

Chapter 8 ■ Sign Regulations

SECTION 8.1 SCOPE

These standards are adopted to:

- a. Maintain and enhance the aesthetics of the community.
- b. Enhance pedestrian and traffic safety.
- c. Preserve public health, safety, and welfare.
- d. Minimize the adverse effects of signs on nearby public and private property.
- e. Minimize driver distraction.
- f. Encourage appropriate plants and landscaping material.
- g. Avoid excessive signage.
- h. Protect and enhance the scenic views and natural landscapes.
- i. Protect and enhance economic viability by assuring aesthetic appeal for visitors and residents.
- j. Promote the use of aesthetically pleasing sign materials and colors.
- k. Avoid obstacles, distractions, or traffic hazards that impair a traveler's ability to see pedestrians, traffic signs, or vehicles.
- l. Preserve the right to enjoy scenic amenities.
- m. Enhance the effectiveness of necessary directional and warning signs.
- n. Preserve property values.
- o. Provide for the effectiveness of permitted signs.
- p. Avoid adverse lighting or reflection.
- q. Require structurally safe signs.

SECTION 8.2 MEASUREMENT OF A SIGN

Measurement of a sign includes the entire area within a circle, triangle, or parallelogram enclosing the extreme limits of writing, representation, emblem, or any figure of similar character, together with any frame or other material or color forming an integral part of the display or used to differentiate the sign from the background against which it is placed. This excludes the necessary supports or uprights on which the sign is placed but includes any sign tower. Where a sign has two or more faces, the area of all faces shall be included in determining the area of the sign, except that where two such faces are placed back-to-back and are at no point more than two feet from one another, the area of the sign shall be taken as the area of one face if the two faces are of equal area, or as the area of the larger face if the two faces are of unequal area. In the case of a sphere, the total area of the sphere shall be divided

by four (4) to determine the maximum permitted sign area. The height of a sign shall be measured from the average grade of the lot at the setback line.

SECTION 8.3 SIGNS PERMITTED

TABLE 3 TABLE OF SIGNS PERMITTED

District	Type	# per Parcel	Maximum square footage per sign	Placement	Height
A-1	•Non dwelling use sign	1	32 sq. ft.	<i>Within required yard</i>	5 ft.
	•Freestanding	1	32 sq. ft.	<i>Within required yard</i>	12 ft.
	•Wall sign	1	no limit	Anywhere on bldg.	Height of wall
	•Portable	1	32 sq. ft.	<i>Within required yard</i>	5 ft.
B-1	•Wall	Total wall signage may not exceed 32 sq. ft.		Any where on bldg.	Height of wall
	•Monument/freestanding	1	32 sq. ft.	<i>Within required yard</i>	12 ft.
	•Marquee •Portable	1 1	32 sq. ft. 32 sq. ft.	On structure <i>Within required yard</i>	Height of highest eave 8 ft.
	•Window	Counts toward wall signage total. If flashing may not be greater than 5 sq. ft.		In window	Height of wall
M-1	•Wall	1	32 sq. ft.	Anywhere on wall	Height of wall
	•Monument/freestanding	1	64 sq. ft.	<i>Within required yard</i>	12 ft. at grade of lot line
	•Portable	1	32 sq. ft.	<i>Within required yard</i>	5 ft.

NOTES TO TABLE

- 1) In the case of through lots, excluding through lots on a corner, (a lot or lots held under one ownership fronting on two streets), on a street, one sign may be allowed per access.
- 2) In the case of a corner lot, situated on two or more streets, signs may be permitted on each street.
- 3) Only one (1) monument sign shall be permitted on each lot, except that a business center shall be permitted one (1) monument sign for each major street frontage. A business center shall be allowed one (1) sign not exceeding one (1) foot by four (4) feet for each business within the business center. The entire sign shall not exceed twenty-five (25) feet in height. If more than five (5) businesses are located in one center, additional monument signs will be allowed using the same one (1) foot by four (4) foot signs. One (1) wall is allowed per individual business of sixty-four (64) square feet in a strip mall or mini mall.
- 4) The height of wall signs may be up to the height of the wall.



