

CANTON TOWNSHIP 2023 MEETING SCHEDULE

PLANNING COMMISSION			TOWNSHIP BOARD		ZONING BOARD of APPEALS	
<u>Monday</u> <u>Meeting</u> <u>Dates</u>	Wed. NOON Deadline (19 days)	Tues. Sign (20 days)	<u>Tuesday</u> <u>Meeting</u> <u>Dates</u>	Wed. NOON Deadline (13 days)	<u>Thursday</u> <u>Meeting</u> <u>Dates</u>	Monday NOON Deadline (31 days)
01/09/23*	12/21/22	12/20/22	01/10/23	12/28/22	01/12/23	12/12/22
			01/24/23	01/11/23		
02/06/23	01/18/23	01/17/23	02/14/23	02/01/23	02/09/23	01/09/23
			02/28/23	02/15/23		
03/06/23	02/15/23	02/14/23	03/14/23	03/01/23	03/09/23	02/06/23
			03/28/23	03/15/23		
04/03/23	03/15/23	03/14/23	04/11/23	03/29/23	04/13/23	03/13/23
			04/25/23	04/12/23		
05/01/23	04/12/23	04/11/23	05/09/23	04/26/23	05/11/23	04/10/23
			05/23/23	05/10/23		
06/05/23	05/17/23	05/16/23	06/13/23	05/31/23	06/08/23	05/08/23
			06/27/23	06/14/23		
07/10/23*	06/21/23	06/20/23	07/11/23	06/28/23	07/13/23	06/12/23
			07/25/23	07/12/23		
08/07/23	07/19/23	07/18/23			08/10/23	07/10/23
			08/22/23	08/09/23		
09/11/23*	08/23/23	08/22/23	09/12/23	08/30/23	09/14/23	08/14/23
			09/26/23	09/13/23		
10/02/23	09/13/23	09/12/23	10/10/23	09/27/23	10/12/23	09/11/23
			10/24/23	10/11/23		
11/06/23	10/18/23	10/17/23	11/14/23	11/01/23	11/09/23	10/09/23
			11/28/23	11/15/23		
12/04/23	11/15/23	11/14/23	12/12/23	11/29/23	12/14/23	11/13/23
01/08/24	12/20/23	12/19/23	01/09/24	12/27/23	01/11/24	12/11/23

Deadlines are for submission of REVISED plans. The Planning Commission takes only 6 action items per meeting and normally meets the first Monday of the month. A second Planning Commission meeting will be scheduled if necessary. *Items requiring a public hearing will require at least a 32 day deadline to ensure proper notice and advertising dates.*

USES REQUIRING A PUBLIC HEARING WILL BE ASSIGNED AFTER APPROVAL OF DRC REVIEW

***Indicates a change in scheduling or a regular meeting and/or deadline due to a holiday or election.**

Planning Services Fee

<i>Type of Application</i>	<i>Fee</i>
Certificate of Compliance	\$75
Certificate of Compliance (name or ownership change only)	\$50
Certificate of Compliance Seasonal Sales Permit	\$350
Certificate of Compliance Temp Outdoor Dining Permit	\$350
Renew Certificate of Comp. Temp Outdoor Dining Permit	\$100 (If there are no plan changes from prior year's permit)
Zoning Confirmation	\$75
Tree Removal	\$100 + \$50/acre or part of *(A)
Commercial/Industrial/Condominium Landscape Inspection/Re-inspection	*(B) (for overall common area inspections)
Landscape Minor Re-Inspection	*(B)
Address Request Application	\$150 + \$10/address
Future Land Use Amendment	\$2,500
Zoning Amendment Application	\$1,500
Zoning Text Amendment	\$1,800
Conditional Zoning Amendment	\$2,500 + recording fees
Zoning Board of Appeals	\$515 (Single Family Residential)
Zoning Board of Appeals	\$665 (Commercial)
Zoning Board of Appeals Special Meeting	\$815
Special Land Use (new developments)	\$1,500 + \$30/acre or part of *
Special Land Use (existing building, no site changes)	\$1,000
Special Land Use (Single Family Residential)	\$300
Preliminary PDD (Major)	\$4,000 + \$150/acre or part of *
Final PDD (Major)	\$2,500 + \$100/acre or part of *
Minor PDD	\$2,500 + \$100/acre or part of *
PDD Amendment	\$2,500
Subdivision Tentative Preliminary Plat	\$3,000 + \$30/lot *(A)
Subdivision Final Preliminary Plat	\$1,500 + \$15/lot *(A)
Subdivision Final Plat	\$1,500 + \$75/lot (land record fee) *(A)
Dev. Instigated Rev. Approved Plat	\$1,500 + \$15/lot *(A)
Replat	\$75/lot (land record fee)

