



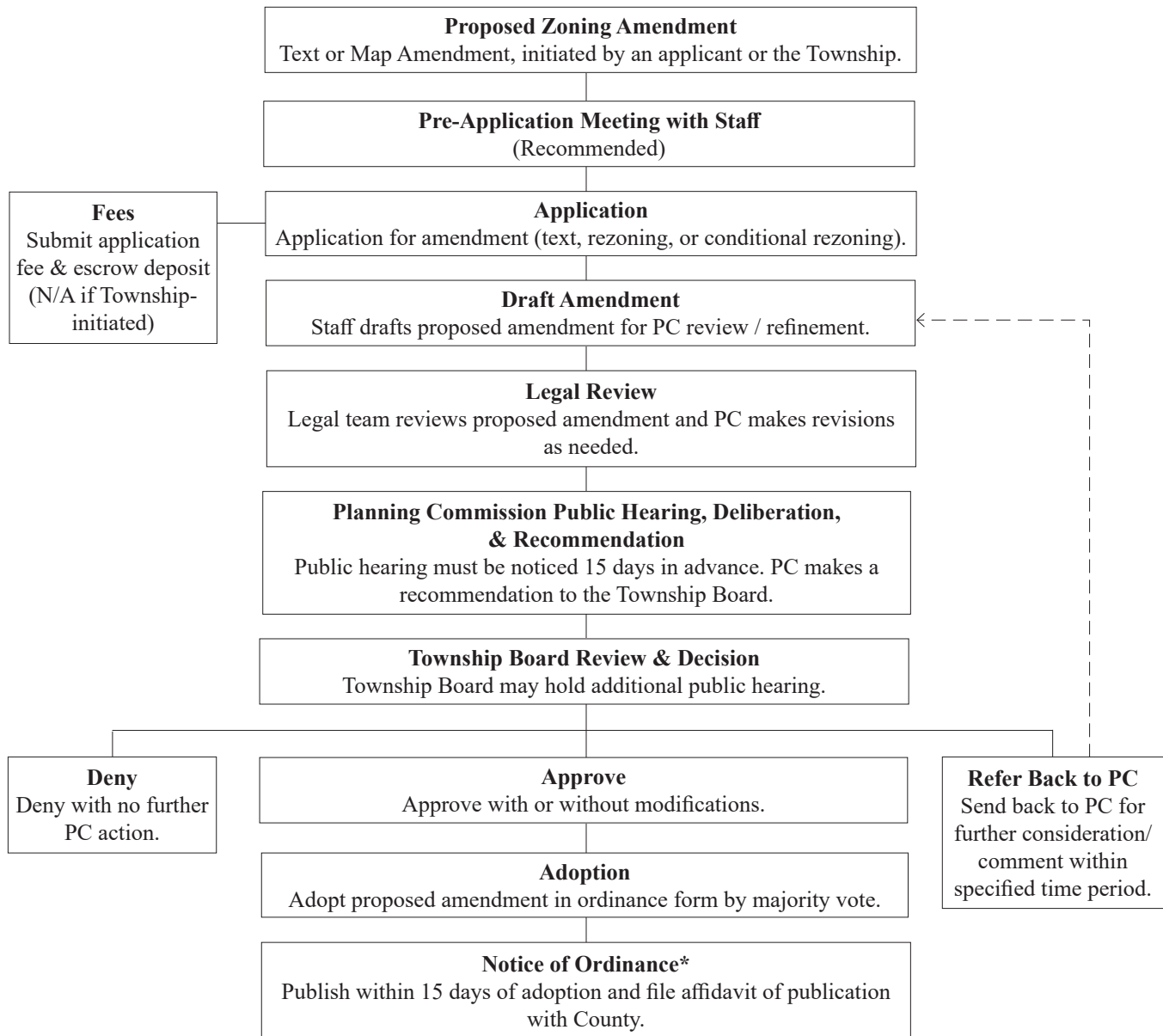
EAST BAY CHARTER TOWNSHIP

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Review & Approval Process Zoning Map (Rezoning) & Text Amendments

The East Bay Township Planning Commission (PC) meets the first Tuesday of each month. Special meetings are available upon request.



**In case of citizen opposition, a registered elector in the Township shall notice their intent to file a petition within 7 days of publication.*

Zoning Text Amendment

A Zoning Text Amendment changes the text of the Zoning Ordinance. A proposed text amendment may be initiated by a resident, Planning Commission, or Township Board. A text amendment goes before the Planning Commission with a public hearing, which then provides a recommendation to the Township Board for final decision.

Zoning Map Amendment (Rezoning)

A Zoning Map Amendment changes the official Zoning Map of the Township. A proposed map amendment may be initiated by a resident, Planning Commission, or Township Board. A map amendment goes before the Planning Commission with a public hearing, which then provides a recommendation to the Township Board for final decision.

Conditional Zoning Map Amendment (Conditional Rezoning)

A Conditional Zoning Map Amendment also changes the official Zoning Map of the Township. In certain instances, an owner seeking a rezoning may voluntarily propose conditions regarding the use and/or development of land as part of the rezoning request, which is known as a “Conditional Rezoning.” In such an instance, the applicable provisions of Section 405 of the Michigan Zoning Enabling Act (MCL 125.3405) apply.