PETITION FOR ZONING CHANGE

Charter Township of Vienna
3400 W Vienna Road | Clio, MI 48420
(810) 686-7580

APPLICANT'S INFORMATION

Name: Brenda Corey Phone: (810) 542-1356

Mailing Address: 3626 Green Corners Rd

City: Metamora State: MI Zip: 48455

Email Address: Bcoreymi@aol.com

PROPERTY INFORMATION

Parcel #: 18-14-400-043 Property Address: 12163 N. Saginaw Rd.

Name(s) of Property Owner(s): Joyce Tingley / Joyce M. Tingley Trust

Property Owner's Current Mailing Address:

City: State: Zip: Phone:

Legal Description:

Size of Lot: .77 acres Present Zoning: C-2 commercial / 401 Residential

Present Use: Residential

AFFIDAVIT

We, the owners/purchasers, of the above-described property, hereby apply to the Vienna Township Planning Commission to rezone property from C-2 to Residential, for the purpose of selling the home as residential only.

In support of the application, we agree to pay any fee the Commission requires and submit the following information, which we represent to be true and complete:

Brenda Corey
Signature of Applicant(s)

Oct. 23, 2026
Date:

For Planning Commission Use Only

Date Received: 10/19/26 Date Fee Paid: 10/19/26 Amount of Fee: $ 500

Public Hearing Date: 11/23/26 Notice sent within 300 feet: 10/27/26

Recommendation:

2. The provisions in this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district: and that the variance is the minimum necessary.

Hardships:

In selling this property I am restricted to cash only sales. Banks don't like to finance residences that are zoned commercial because residential mortgages are designed solely for living, while commercial loans are business. Zoning laws are different and dictate the permitted use of the property. Commercial property has higher risk (theft, fluctuating income, tenant default) so the rules are stricter and interest rates are higher. Banks would have difficulty reselling a home since it was not zoned residential and they don't want to take a loss. If the house were to burn down only a commercial building could be rebuilt. I would like to be able to sell with all types of financing. (Information courtesy of Kevin MacDermaid, Vienna township assessor)

Also, a buyer will be negatively impacted in getting insurance for the house because it is a residence built on commercial property. It has different risk factors, legal status, and intended use which does not match regular home insurance guidelines or categories. (Information courtesy of Blackmore-Rowe Insurance Company in Clio)

Positive reasons for the rezoning:

Rezoning will be a benefit to the Pinewood Cemetery and the subdivision west of the house. The property has a spacious back yard with many trees which shelter it from the commercial businesses nearby. This helps maintain the rural character of the area. The slight hill to the north of the cemetery would make it a poor candidate for a business because it could be dangerous for a lot of cars pulling in and out of the driveway. It makes more sense to have this property zoned residential.