

ARTICLE 10--AMENDMENT AND DISTRICT CHANGES: PROCEDURES

Whenever the public necessity, convenience, general welfare or good zoning practice require, the regulations, restrictions and district boundaries set forth in this Ordinance may from time to time be amended, supplemented, changed, or repealed, provided, however, that no action may be taken until a public hearing in relation thereto, at which parties in interest and citizens shall have an opportunity to be heard. An amendment, supplement or change may be initiated by the Township Board or the Township Planning Commission, on a motion by either of these bodies, or by a verified application of one (1) or more of the owners or lessees of property within the area proposed to be changed or affected by this Ordinance.

10.01-1 Procedure For Change

Application for amendments and district changes shall be submitted to the Township Planning Commission upon forms carefully filled out with such data and information as to assure the fullest practicable presentation of facts for the permanent record.

10.01-2

Before submitting its recommendation on a proposed amendment of the text or a district change, the Planning Commission shall hold at least one public hearing on the same, which public hearing shall be noticed in accordance with applicable statutory requirements.

10.01-3

The public hearing shall be held.

10.01-4

Following such hearing, or hearings, the Planning Commission shall submit the proposed amendment to the County Coordinating Zoning Committee for review and recommendation. The County Coordinating Zoning Committee shall be deemed to have waived its right for review and recommendation if its recommendation has not been received by the Township within 30 days from the date the proposed text amendment and/or district change was received by the Coordinating Committee.

10.01-5

The Township Planning Commission shall transmit a summary of comments received at the public hearing and its proposed zoning text amendments and/or district change to the Township Board. The Township Board may hold a public hearing if it considers it necessary or as otherwise may be required by law. The

Township Board shall grant a hearing on a proposed zoning text amendment and/or district change to a property owner who requests a hearing by certified mail, addressed to the Township Clerk. The notice of any such public hearing shall be given in accordance with applicable statutory requirements. The Township Board may adopt, by majority vote of its membership, a Zoning Ordinance amendment and may give the Zoning Ordinance amendment effect not less than seven days after publication as provided by applicable statute. The Ordinance containing the Zoning Ordinance amendment shall be published pursuant to the provisions of the Michigan Zoning Enabling Act.

10.02 Re-Hearing on Changes

Whenever a proposed amendment or district change has not been adopted by the Township Board, the Planning Commission shall refuse to hold another public hearing on same for at least six (6) months unless it is conclusively proven that new conditions and circumstances exist.