

CHAPTER 19 AMENDMENTS

Section 19.1 Amendments. Amendments to this Ordinance may be initiated by the Township Board, the Planning Commission or by any interested person.

Section 19.2 Applications for Amendment. Applications by an interested person for an amendment in this Ordinance shall be in writing, signed by the applicant, and submitted to the Zoning and Planning Department. The application shall include the following:

- (a) The applicant's name, address, and interest in the amendment being applied for and, if applicable, the name, address, and interest of other persons having a legal or other interest in the land involved or in the subject matter of the proposed amendment.
- (b) The reasons and grounds for the proposed amendment; if adopted, the nature and effect of the proposed amendment.
- (c) If the proposed amendment would require a change in the zoning map, a fully dimensioned map showing the land which would be affected by the proposed amendment, a legal description of the land, the current zoning district of the land, and the zoning district of the abutting lands.
- (d) Other facts and information offered in support of the proposed amendment.

Section 19.3 Consideration of Proposed Amendment. 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 a proposed amendment in the text of this Ordinance, and thereby not consider further a proposed text amendment.

- (b) With respect to an amendment as to which the Planning Commission determines to convene a public hearing, the Township Zoning and Planning Department shall arrange for notice of the public hearing to be given in accordance with Section 18.9 of this Ordinance.
- (c) 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 circumstances.

If the Commission desires to make changes in the text of the proposed amendment that are so material and significant as to be beyond the reasonable scope of the notice of the public hearing on the amendment, then the Commission shall first hold a public hearing, with notice, on the amendment as it is proposed to be materially and significantly changed.

- (d) After its decision, the Planning Commission shall forward its decision and the proposed amendment to the Township Board with its recommendation for approval or denial.
- (e) Upon receipt of a zoning ordinance amendment recommendation from the Planning Commission, the Township Board shall consider the proposed amending ordinance at a public meeting. The Township Board may hold a public hearing on the amending ordinance if it determines to do so, but such a hearing is not required, except in the case of planned unit development rezoning. If such a public hearing is held by the Township Board, notice thereof shall be given in the same manner as is required by the terms of this Ordinance for a Planning Commission public hearing on an ordinance to amend the text of this Ordinance or the Zoning Map.
- (f) If an interested property owner requests a hearing by the Township Board on a proposed Zoning Ordinance amendment for the rezoning of a parcel of land, and if such request is in writing and is sent by certified U.S. mail, addressed to the Township Clerk, the Township Board shall convene such a hearing. In that case, written notice of the date, time, place and purpose of the hearing shall be given to the requesting property owner in the same manner and to the same extent that notice of a Planning Commission public hearing is given to an applicant, but no other notice of the Township Board hearing need be given by publication, U.S. mail or otherwise.
- (g) The Township Board may adopt the amending ordinance at any regular or special meeting, by affirmative majority vote of the members of the Township Board.
- (h) Except as otherwise provided by law, or as may be provided by the relevant ordinance, an ordinance to amend the Zoning Ordinance shall take effect upon the expiration of seven days after publication of the amending ordinance or seven days after publication of a summary of its provisions in a newspaper of general circulation in the Township, or at such later date after publication as may be specified in the amending ordinance.

The above-stated notice of adoption shall include the following information:

- (1) A summary of the regulatory effect of the amending ordinance, or the entire text of the amending ordinance; if the ordinance includes an amendment of the Zoning Map, the notice shall indicate the lands affected.
- (2) The effective date of the amending ordinance.
- (3) The location where and the time when a copy of the amending ordinance may be inspected or purchased.