



TOWNSHIP OF RAY

County of Macomb

64255 Wolcott Road, Ray Township, MI 48096

Phone: (586) 749-5171

Fax: (586) 749-6190 Website: www.raytwp.org

REZONING APPLICATION

I. GENERAL PROPERTY INFORMATION

Property Owner _____
Property Address _____
General Location _____
Property ID Number _____
Property Size (acres) _____ Frontage (feet) _____
Existing Zoning _____ Proposed Zoning _____
Current Use _____
Proposed Use _____

II. ADDITIONAL INFORMATION (Please provide answers to the following questions. Attach additional sheets if necessary.)

Is the capacity of the Township utilities and services sufficient to accommodate the uses permitted in the requested zoning district, without sacrificing the health, safety and welfare of the township?

Are the potential uses allowed in the requested zoning district compatible with the current existing land uses in the area?

Can the existing street system safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district?

Are the boundaries of the requested rezoning reasonable in relationship to surroundings, and will construction on the site be able to meet the dimensional regulations set forth by the Lenox Zoning Ordinance?

III. SUBMISSION REQUIREMENTS

- ☐ One (1) copy of the Application Information Sheet
- ☐ One (1) copy of the Rezoning Application
- ☐ One (1) copy of the Affidavit of Ownership
- ☐ Sixteen (16) copies of a scaled sketch plan illustrating the size and shape of the property, size and location of all existing and proposed buildings, streets, alleys, easements, and other pertinent existing conditions, and the location and use of adjacent buildings with 150 feet of the subject site. (1" to 20" scale, 24"x36" minimum)
- ☐ A digital PDF copy of each of the required applications/documents/plans listed above.
- ☐ Application Fee



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APPLICATION INFORMATION SHEET

This Application Information Sheet is applicable to all development reviews. Additional applications are required for Site Plan Review, Special Land Use, Rezoning, Planned Unit Developments, and Zoning Board of Appeals Variances.

I. TYPE OF REVIEW

- ☐ Site Plan ☐ Special Land Use ☐ Rezoning ☐ ZBA Variance ☐ Planned Unit Development
☐ Subdivision Control Ordinance: Variance Request

II. APPLICANT

Applicant's Name _____
Address _____
City/Township _____ State _____ Zip _____
Phone _____ Email _____

III. APPLICANT'S REPRESENTATIVE (IF DIFFERENT FROM APPLICANT)

Name _____
Address _____
City/Township _____ State _____ Zip _____
Phone _____ Email _____

IV. PROPERTY INFORMATION

Property Address _____
General Location _____
Legal Description ☐ Attached ☐ On plans
Property ID Number _____
Property Size (acres) _____ Frontage (feet) _____
Existing Zoning _____

V. SIGNATURES (This application form must be signed by both the applicant and the legal owner of the property.) The undersigned deposes that the foregoing statements and answers and accompanied information are true and correct.

Signature of Applicant

Signature of Property Owner

Printed/Typed Name of Applicant

Printed/Typed Name of Property Owner

Office Use:

Application No. _____ Review Fee _____ Date Received _____



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AFFIDAVIT OF OWNERSHIP OF LAND

State of Michigan,

County of _____

I/We (Name) _____
of (Address) _____
the _____ of _____

being duly sworn, depose(s) and say(s) as follows:

I. The owner(s) of the property described on the attached

☐ Warranty Deed ☐ Land Contract ☐ Other Document (specify)

Is/are as follows:

Name(s) and address:

This property is subject of a _____
submitted to the Township of Ray, Michigan

II. I/We authorize

Name _____

Address _____

City/Township _____ State _____ Zip _____

Phone _____ Email _____

To be my/our designated representative(s) in the process of the application and to make representation and commitments on my/our behalf in connection with obtaining approval of my/our request.

