - Amendment involves 10 or fewer parcels: notices sent to everyone within, and 300 feet around, the proposed location and in the newspaper.
 - Amendment involves 11 or more parcels (or is not parcel specific): notice is in the newspaper.

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Amendments Change a lot

F. Amendment (including PUD)

- **A zoning amendment makes changes for more than just what is being proposed.**
 - A text amendment might **change rules for an entire zoning district, or the entire area under that zoning ordinance** – not just the property that someone is proposing something for.
 - A map amendment means **any of the permitted or special uses can happen**, not just what someone is proposing on that day.

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What you should do before the hearing

F. Amendment (including PUD)

- What you should do before the hearing:
 - Homework:
 - Get a full copy of the proposed zoning amendment (and an application if it exists).
 - Get a copy of the Plan.
 - Read them.
 - Review the proposed amendment against the Plan (Plan = standards, sort of).

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Reminder

- **Effective Submissions/Comments**
 - Protect your credibility
 - Do not be Emotional
 - Cite Sources (use good research)
 - Focus on Use of Land, impact on land (not to promote/oppose economic, racial, or religious views; enforcement of private deed restrictions; neighborhood feuds or personal quarrels; a tool for the political arena; or a public popularity contest.)
 - Avoid "foolish" statements.
 - Attend the hearing
 - Submission in writing (copies for everyone, including recording secretary and staff)
 - Orally summarize. Stay within time limit (if any).

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- **Planning Commission makes a recommendation to the Elected Body.**

- (Township Planning Commission also refers the amendment to the County Planning Commission, which also makes a recommendation to the Elected Body.)

- **In a City or Village: Can file a protest petition (abutter's challenge).**

- See a lawyer to do this.
- Do not delay. There are deadlines and things that must be done within a certain amount of time.

After the Hearing

F. Amendment (including PUD)



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After the Hearing

F. Amendment (including PUD)

- Elected Body can:
 - Adopt proposed amendment, as recommended.
 - Hold additional Hearing(s).
 - Attend and give submission as was done before.
 - Return proposed amendment to the Planning Commission for further study.
 - When a proposed amendment comes back a second time, the Elected body can adopt, hold hearings, or reject it.

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Still Not Happy?

F. Amendment (including PUD)

- If the Amendment is adopted and one is still opposed to it:
 - Can petition to bring the amendment to a vote of the people (maybe not in a city/village).
 - See a lawyer to do this.
 - Do not delay. There are deadlines and things that must be done within a certain amount of time.

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To summarize:

F. Amendment (including PUD)



- Before the hearing
 - Do your homework, read proposed amendment, and Plan.
 - Zoning Amendment is based on a plan.
 - Zoning Amendment has far more impact than just on the proposal.
 - Prepare a written Submission: Focus on facts and Plan.
 - Remember: Effective Submissions/Comments
 - Protect your credibility
 - Do not be Emotional
 - Cite Sources (use good research)
 - Focus on Use of Land, impact on land (not political/personal stuff)
 - Avoid "foolish" statements.

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To summarize:

F. Amendment (including PUD)

- Attend the hearing. Everyone gets a copy, and orally summarize.
- Attend the elected body's meeting, orally summarize the written testimony (and everyone gets a copy).
- Abutter's challenge (city & village).
- Petition for Voter Referendum (county & township).

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G. Appeals/Variances

- Appeals Board does four things:
 - Interpretation of the Zoning Ordinance
 - Interpretation of the Zoning Map
 - Issues Dimensional/Regulation Variances
 - Issues Use Variances
- Who can appeal any decision the zoning administrator makes?
 - Any aggrieved person
 - Officer, department, board, bureau of the state
 - Officer, department, board, bureau of the local unit of government.



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Appeal, Interpretations

G. Appeals/Variances

- Appeal decision of the Zoning Administrator.
Text, Map: Interpretations
 - "Administrative appeal" and "ordinance interpretations" occur when someone is asking the appeals board to double-check a decision of the zoning administrator.
 - There will be cases where the permit applicant, zoning administrator, and planning commission will read the ordinance, or look at the zoning map, and decide the wording means two different things, or not agree on where a zoning district boundary is located.

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Appeal, Interpretations

G. Appeals/Variances

- For **text** interpretation issues (=standards):
 - Research zoning ordinance, old minutes, etc.
 - Consider in context of entire ordinance, section.
 - Review the definitions in the ordinance.
 - Review other zoning districts. If questioning “if it is allowed in one zoning district?”, and it is listed in another district, but not the one district, then the answer is likely “no.”
 - Seek advice of planning and legal counsel.
 - When it is not clear how to interpret, benefit of doubt is extended to the property owner.

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Appeal, Interpretations

G. Appeals/Variances

- For **map** interpretation issues:
 - (see specific rules spelled out in the zoning ordinance (§1807 or §18XX) e.g. = to standards).



