

**ARTICLE 10**  
**AMENDMENTS**

**ZO-10.00.00 INITIATION OF AMENDMENTS**

Amendments to this Ordinance may originate through:

ZO-10.00.01 The Township Board, or

ZO-10.00.02 The Township Planning Commission by resolution of the majority of their respective members, or

ZO-10.00.03 Written petitions signed by no less than sixty percent (60%) of the owners of property located in the unincorporated portion of the Township and within fifteen hundred (1500) feet of all boundaries of property to be rezoned, and filed with the Township Clerk. Such petition shall include the address of each signer and the location of his property in the Township; or

ZO-10.00.04 Written petition signed by all owners of property for which rezoning is requested.

- 1) Any petition requesting rezoning of individual parcels of land (by the owners) shall state the specific use or purpose for which rezoning is sought.
- 2) If granted, it shall be illegal to use such parcel for any purpose other than that specifically authorized. (amd Ord 12-1)

**ZO-10.01.00 PROCEDURE**

ZO-10.01.01 Each proposed amendment not originating with the Planning Commission shall be referred to said Board for its consideration and recommendations.

ZO-10.01.02 The Planning Commission shall hold at least one (1) public hearing on its recommendations, as required by the Michigan Zoning Enabling Act (MZEA) P.A. 110 of 2006, MCL 125.3101, et. seq., as amended. (amd Ord 12-1)

A) Notice of the Planning Commission hearing on an amendment shall:

1) Contain: (amd Ord 12-1)

i) A summary of the purpose of the hearing.

ii) The date, time and place of the hearing.

iii) The dates, times and places where the tentative text and maps may be examined.

2) Be published in a newspaper in general circulation in the Township not less than fifteen (15) days before the hearing date.

4) Be mailed not less than fifteen (15) days before the hearing to each public utility or railroad that registers its name and address with the Township for the purpose of receiving the notice.

5) Be mailed at least fifteen (15) days before the hearing to the owner(s) of the property to be rezoned and to all owners of property and occupants of dwellings within three hundred (300) feet of the premises to be rezoned (applies only to rezoning).

6) Be posted on the property to be rezoned (applies only to rezoning):

i) For at least thirty (30) days preceding the date of hearing;

ii) With at least one two (2) foot by two (2) foot sign.

7) Be evidenced by an affidavit of mailing to owner(s), occupants, utilities and railroads filed before the hearing (applies only to rezoning).

8) Be evidenced by affidavit(s) of publication.

ZO-10.01.03 During and as a result of the zoning ordinance amendment hearing(s), the Planning Commission shall:

- A) Review the proposed amendment.
- B) Conduct a hearing and summarize comments from the public.
- C) Consider the amendment (and changes thereto).
- D) Submit copies of the summary, text, maps and the Planning Commission's recommendations to the County Planning Commission and file affidavit of mailing.
- E) Submit copies of the summary, affidavits, text, maps and the Planning Commission's recommendations to the Township Board.

ZO-10.01.04 Upon receipt of the summary, text, maps, affidavits and the Planning Commission's recommendations, the Township Board:

- A) Shall wait thirty (30) days after the County Planning Commission's receipt of the amendment(s) for its recommendations. If no response is received in thirty (30) days, then the Board may proceed without the County Planning Commission's recommendations.
- B) May hold additional hearing(s) for comments, if deemed necessary, in which case notice shall be published in a newspaper in circulation in the Township not less than fifteen (15) days before the hearing, indicating date, time, place and purpose of the hearing. (amd Ord. 12-1)
- C) Shall refer the proposed text back to the Planning Commission for a report on any suggested amendments, changes, additions or departures from the text as originally presented.
- D) May adopt the amendment(s) by a vote of a majority of its membership, at a regular meeting (or a special meeting called for the purpose), to be effective upon publication or on any date thereafter.

#### ZO-10.02.00 **FINALITY**

Any decision made by the Planning Commission or the Board of Appeals pertaining to a particular parcel of land prior to the adoption of any amendment to this Ordinance shall be final and not affected by any subsequent amendment unless that parcel of land is the subject of the amendment.

#### ZO-10.03.00 **CONSIDERATION OF AMENDMENTS**

Any amendments to this ordinance (as well as permits for special land uses and variances) shall be made with reasonable consideration, among other things, to:

- A) The character of each district.
- B) Its peculiar suitability for particular purposes.
- C) Conservation of property values.
- D) General trend and character of land, building and population development.
- E) Basic plan for general trend and character of land, building and population development.
- F) Conservation of natural resources and energy.
- G) Prevention of improper uses of land.
- H) Appropriate locations and relations of various uses.
- I) Hazards to life and property.
- J) Population and traffic density.
- K) Environmental impact.
- L) County Planning Commission recommendations.
- M) Effect of amendment upon adjacent municipalities.