- 5) Each business occupant other than the ground floor shall be entitled to one (1) additional sign of the wall or flat type on the structure or incorporated within a permitted projecting sign. These wall signs shall not be larger than two-thirds (66%) of the permitted wall sign for the first floor business.
- 6) One (1) sign not exceeding four (4) square feet may be permitted per additional building entrance, exit or service window.
- 7) Parcels with greater than four hundred (400) lineal feet of frontage may be granted additional signage at the site plan review phase.
- 8) NON DWELLING USE SIGNS. In the A-1 and R-1 districts, only nondwelling use signs may be illuminated provided that the light is not visible from any street or adjoining property.

SECTION 8.4 PROHIBITED SIGNS

Signs are prohibited that:

- a. Are of a size, location, movement, content, coloring, or manner of illumination that may be confused with or construed as a traffic control device or emergency vehicle.
- b. Obstruct a motorist's view of any traffic signs, street sign, or traffic signal.
- c. Are not properly anchored or secured to a building or the ground.
- d. Are determined to be obscene by the Zoning Administrator.

SECTION 8.5 ILLUMINATION

There shall be no flashing, oscillating, or intermittent illumination of any sign located in the line of vision of a traffic control device or interfering with safe vision along any roadway, especially at intersections. All illuminated signs shall be designed and located to prevent the light from being cast upon adjoining residences and shall be located at least one hundred fifty (150) feet from any residential use. The illumination of any sign shall not be detrimental or annoying to surrounding property nor constitute a safety hazard, as determined by the Zoning Administrator.

In the A-1 districts, only nondwelling use signs may be illuminated.

SECTION 8.6 NONCONFORMING SIGNS

Note that portable signs are not considered to be acceptable nonconforming structures.

Nonconforming signs:

- a. Shall not be changed in such a way to remain nonconforming.
- b. Shall not be altered structurally or so as to change the shape, size, type, or design of the sign unless such change renders the sign conforming.

SECTION 8.7 CONSTRUCTION AND MAINTENANCE

The construction of any sign shall be such that it will withstand all wind and vibration forces that can be normally expected to occur in the vicinity. All signs shall be properly maintained and shall not be allowed to become unsightly through disrepair or action of the elements. No sign permit shall be issued until the Building and Zoning inspectors are satisfied the sign to be constructed complies with the provisions of this Ordinance and will be constructed in a safe, sturdy and durable manner with proper bracing, anchorage and foundation. A sign shall not be erected or installed until a permit is first obtained from the Township Zoning Administrator and from the Township Building Inspector.

SECTION 8.8 VIOLATIONS AND REMOVAL

- a. Any sign erected, altered, or converted subsequent to the passage of this Chapter and in violation of any of the provisions thereof is hereby declared to be a nuisance per se.
- b. Upon discovery of a violation of this Chapter the Zoning Administrator shall provide written notice to the person in possession of the premises upon which the sign is erected as is reasonably available and to the owner of the premises upon which the sign is erected as shown by the records of the Township Assessor. Such notice shall state the defects found upon inspection of the sign and order the sign to be brought into compliance with this Chapter or removed.
- c. The Zoning Administrator or his representative shall also post a copy of such notice upon the violating sign or upon the premises upon which the sign is erected. Such notice shall be sufficiently weatherproof to withstand normal exposure to the elements and shall be readily visible from the nearest public thoroughfare.
- d. If the violating sign has not been removed or brought into compliance with this Article within thirty (30) days from the issuance of the order specified in B. above, the Zoning Administrator or his deputies shall provide notice to the person in possession of the premises upon which the violating sign is erected and to the owner of premises upon which the sign is erected. The owner may request an interpretation of the Ordinance or an administrative decision at the Zoning Board of Appeals. Notice shall be provided in the same manner as in B. and C. above.
- e. If the Zoning Board of Appeals determines that the sign involved is in violation of this Article they shall order the action necessary to bring the sign into compliance. Based upon competent evidence and testimony, the Board of Appeals shall also establish a reasonable time by which the requirements of the order shall commence and shall be completed.
- f. If the decision and order provided for in E. above are not complied with in the specified time, the Zoning Administrator may cause the violating sign to be removed and destroyed. The cost of removal, destruction, and disposal of the sign may be charged against the premises.
- g. Nothing in this Section shall prevent the Zoning Administrator or Township Building Inspector from ordering the complete removal of any sign presenting an immediate threat to the safety of the public.

