

## **SECTION 305. AMENDMENTS**

### **305.1 TOWNSHIP BOARD MAY AMEND.**

The regulations and provisions of this Ordinance and the boundaries of zoning districts shown on the Zoning District Map may be amended by the Township Board.

### **305.2 INITIATION OF AMENDMENTS.**

Proposals for amendments, supplements, or changes may be initiated by the Township Board of its own action, by the Planning Commission, or by petition of one (1) or more persons having an interest, by ownership or option to purchase, in property to be affected by the proposed amendment. All amendments shall be made in conformance with the procedures specified in the Michigan Zoning Enabling Act, Act 110 of 2006, and the following procedures and specifications.

### **305.3 AMENDMENT PROCEDURE.**

- A. **Petition to Township Clerk and Payment Office.** All petitions for amendments to this ordinance shall be in writing, signed, with the appropriate fee, and filed in triplicate with the Township Clerk for presentation to the Township Planning Commission. The petition shall be submitted upon an application on standard form to the Township Clerk, who will transmit the application to the Planning Commission for recommended action.
- B. **Recommendation.** The Planning Commission shall consider each proposed amendment and may recommend any additions or modifications to the original amendment petition.
- C. **Public Hearing.** Before voting on any proposed amendment to this Ordinance, the Planning Commission shall conduct a public hearing, with notice being given to the public as required by law and as set forth in Section 306.
- D. **Huron County Planning Commission.** Following the conclusion of the public hearing and review by the Township Planning Commission, the proposed amendment and any applicable zoning district map updates shall be submitted to the Huron County Planning Commission for their review. The approval of the County Planning Commission shall be presumed, conclusively, unless such Commission notifies the Township Board of its approval or disapproval within thirty (30) days of its receipt of the amendment.

- E. **Township Board Action.** Upon receipt of the Huron County Planning Commission's recommendation, the Township Board shall review said recommendation and that of the Township Planning Commission, along with a summary of comments received at the Planning Commission public hearing/meeting on the proposed amendment. The Township Board may on its own initiative hold an additional public hearing regarding the proposed amendment and is required to hold a public hearing upon the request of any property owner. Said request must be made in writing, sent by certified mail and addressed to the Township Clerk. Said request must be received prior to the meeting at which the proposed amendment would first be considered by the Township Board. The Planning Commission shall be notified of the hearing and encouraged to attend. The hearing may be held at a regular meeting or at a special meeting called for that purpose. Notice of the hearing, including all information required by law, shall be published in a newspaper which circulates in the Township at least fifteen (15) days before the hearing. Mailed notice of said hearing is not required.

If the Township Board deems advisable any changes to the amendment recommended by the Planning Commission, it may refer these changes back to the Planning Commission for a report thereon within thirty (30) days. The Township Board may deny or adopt the amendment with or without changes, by a majority vote of its membership, following the Board's standard procedures for adoption of ordinances.

- F. **Notice of Adoption.** Upon Township Board adoption, the amendments or supplements shall be filed with the Township Clerk and one notice of adoption shall be published in a newspaper of general local circulation within fifteen (15) days after adoption. The notice of adoption shall include the following information:
1. A summary of the regulatory effect of the amendment, including the geographic area(s) affected, or the text of the amendment as adopted.
  2. Effective date of the amendment.
  3. The place and time where a copy of the Ordinance may be purchased or inspected.

- G. **Enactment.** All changes required to the text of the ordinance or the zoning map shall be made and recorded within three (3) normal working days after the effective date of the ordinance or map amendment as follows:
1. **Text Changes.** All text changes shall be identified by a reference number referring to the administrative action and include the adoption date as well as the effective date.
  2. **Map Changes.** Each change to the official zoning map as defined in Section 402, shall be accompanied by a reference number on the map which shall refer to the official legislative action.
- H. **Resubmittal.** No application for a rezoning which has been denied by the Township Board shall be resubmitted for a period of one (1) year from the date of the last denial, except on grounds of newly discovered evidence or proof of changed conditions which, upon inspection by the Township Board, are found to be valid.