

ARTICLE XIV

AMENDMENTS

SECTION 14.10 PURPOSE AND INTENT:

The purpose of this Article is to establish and maintain sound, stable and desirable development within the territorial limits of Raisin Charter Township.

SECTION 14.20 INITIATION OF AMENDMENTS:

Only the Township Board may amend this Ordinance. Proposals for amendments or changes may be initiated by the Planning Commission on its own motion, by the Township Board or by petition of one (1) or more owners of property to be affected by the proposed amendment.

SECTION 14.30 FILING FEE:

The Township Board shall establish by resolution, a fee to be paid in full at the time of receipt of any application to amend this Ordinance. Said fee shall be collected by the Township Clerk and no part shall be refundable to the applicant. No fee shall be charged when the applicant is a governmental body.

SECTION 14.40 PROCEDURES:

- 14.40.1. Application: A Petitioner shall submit a completed and signed application for Ordinance amendment, along with the appropriate fees, to the Township Clerk. An application shall be submitted for each parcel of land which is not contiguous to any adjacent parcel of land being proposed for the same amendment.
- 14.40.2. Action of Clerk: The Township Clerk shall review the application form to ensure it is complete. Any application not properly filed or complete shall be returned to the applicant. Complete applications shall be transmitted to the Planning Commission.
- 14.40.3. Notice of Hearing: The Clerk shall give notice of the public hearing in the following manner:
 - a. By two publications in a newspaper of general circulation in the Township, the first to be printed not more than 30 days nor less than 20 days and the second not more than 8 days before the date of the hearing.
 - b. For any proposed amendment to the zoning map, written notice will be delivered by mail, or personally, to all persons to whom any real property within three hundred (300) feet of the premises in question is assessed, and to the occupants of all dwelling units within three hundred (300) feet of the premises in question. The notice shall be made not less than 8 days prior to the hearing. Requirements of written notice to property owners shall not apply to a comprehensive revision to the Zoning Ordinance.

SECTION 14.50 APPLICATION INFORMATION:

When the petition involves a change in the Zoning Map, the applicant shall submit the following information to the Township Clerk:

- 14.50.1. A legal description of the property.
- 14.50.2. A scaled map of the property, correlated with the legal description, and clearly showing the property's location.
- 14.50.3. The name and address of the applicant.
- 14.50.4. The applicant's interest in the property, and if the applicant is not the owner, the name and address of the owner.
- 14.50.5. Signature(s) of petitioner(s) and owner(s) certifying the accuracy of the required information.
- 14.50.6. The desired change and reasons for such change.

SECTION 14.60 PLANNING COMMISSION RECOMMENDATIONS:

- 14.60.1. **Scope of Examination:** In reviewing any application for an amendment to this Ordinance, the Planning Commission shall identify and evaluate all factors relevant to the application, and shall report its findings in full along with its recommendations for disposition of the application to the Township Board within a period of 60 days. The matters to be considered by the Planning Commission shall include, but shall not be limited to, the following:
 - a. What identifiable conditions related to the application have changed which justify the proposed amendment?
 - b. What are the precedents and the possible effects of such precedent which might result from the approval or denial of the petition?
 - c. What is the impact on the ability of the Township and other governmental agencies to provide adequate public services and facilities, and/or programs that might reasonably be required in the future if the proposed amendment is adopted?
 - d. Does the petitioned district change adversely affect environmental conditions or the value of the surrounding property?
 - e. What is the ability of the property in question to be put to a reasonable economic use in the zoning district in which it is presently located?
- 14.60.2. **Findings of Fact:** All findings of fact shall be made a part of the public records of the meetings of the Planning Commission. The Planning Commission shall transmit its findings of fact and a summary of comments received at the public hearing to the Township Board.

14.60.3. Outside Agency Review: In determining the above-mentioned findings of fact the Planning Commission may solicit information and testimony from officials of, but not limited to, the following agencies:

- a. Lenawee County Health Department
- b. Lenawee County Road Commission
- c. Lenawee County Drain Commission

SECTION 14.70 PUBLICATION OF NOTICE OF ORDINANCE AMENDMENTS:

Following adoption of amendments to this Ordinance, one (1) notice of adoption shall be published in a newspaper of general circulation in the Township within fifteen (15) days after adoption. The notice shall include the following information:

14.70.1. Either a summary of the regulatory effect of the amendment including the geographic area affected, or the text of the amendment.

14.70.2. The effective date of the amendment.

14.70.3. The place and time where a copy of the amendment may be purchased or inspected.

SECTION 14.80 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 found upon inspection by the Township Board to be valid.

SECTION 14.90 COMPREHENSIVE REVIEW OF ZONING ORDINANCE:

The Planning Commission shall, at intervals of not more than five (5) years, examine the provisions of this Ordinance and the location of zoning district boundary lines and shall submit a report to the Township Board recommending changes and amendments, if any, which are deemed to be desirable in the interest of public health, safety and general welfare.

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