UPDATED 11/22/22



Planning Services Fee

<i>Type of Application</i>	<i>Fee</i>
Site Plan Commercial/Industrial New Construction	\$3,000 + \$150/acre or part of *(A)
Addition to existing Structure	\$1,500 + \$150/acre or part of *(A)
Developer Instigated Revisions	\$1,500 + \$150/acre of part of *(A)
Site Plan Review (Administrative review by Planning Services only)	\$750 *A
Marketing Sales Trailer	\$1,500 + \$150/acre or part of *
Commercial Master Sign Plan	\$300 + \$10/per tenant space
Multiple Residential and Mobile Home	
New Construction	\$3,000 + \$30/unit *(A)
Addition to Existing Structure	\$1,500 + \$30/unit *(A)
Developer Instigated Revision	\$1,500 + \$30/unit *(A)
Site/Detached Condos Prelim Plan	\$3,000 + \$30/unit *(A)
Site/Detached Condos Final Plan	\$1,500 + \$75/unit (land record fee) *(A)
Replat/Change to Master Deed	\$75 /unit (land record fee)
Property Split/Combinations	\$1,200 + \$75/lot or unit
Private Road Site Plan (includes lot split fee)	\$2,500 + \$75/unit (land record fee)
Land Record Change	\$75/lot or unit (land record fee)
Variance Subdivision Control Ordinance	\$600
Variance Condominium Ordinance	\$600

NOTE: Review fees include the initial review and review of one revision. Any additional reviews shall be charged half the original fee.

*** For parcels over .1 acres calculate the fee by going up to the next whole acres.**

For example: 3.1 acres = 4.0 acres

A - Landscape Plan Review Deposit:

For plans that require a landscape plan, a deposit may be required in the estimated amount of expenses for a contracted landscape plan reviewer to review the plans. The deposit amount is calculated by the Township's Community Planner or designee based on the estimated time for the Township's contracted landscape plan reviewer to review the plans. The Township review costs are deducted from the deposit and any remaining funds are returned.

B - Landscape Inspection Deposit:

The landscape inspection deposit is the estimated amount of expenses for the Township's involvement in the inspection of landscaping and other site improvements. The deposit amount is calculated by the Township's Community Planner or designee based on the estimate time for the Township's contracted landscape and site inspector to conduct inspections for the project. Township expenses are deducted from the deposit and any remaining funds are returned.

Zoning Board of Appeals Application

CHARTER TOWNSHIP OF CANTON
DEPARTMENT OF MUNICIPAL SERVICES
PLANNING SERVICES DIVISION
1150 Canton Center Road, Canton, MI 48188 • 734/394-5170

The filing of this application will facilitate an applicant appearing before the Zoning Board of Appeals for the purpose of requesting a variance to the Canton Township Zoning Ordinance and/or other ordinances. All applicable sections of this application must be completed.

General Information:

1. Applicant's Name: _____

Phone: _____ Fax: _____

Business Name: _____

Address: _____

City / State / Zip: _____

2. Project Representative: _____

Phone: _____ Fax: _____

Business Name: _____

Address: _____

City / State / Zip: _____

Location of Property for Which Appeal is Requested:

3. Address: _____

4. Subdivision: _____ Lot No. _____

5. The property location for which approval is requested: (circle one) N S E W
side of _____ Road between _____ and _____ Roads.

6. Parcel(s) tax ID number(s): _____

7. Zoning Designation of Property: _____

8. Current use of Property :(circle one) Commercial / Industrial / Vacant / Residential / Multi-Family

9. State the Article(s) and Sections(s) of the ordinance being appealed: _____



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Appeal:

10. State the reason for the appeal. What are you attempting to do and why? _____

Appeal Guidelines

The following guidelines will be considered in determining the validity of each variance request:

- The proposed variance involved practical difficulties.
- The proposed variance involves exceptional and unique circumstances.
- The proposed variance will not impair the adequate supply of light and air to adjacent property owners nor increase the congestion in public streets.
- The proposed variance will not increase the hazard of fire or flooding nor endanger the public safety.
- The proposed variance will not unreasonably diminish or impair established property values within the surrounding area.
- The proposed variance will not in any other respect impair the public health, safety, comfort, morals, or welfare of the inhabitants of the Township.
- The proposed variance will not alter the essential character of the neighborhood.
- The spirit of the Ordinance must be observed.

Indicate your responses to the eight preceding statements: _____

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Sketch:

A minimum of 11 copies of a clear sketch must accompany this application. This sketch must be a minimum of 8 1/2" X 11" and must show the property dimensions, all buildings presently existing or proposed on the site, the size of all yard areas, all structures within 50 feet of the property, the location and size of any other important property characteristics such as easements, septic fields, flood plains, etc.

APPLICATIONS WITHOUT A SKETCH CANNOT BE ACCEPTED

The aforesaid information is true to the best of my knowledge.

Applicant's Signature

Date

Printed Name

Variances approved by the Zoning Board of Appeals must be acted upon within 2 years

Questions regarding this application should be directed to the following Divisions:

Community Planner 394-5170 **OR**

Building Official 394-5200

Township Use Only:

File Number: _____ Date Received: _____

Fee Paid: _____ Receipt Number: _____

Agenda No.: _____

Application Reviewed by: _____

Name

Date

NOTE: SKETCHES MUST BE ATTACHED WITH APPLICATION