



**ARTICLE 11**

**SCHEDULE OF DISTRICT REGULATIONS**

[Sections 1100 and 1101 remain the same.]

**SECTION 1102 PLANNED UNIT DEVELOPMENT OVERLAY OPTION (PUD)**

[Sections 1102.A through D.1 remain the same.]

2. Conceptual PUD Review

[Sections 1102.D.2. a and b remain the same.]

- c. The Planning Commission shall set a date for a public hearing. Notice of the public hearing shall be published in accordance with Article 20 of this Ordinance.

**ARTICLE 14**

**SPECIAL LAND USES**

[Section 1400 remains the same.]

**SECTION 1401 SPECIAL LAND USE PROCEDURES AND REVIEW STANDARDS**

A. Application, Submittal and Review Procedures

[Sections 1401.A. 1 through 4 remain the same.]

- 5. Township Clerk, or designate, provides required public notice of public hearing date as set by the Planning Commission. Notice is to be published in accordance with Article 20 of this ordinance.

[Sections 1401.A. 6 remains the same.]

- 7. Planning Commission approves, approves with conditions, or denies the special land use request. The decision on a special use shall be incorporated in a statement of findings and conclusions relative to the special land use which specifies the basis for the decision and any conditions imposed. The Planning Commission may also postpone a request to allow verification, compilation or submission of additional or supplemental information, or to address other concerns or issues.

[There are no other proposed changes to the remainder of this section.]

**ARTICLE XVII**

**ZONING BOARD OF APPEALS**

**SECTION 1700 CREATION AND MEMBERSHIP.**

- A. A Zoning Board of Appeals (ZBA) is hereby created to carry out the responsibilities and exercise the authority provided in this Ordinance and in the Michigan Zoning Enabling Act, P.A. 110 of 2006, as amended. The ZBA shall carry out its duties so that the objectives and spirit of this Ordinance shall be observed, public safety secured, and substantial justice done.

[Section 1700.B remains the same.]

- C. A member of the ZBA who is also a member of the Planning Commission or Township Board shall not participate in a public hearing on or vote on the same matter that the member voted on as a member of the Planning Commission or Township Board. However, the member may consider and vote on other unrelated matters involving the same property.

[Section 1700.C shall be renumbered to D.]

- E. Members of the ZBA shall be removable by the Township Board for misfeasance, malfeasance, or nonfeasance in office upon written charges and after public hearing.

[Sections 1700.E and F shall be renumbered to F and G.]

- H. All vacancies for unexpired terms shall be filled for the remainder of the term in the same manner as the original appointment.

[Section 1700.H shall be renumbered to I.]

- J. A member shall disqualify himself from all discussion and voting in which the member has a conflict of interest. Failure of a member to disqualify himself or herself from a vote in which the member has a conflict of interest constitutes malfeasance in office.

[There are no other proposed changes to the remainder of this section, Section 1701 and Section 1702.]

**SECTION 1703 APPLICATIONS AND NOTICES; EFFECT OF APPEAL.**

[Sections 1702.A through G remain the same.]

- H. The Township Clerk, or designate, shall provide public notice of a ZBA public hearing in accordance with the public hearing publication and notification procedures required for a rezoning or special land use approval request as outlined in Article 20 of this Ordinance. Other persons may be notified at the discretion of the ZBA. Where the case does not relate to a specific site, notification shall be made in the newspaper only.

**ARTICLE XVIII**

**PLANNING COMMISSION**

[There are no proposed changes to Section 1800]

**SECTION 1801                    POWERS AND DUTIES**

The Planning Commission shall have those powers and duties as provided in the Township Planning Act, P.A. 168 of 1959, as amended, the Michigan Zoning Enabling Act, P.A. 110 of 2006 , as amended, and such other duties as are established in this Ordinance including:

[There are no other proposed changes to the remainder of this section.]

**ARTICLE XIX**

**ADMINISTRATION AND ENFORCEMENT**

[Sections 1900 through 1904 remain the same.]

