

ARTICLE XXIX

ZONING ORDINANCE AMENDMENT AND PROCEDURE

Section 29.1 Initiating a Zoning Ordinance Amendment

Amendments to this Ordinance may be initiated by the Township Board, Planning Commission or by a real property owner or party with an interest in real property, as provided by Sections 29.2 and 29.3 herein.

Section 29.2 Amendment to the Official Zoning Districts Map

An owner of real property or party with an interest in real property may initiate an amendment to the Official Zoning Districts Map. The applicant shall provide the following information to initiate an amendment:

- (A) A completed Petition to Rezone form as provided by the Zoning Administrator.
- (B) A legal description of the real property on which a change of zoning district classification is sought.
- (C) Documentation disclosing the applicant's interest in the real property.
- (D) A statement describing the reason(s) for the proposed change in zoning district classification and any other relevant information the applicant wishes to provide.
- (E) Any applicant may volunteer to include proposed use and development conditions to a Petition to Rezone real property as provided in Section 405(1)-(5) of the Michigan Zoning Enabling Act [110 PA of 2006, as amended] [MCL 125.3405(1)-(5)].

Section 29.3 Amendment to Text of the Zoning Ordinance

The Planning Commission or Township Board may initiate amendments to the text of this Ordinance. A draft of the text amendment shall be presented to the Planning Commission for consideration.

Section 29.4 Procedure for Consideration of All Zoning Ordinance Amendments

The following procedure shall be used for consideration of an amendment to this Ordinance:

The Planning Commission shall determine the date, time and place for a public hearing on a proposed amendment in this Ordinance; provided, however, that the Planning Commission, after consideration at a public meeting, may determine not to convene a public hearing on an amendment to text of this Ordinance, and thereby not consider further a proposed amendment in the text.

With respect to an amendment in which the Planning Commission determines to convene a public hearing, the Zoning Administrator shall arrange for publication and delivery of notice of the public hearing in accordance with Section 28.12 of this Ordinance.

The Planning Commission shall hold the public hearing. The Commission shall receive such public comment and review such reports and other materials as it deems appropriate in the circumstance.

If the Commission desires to make material changes in the text of the proposed amendment, it shall first establish a date, time and place for a second public hearing on the amendment as it is proposed to be changed.

After concluding a recommendation, the Planning Commission shall forward its decision and the proposed amendment to the Township Board with a recommendation for approval or denial.

Upon receipt of a Zoning Ordinance Amendment recommendation from the Planning Commission, the Township Board shall consider the proposed amendment at a meeting determined by the Township Board. If, after considering the proposed amendment, the Township Board desires to propose any changes therein or departures therefrom, the Township Board shall first refer the same to the Planning Commission for a report thereon within a time specified by the Township Board.

The Township Board shall grant a hearing on any proposed rezoning amendment to any property owner who submits to the Township a written request for such hearing by certified mail addressed to the Township Clerk, and in that event, the Township Board shall request the Planning Commission to attend the public hearing.

The Township Board may adopt the amendment at any regular meeting or at a special meeting. In the case of an amendment that has first been referred by the Township Board to the Planning Commission and then returned by the Commission with its report thereon, the Township Board may adopt the amendment with or without any recommended amendments or provisions that were considered or proposed by the Planning Commission.

Each amendment adopted by the Township Board will become effective 7 days following publication of a notice of ordinance adoption in a newspaper of general circulation within the Township. A copy of each adopted amendment to this Ordinance shall be placed on file with the Township Clerk.

Sections 29.5 – 29.99 [Reserved]