Signature of Property Owner(s)

Printed/Typed Name of Property Owner(s)

Subscribed and sworn to me on
the _____ day of _____, 20____
_____, Notary Public
_____, County, Michigan
My commission expires: _____

SCHEDULE OF LAND USE FEES FOR RAY TOWNSHIP

LAND USE DESCRIPTION	ADMINISTRATIVE	PLANNER	ENGINEER **	LEGAL	TOTAL-engineering fees not included see chart below
Special Land Use Site Plan	\$1,085.00 \$910.00	\$450.00 + \$45/acre \$450.00 + \$45/acre	*Based on Acreage *Based on Acreage	Billed as needed Billed as needed	\$1,535.00 + per acre fee \$1,360.00 + per acre fee
Private Road	\$1,195.00	\$225.00 + \$7.50/acre	*Based on Acreage	\$160.00	\$1,580.00 + per acre fee
Rezoning Conditional Rezoning	\$1,275.00 \$2,185.00	\$450.00 + \$45/acre \$450 + \$45/acre	--- *Based on Acreage	Billed as needed Billed as needed	\$1,725.00 + per acre fee \$2,635.00 + per acre fee
Signs	\$500.00	\$30.00	---	---	\$530.00
Site Plan <u>Multiple Family</u>	\$910.00	\$450.00 + \$3/unit	*Based on Acreage	Billed as needed	\$1,360.00 + per unit
<u>Open Space or P.U.D.</u> (Preliminary Plan) (Final Plan)	\$910.00 \$910.00	\$450.00 + \$9/unit \$450.00 + \$7.50/unit	*Based on Acreage *Based on Acreage	Billed as needed Billed as needed	\$1,360.00 + per unit/acre fee \$1,360.00 + per unit/acre fee
<u>Commercial/Industrial</u> (Individual or Large Scale)	\$910.00	\$450.00 + \$75/acre	* Based on Acreage	Billed as needed	\$1,360.00 + per acre fee
<u>Mobile Home</u> <u>Semi-Public</u>	\$910.00 \$910.00	\$450.00 + \$3/unit \$300.00 + \$30/acre	* Based on Acreage * Based on Acreage	Billed as needed Billed as needed	\$1,360.00 + per unit/acre fee \$1,310.00 + per acre fee
Cell Tower – Co-Location	\$600.00	\$150.00	*Based on Acreage	Billed as needed	\$750.00
Cell Tower – New	\$530.00	\$320.00	*Based on Acreage	Billed as needed	\$750.00
<u>Subdivision Plats/Including</u> Site Condominiums					
Tentative Preliminary Plat Re-review fee – 3 rd & subsequent	\$910.00	\$450.00 + \$9/lot	*\$550.00 + \$15/lot Hourly as incurred	Billed as needed	\$1,910.00 + per lot fee
Final Preliminary Plat	\$910.00	\$450.00 + \$4.50/lot	*\$450.00 + \$15/lot	\$160.00	\$1,970.00 + per lot fee

ALL REVIEW FEES ARE NON-REFUNDABLE

Please call or email any questions to

Ray Township Planning and Zoning Department Mon-Thurs 8:30AM-4:30PM (\$86)-741-5171 ext 203 or email building@raytwp.org

Fees not included above:

**Engineering fees- Minimum fee of \$10,000 bond to be invoiced against
during the engineering plan review, construction observation
and record drawings/As-builts preparation process.

All additional reviews will be billed as incurred
Legal review will be billed when needed.

*** ZBA Fee Adopted 7/18/2017 Board Meeting

**** Engineering Acreege fees Adopted 4/19/2022 Board Meeting

***** Subdivision Control Ordinance, Variance Request fee Adopted 6/17/2023 Board Meeting

SCHEDULE OF LAND USE FEES FOR RAY TOWNSHIP

Final Plat	\$910.00	\$150.00 + \$3/lot	*\$650.00 + \$15/lot	\$160.00	\$1,870.00 + per lot fee
Zoning Board of Appeals	***\$1,000.00				\$1,000.00
Special Meeting	\$550.00	\$150.00	\$120.00 hourly as needed		\$700.00 +Engineered as needed
Request for Address Assignment	\$30 Address assigned by Assessor				
Subdivision Control Ordinance Variance Request	*****\$1,000				

*Engineering Acreage Fees

0 – 2.0 Acres	\$300.00****
2.01 – 5.0 Acres	\$350.00****
5.01 – 10.0 Acres	\$400.00****
10.01 – 20.0 Acres	\$600.00****
Over 20.0 Acres	\$700.00****

*** Engineering Acreage Fees above cover engineering preliminary comment on application submitted for planning commission review only.**
**** Additional Engineering fees – see below**

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**** Engineering Acreage fees Adopted 4/19/2022 Board Meeting
***** Subdivision Control Ordinance, Variance Request fee Adopted 6/17/2025 Board Meeting