SECTION 8.9 ABANDONED SIGNS

A sign shall be removed by the owner or lessee of the premises upon which the sign is located when the business is no longer conducted on the premises. If the owner or lessee fails to remove it within 30 days of the termination of business, the Zoning Enforcement Officer, or a duly authorized representative, may remove the sign at cost to the property owner. When a successor to a defunct business agrees to maintain the signs as provided in this code, this removal requirement shall not apply.

Chapter 9 ■ Administration and Enforcement

SECTION 9.1 RESPONSIBILITIES IN THE ZONING PROCESS

The provisions of this ordinance shall be carried out by the Brady Township Planning Commission, the Zoning Board of Appeals, the Township Board, and the Township Zoning Administrator in conformance with the Michigan Zoning Enabling Act, P.A. 110 of 2006.

- a. **ZONING ADMINISTRATOR.** The Brady Township Board, with the recommendation of the Planning Commission, shall employ a Zoning Administrator to carry out the day-to-day administration and enforcement of this Ordinance. Conditions of the Zoning Administrator's employment, including compensation, shall be established by the Township Board. Additional staff may be employed, under the supervision of the Zoning Administrator, to assist with administration and enforcement of this Ordinance.

The Zoning Administrator's duties shall include the following items and any other tasks that may be assigned by the Township Board or provisions of this Ordinance.

- 1) **Applications and permits.** All applications for Zoning Permits shall be submitted to the Zoning Administrator who shall keep a record of them and their disposition. When all applicable provisions of this Ordinance have been met regarding any application, the Zoning Administrator shall issue a Zoning Permit for the proposed use. When conditions are not met, the Zoning Administrator shall consult with the applicant regarding a further course of action. The Zoning Administrator shall maintain a record of all applications, related documentation and resulting Zoning Permits.
- 2) **Written Denial.** When any application for a Zoning Permit is denied, the Zoning Administrator shall provide the applicant with a written denial, stating the reasons for the denial.
- 3) **Notice of Hearings.** Whenever a zoning matter is the subject of a public hearing before the Planning Commission or the Zoning Board of Appeals, the Zoning Administrator shall prepare and disseminate hearing notice as required by this Ordinance.
- 4) **Inspections.** For purposes of this Ordinance, the Zoning Administrator shall have the power to make inspections of any building or parcel as necessary to enforce this Ordinance.
- 5) **Record Non-Conforming Uses.** The Zoning Administrator shall record all non-conforming uses existing at the effective date of this Ordinance.
- 6) **Record Special Uses.** The Zoning Administrator shall keep a record of all Special Use Permits issued under the terms of this Ordinance.
- 7) **Record Variances, Administrative Reviews, and Interpretations.** The Zoning Administrator shall maintain a concise record of all variances, administrative reviews, and interpretations of this Ordinance rendered by the Zoning Board of Appeals. This record shall be consulted whenever interpretation questions arise to determine whether any applicable precedents have been set.
- 8) **Public Information.** The Zoning Administrator shall respond to inquiries and dispense information or copies of this Ordinance to help the public understand the provisions of this Ordinance. Public awareness and acceptance of this Ordinance should help to maintain compliance with it.

