



Pre-application conferences are always welcome and can help prevent problems or delays before they occur.

To set up a conference, or to answer additional questions, please contact Amanda Propes at:

810-785-9138 Ex. 203

Or

5447 Bicentennial Dr., Mt. Morris MI 48458

Monday-Thursday 7am-5pm

(Township office is located off Coldwater Rd., between Clio Rd. and Jennings Rd.)

Zoning Board of Appeals Process

Interpretation of the Zoning Ordinance

Special Exception

Variance

Other

- 1.) Applicant submits completed application to Zoning Analysis for review.
- 2.) Zoning Analysis reviews for accuracy.
- 3.) Zoning Analysis will send notices to residents within 300 feet of requested property and publish request in local paper.

Please note:

Application must be complete and received 20 days before the Zoning Board of Appeals meeting to be placed on the next available agenda.

Applications must meet the guidelines of Article 26 of the Mt. Morris Township Zoning Ordinance. Also, per the State of Michigan Zoning Enabling Act, requested variances must demonstrate a practical difficulty, which is defined as:

- A.) Unique circumstances applying to the property
- B.) No adverse effect upon the adjacent properties
- C.) Need for the variance was not self-created
- D.) Variance is a minimum necessary
- E.) Request is not of a general or recurrent in nature

Zoning Board of Appeals meets on the third Monday during winter and fall. The first Wednesday of the month in the summer also, unless otherwise noted.

Timelines noted above are approximate and depend upon response time of the applicant and application submission date.

All applications are available on line at www.mtmorristwp.org