

2. The Statement of Conditions may be amended thereafter in the same manner as was prescribed for the original rezoning and Statement of Conditions.

K. Township Right to Rezone.

Nothing in the Statement of Conditions nor in the provisions of this Section shall be deemed to prohibit the Township from rezoning all or any portion of land that is subject to a Statement of Conditions to another zoning classification. Any rezoning shall be conducted in compliance with this Ordinance and the Michigan Zoning Enabling Act (Public Act 110 of 2006).

L. Failure to Offer Conditions.

The Township shall not require an owner to offer conditions as a requirement for rezoning. The lack of an offer of conditions shall not affect an owner's rights under this Ordinance.

18.7 FACTORS

In reviewing an application for the rezoning of land, whether the application is made with or without an offer of conditions, factors that should be considered by the Planning Commission and the Township Board include, but are not limited to, the following:

1. Whether all of the uses allowed under the proposed rezoning would be compatible with other zones and uses in the surrounding area
2. Whether the uses allowed under the proposed rezoning would be equally or better suited to the area than uses allowed under the current zoning of the land
3. Whether there will be an adverse physical impact on surrounding properties
4. Whether there will be an adverse effect on property values in the adjacent area
5. Whether there have been changes in land use or other conditions in the immediate area or in the community in general which justify rezoning
6. Whether rezoning will create a deterrent to the improvement or development of adjacent property in accord with existing regulations
7. Whether rezoning will grant a special privilege to an individual property owner when contrasted with other property owners in the area or the general public
8. Whether there are substantial reasons why the property cannot be used in accordance with its present zoning classifications
9. Whether the rezoning is in conflict with the policies and uses proposed for the area as reflected in the master plan
10. Whether any public services and facilities would be significantly adversely impacted by a development or use allowed under the requested rezoning
11. Whether there are sites nearby already properly zoned that can be used for the intended purposes
12. Whether other local remedies are available