- 9) Respond to Complaints. The Zoning Administrator shall respond within five (5) business days, to any complaint alleging a violation of the terms or conditions of this Ordinance or of any permit issued pursuant to it. The Zoning Administrator shall summarize the nature and disposition of recent complaints at each regular Planning Commission meeting.
 - 10) May Not Change Ordinance. Under no circumstances is the Zoning Administrator permitted to make changes in the Ordinance or to vary the terms of this Ordinance.
 - 11) Publicize Amendments. The Zoning Administrator shall file copies of all amendments to this Ordinance with the Township Clerk and publish notices of all amendments as required by Section 9.6.
- b. PLANNING COMMISSION. The Planning Commission shall be responsible for the following administrative and enforcement activities under this Ordinance.
- 1) Site Plan Approval. The Planning Commission shall review Site Plans and issue its approval, conditional approval or denial of same as provided by Section 9.6.
 - 2) Special Use Permits. The Planning Commission shall conduct a public hearing on any application for a Special Use Permit. Following a public hearing, the Planning Commission shall review and approve or deny said application. The Planning Commission shall also take any necessary action to revoke a Special Use Permit.
 - 3) Rezoning or Amendment. The Planning Commission shall conduct public hearings for proposals to rezone property or amend the text of this Ordinance as provided by Section 9.5. Following a public hearing, the Planning Commission shall make its recommendation regarding the proposed rezoning or text change to the Township Board. The Planning Commission may initiate a text change or rezoning subject to the requirement for notice, hearing and Township Board approval.
 - 4) Plat Review. The Planning Commission shall review proposed plats and land divisions as provided by Section 9.7.
- c. ZONING BOARD OF APPEALS.
- 1) Membership.
 - a) REGULAR MEMBERS. The Brady Township Zoning Board of Appeals shall consist of five (5) members. The first member of the Board of Appeals shall be the chairperson of the Township Planning Commission, one member shall be a member of the Township Board, and the remaining members shall be selected and appointed by the Township Board from among the electors residing in the unincorporated area of the Township. An elected officer of the Township may not serve as chairperson of the Zoning Board of Appeals. An employee or contractor of the Township Board may not serve as a member or employee of the Zoning Board of Appeals. Members of the ZBA shall be removable by the Township Board for malfeasance, nonfeasance or misfeasance of duty or misconduct in office upon written charges and after public hearing.
 - b) ALTERNATE MEMBERS. The Township Board may appoint not more than two (2) alternate members for the same term as regular members to the Zoning Board of Appeals. An alternate member may be called upon to serve as a regular member of the Zoning Board of Appeals in the absence of a regular member if the regular member is absent from or will be unable to attend two (2) or more consecutive meetings of the ZBA, or is absent from or will

be unable to attend meetings for a periods of more than thirty (30) consecutive days. An alternate member may also be called to serve as a regular member for the purpose of reaching a decision on a case in which the regular member has abstained for reasons of conflict of interest. The alternate member shall serve in the case until a final decision is made. The alternate member shall have the same voting rights as a regular member of the Zoning Board of Appeals.