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Appeal, Variance

G. Appeals/Variances

- Request a Regulation Variance.
 - Grant an exception to regulations for a given use in a zoning ordinance --such as lot size, yard setbacks, building height, building size, parking requirements, etc.
 - Appeals board find that a “practical difficulty” exists. Thus, one of the regulations must be waived.

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Appeal, Variance

G. Appeals/Variances

- Request a Regulation Variance, continued.
 - Example: Parcel is large enough to use, but because it has a pond, a minimum-size house would not fit between the pond (water setback) and the setback from the road or property line. In such a case, a variance to the set back for the side yard setback or road setback may be appropriate.

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Appeal, Variance

G. Appeals/Variances

- A regulation variance should be difficult to obtain. “Practical difficulty” (court established standards):
 - Will strict compliance with the dimensional requirements of the zoning ordinance prevent the applicant from using the property for the permitted purpose?
 - Will granting the variance be fair to the applicant or would a lesser variance work just as well?
 - Is the need for the variance due to a situation that is unique to the property and would not generally be found elsewhere in the same zoning district?
 - If granted, will the variance uphold the spirit and intent of the ordinance and be fair to neighboring properties?
 - Has the need for the variance been created by some action of the applicant?

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Appeal, Variance

G. Appeals/Variances

- Request a Use Variance.
 - An example might be someone who wishes to build a tavern in a residential district and the zoning ordinance does not list “tavern” as a permitted use or special use for the residential district.
 - A use variance should be almost impossible to obtain. The person seeking the variance from the board of appeals must show that an “unnecessary hardship” exists.

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Appeal, Variance

G. Appeals/Variations

- Request a Use Variance.
 - A county and township appeals board may not have the authority to grant use variances.
 - Can only grant a use variance if:
 - A city or village, or
 - A township or county that has zoning which prior to February 15, 2006 specifically authorizes granting use variances: e.g., the specific language "use variance" or "variances from uses of land" is found in the zoning ordinance, or
 - A township or county that actually granted one or more use variances before February 15, 2006.

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Appeal, Variance

G. Appeals/Variations

- A use variance should be almost impossible to obtain. "Unnecessary hardship" (court established standards):
 - The property owner must show credible proof his property will not yield a reasonable (any) return if used only for a purpose allowed by the ordinance.
 - The property owner must show the zoning ordinance gives rise to hardship amounting to confiscation or the disadvantage must be so great as to deprive the owner of all reasonable use of the property
 - The need for the variance is not created by some action of the applicant.
 - The need for the variance is due to a situation that is unique to the property and would not generally be found elsewhere in the same zoning district.

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All Appeals

G. Appeals/Variations

- Follows a process. See *Land Use Series Checklist #6*.
- Notices that someone has asked for a variance/appeal hearing must be sent out to everyone within, and 300 feet around, the proposed location and in the newspaper.

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What you should do before the hearing:

G. Appeals/Variations

- Homework:
 - Get a full copy of the Demand for Appeal request.
 - Use the "practical difficulty" (dimensional variance) or "unnecessary hardship" (use variance) standards.
 - Get a copy of the entire ordinance.
 - Read them.
- Review the Application against the standards.



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- Before hearing
 - Do your homework, read Demand For Appeal and standards
 - Prepare a written Submission: Focus on facts and the standards (above).
 - Remember: Effective Submissions/Comments
 - Protect your credibility
 - Do not be Emotional
 - Cite Sources (use good research)
 - Focus on Use of Land, impact on land (not political/personal stuff).
 - Avoid "foolish" statements.
- Attend the hearing. Everyone gets a copy, and orally summarize.
- If all else fails, go to court.

To summarize:

G. Appeals/Variations

NOTICE OF NON-USE VARIANCE REQUEST
TO THE COUNTY ZONING BOARD OF APPEALS

Instructions to the applicant: Please respond to each of the following sections. Application is acceptable only if all required statements are made. Additional information may be submitted on separate sheets if the space provided in this form is not adequate. Be sure to clearly mark the property for on-site visits by the ZBA members.

A \$225 fee must accompany this application. Your appeal will be heard at the call of the chairman in a reasonable time usually within three weeks.

The Appeal Board may approve or reject the appeal the night of the hearing or may hold another meeting, or gather or require additional information. They have 30 days to make their decision unless additional time is agreed upon by all parties.

Appellant: _____
Mailing Address: _____
Owner if not the same as Appellant: _____
Phone No: _____

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Thank you

Bringing Knowledge to Life

- Kurt H. Schindler
County Extension Director, Wexford
Land Use and Community Development Area of Expertise
schindl9@msu.edu
Schindler's Land Use Page:
<http://web1.msue.msu.edu/wexford/index.html>
- MSU Extension Land Use:
<http://ntweb11.ais.msu.edu/luaoe/index.asp>

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