**SECTION 1905                    AMENDMENTS**

This ordinance may be amended in accordance with the Michigan Zoning Enabling Act, P.A. 110 of 2006 as amended. Public notice regarding amendments to this Ordinance shall be in accordance with Article 20. Applications to change the zoning of a parcel or parcels of land within the Township shall be made to the Township Clerk on forms provided for that purpose by the Township. Applications shall be accompanied by the fee as established by resolution of the Township Board.

**ARTICLE 20**  
**PUBLIC NOTICE**

**Section 2000 PUBLIC NOTIFICATION**

All applications for development approval requiring a public hearing shall comply with the Michigan Zoning Enabling Act, PA 110 of 2006 and the provisions of this section with regard to public notification.

- A. Responsibility. When the provisions of this Ordinance or the Michigan Zoning Enabling Act require that notice be published, the Township Clerk shall be responsible for preparing the content of the notice, having it published in a newspaper of general circulation in the Township and mailed or delivered as provided in this Section.
  
- B. Content. All mail, personal and newspaper notices for public hearings shall:
  - 1. Describe the nature of the request: identify whether the request is for a rezoning, text amendment, special land use, planned unit development, variance, appeal, ordinance interpretation or other purpose.
  
  - 2. Indicate the property that is the subject of the request. The notice shall include a listing of all existing street addresses within the subject property. Street addresses do not need to be created and listed if no such addresses currently exist within the property. If there are no street addresses, other means of identification may be used such as a tax parcel identification number, identifying the nearest cross street, or including a map showing the location of the property. Street addresses are not required to be listed when eleven (11) or more adjacent properties are proposed for rezoning, or when the request is for an ordinance interpretation not involving a specific property.
  
  - 3. When and where the request will be considered: indicate the date, time and place of the public hearing(s).
  
  - 4. Include a statement describing when and where written comments will be received concerning the request. Include a statement that the public may appear at the public hearing in person or by an agent or other representative.
  
  - 5. Provide information concerning how handicap access will be accommodated if the meeting facility is not handicap accessible.
  
- C. Personal and Mailed Notice.
  - 1. General. When the provisions of this Ordinance or state law require that personal or mailed notice be provided, notice shall be provided to:
    - a. The owners of property for which approval is being considered, and the applicant, if different than the owner(s) of the property.
  
    - b. Except for a rezoning request involving eleven (11) or more adjacent properties, or an ordinance interpretation request that does not involve a

specific property; notice shall be given to all persons whom real property is assessed within three (300) hundred feet of the boundary of the property subject to the request, regardless of whether the property or occupant is located within the boundaries of the Township. If the name of the occupant is not known, the term "occupant" may be used in making notification. Notification need not be given to more than one (1) occupant of a structure, except that if a structure contains more than one (1) dwelling unit or spatial area owned or leased by different individuals, partnerships, businesses, or organizations, one (1) occupant of each unit or spatial area shall receive notice. In the case of a single structure containing more than four (4) dwelling units or other distinct spatial areas owned or leased by different individuals, partnerships, businesses or organizations, notice may be given to the manager or owner of the structure who shall be requested to post the notice at the primary entrance to the structure.

2. Notice by Mail/Affidavit. Notice shall be deemed to be given when personally delivered or mailed by its deposit in the United States mail, first class, or other public or private delivery service during normal business hours, properly addressed, postage paid. The Township Clerk shall prepare a list of property owners and registrants to whom notice was mailed, as well as anyone to whom personal notice was delivered.
- D. Timing of Notice. Unless otherwise provided in the Michigan Zoning Enabling Act, P.A. 110 of 2006, or this Ordinance where applicable, notice of a public hearing shall be provided as follows:
1. For a public hearing on an application for a rezoning, text amendment, special land use, planned unit development, variance, appeal, or ordinance interpretation: not less than fifteen (15) days before the date the application will be considered for approval.