- 2) Terms of Office. Terms of Zoning Board of Appeals members shall be for three (3) years, except for members serving because of their membership on the Planning Commission or Township Board, whose terms shall be limited to the time they are members of said bodies and the periods stated in the resolution appointing them. A successor shall be appointed not more than one (1) month after the term of the preceding member has expired. All vacancies for unexpired terms shall be filled for the remainder of the term.
- 3) Per Diem or Expenses. The total amount allowed such Board of Appeals in one (1) year as per diem or as expenses actually incurred in the discharge of their duties shall not exceed a reasonable sum, which shall be appropriated annually in advance by the Township board.
- 4) Rules of Procedure. The Board of Appeals shall adopt its own rules of procedure as may be necessary to conduct its meetings and carry out its function. The Board shall choose its chairperson, and in the chairperson's absence, an acting chair.
- 5) Meetings. Meetings shall be held at the call of the chair and at such other times as the Board in its rules of procedure may specify. A simple majority of the membership, as opposed to those members who are present, of the Board of Appeals shall constitute a quorum and may conduct any items of business brought before the Board. All meetings of the Board shall be open to the public.
- 6) Records. Minutes shall be recorded of all proceedings and shall contain evidence and dates relevant to every case considered, together with the votes of the members and the final disposition of each case. Such minutes shall be filed in the office of the Township Clerk and are public records.
- 7) Majority Vote Required. The concurring vote of a majority of the members of the Zoning Board of Appeals shall be necessary to reverse any decision of the Zoning Administrator, to decide in favor of the applicant any matter upon which the board is required to pass, or to grant any variance of the terms or conditions of this Ordinance.
- 8) Decisions. The Zoning Board of Appeals shall return a decision upon each case within thirty (30) days of a request or appeal, unless a further time is agreed upon by the applicant. Any decision of the Zoning Board of Appeals shall not take effect until the expiration of three (3) working days after the date of said decision, unless the Board of Appeals certifies on the record that the decision must be given immediate effect for the preservation of property or personal rights. No Zoning Permit authorized by such a decision shall be issued until the decision has taken effect.
- 9) Conflict of Interest. A member of the Zoning Board of Appeals shall disqualify himself or herself from a vote 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 shall constitute misconduct in office.

- 10) Duties. The Brady Township Board of Appeals shall have the power to act on those matters where this Ordinance provides for an administrative review, interpretation, or variance & defined herein. The ZBA shall *not* have the power to alter or change the Zoning District classification of any property, or to change the terms or intent of this Ordinance.
- a) Variances. The Zoning Board of Appeals shall have the power to authorize variances from any quantifiable requirements of this Ordinance.
 - b) Administrative Review. The ZBA shall hear and decide appeals where it is alleged by the appellant that there is an error i.e. any order, requirement, permit, decision, or denial made by the Zoning Administrator.
 - c) Interpretation. Upon request, the ZBA shall have the power to interpret the provisions of this Ordinance so as to carry out its intent and purpose.
- d. TOWNSHIP BOARD. On recommendation of the Planning Commission, the Township Board has adopted the Zoning Ordinance, making it the enforceable policy of Township government. The Township Board may take other actions related to this Ordinance, as follows:
- 1) Amend. The Township Board, upon the advice of the Planning Commission, may amend the text of this Ordinance or the boundaries of Zoning Districts (rezoning).
 - 2) Set Fees. The Township Board shall, by resolution, set fees to be charged to applicants for various actions to be conducted under this Ordinance. These fees shall apply to Zoning Permit applications, Special Use Permits, rezoning applications, Site Plan Reviews, text amendments, actions by the Zoning Board of Appeals, and any other actions the Township Board see fit to add.
 - 3) Waive Fees. By resolution, the Township Board may waive the fee for any application requesting one or more of the actions listed above.

SECTION 9.2 ADMINISTRATIVE PROCESSES

- a. ZONING PERMIT REQUIRED. The issuance of a Zoning Permit signifies compliance with the requirements of this Ordinance. A Zoning Permit must be obtained from the Zoning Administrator before any of the following activities may legally take place:
- 1) Occupancy and use of vacant land (including parking lot construction).
 - 2) Any change in the use of a parcel of land or a building, including any construction or structural alteration of a building that requires issuance of a Building Permit. A Zoning Permit must be obtained before a Building Permit may be issued. When erected at the same time as the principal building, accessory structures shall not require a separate Zoning Permit. A change in use of a parcel or existing building from one Use by Right in the applicable Zoning District to another Use by Right does not require a Zoning Permit.
 - 3) Any use of a parcel or a building that is identified as a Special Use by the Table of District Regulations in Chapter 3 for the Zoning District in which the parcel is located.
 - 4) Any change of a nonconforming use or building.
- b. APPLICATION FOR ZONING PERMIT. Application for a Zoning Permit shall be made at least ten (10) days before construction of a new or enlarged building or structure, or a new or enlarged use of a parcel, is intended to begin. The application package may be submitted by the property owner, by

any other person with the owner's signed permission. A permit fee in the amount established by the Township Board shall accompany the application package. The application shall consist of the following material:

- 1) Application Form. Applicants for Zoning Permit shall submit a Zoning Application Form with all requested information completely filled in.
 - 2) Submission with Building Permit Application. When a Building Permit is also required, application for a Zoning Permit may be made at the same time. If the Township Building Inspector also acts as the Zoning Administrator, the Inspector may elect to accept information submitted for a Building Permit without duplication on the Zoning Permit application form.
 - 3) Property Information. The Zoning Application Form must be accompanied by a copy of a property survey, deed or tax records that are sufficient to allow identification of the parcel in the Township Assessor's property maps. When the applicant is anyone other than the property owner identified by the Assessor's records, evidence of the owner's concurrence of a change in ownership must also be submitted.
 - 4) Site Plan. The Zoning Application Form must also be accompanied by a site plan drawn at a size and scale sufficient to clearly identify the exact dimensions of the parcel, all abutting streets, alleys or easements, and the size, position and height of all existing and proposed buildings or structures thereon. The Zoning Administrator may also require any other information deemed necessary for the proper enforcement of this Ordinance.
- c. APPLICATION REVIEW PROCESS. On submission of an application for a Zoning Permit, the Zoning Administrator shall review the application material. Whenever possible, it is desirable for this review to be conducted with the applicant present to facilitate any necessary explanation. If all requirements have been met, the Zoning Administrator shall issue a Zoning Permit. When failure to meet any requirement prohibits the issuance of a permit, the problem shall be identified and the applicant advised of his or her options. In all cases, a full review shall be conducted to identify all potential obstacles to issuance of a Zoning Permit.
- 1) RECORD MAINTAINED. The Zoning Administrator shall keep a record of each application for a Zoning Permit that has been submitted, including the disposition of each one. This record shall be a public record and open for inspection upon request.
 - 2) VALIDITY OF ZONING PERMIT. A Zoning Permit remains in effect for a period of one (1) year from the date it is issued. By that time, the activity authorized by the Zoning Permit must have begun. This means that any use of land or of an existing building must be underway, or a Building Permit for any new construction must have been issued and construction commenced. The validity of a Zoning Permit may be extended not more than once by the Zoning Administrator, for a period not to exceed one (1) additional year. An extension must be requested in writing by the permit holder before the expiration of the initial permit period.
 - 3) VOIDING OF ZONING PERMIT. If the permit holder fails to initiate the activity authorized by the Zoning Permit by the end of one (1) year from the date the permit was issued, the Zoning Permit is automatically null and void. Any additional rights associated with the Zoning Permit that have been granted by the Planning Commission or the Zoning Board of Appeals, such as Special Use Permits or variances, expire together with the Zoning Permit.
 - 4) RE-ISSUANCE OF PERMIT. Re-issuance of a Zoning Permit that has expired requires a new Zoning Application Form to be filed with the Zoning Administrator and fully processed.

d. PERFORMANCE GUARANTEE.

- 1) Authorization and Intent. The Planning Commission and Zoning Board of Appeals are hereby authorized to require a sum of money be deposited with the Township Treasurer, payable by check or money order, as a guarantee of performance for any conditions attached to approval of Zoning Permits that come before either group. It is intended that a cash deposit will not be required for trivial items, but will be uniformly imposed when items vital to the protection of the health, safety and welfare of the public are concerned. The Treasurer shall hold this sum in escrow in the name of the Township, the applicant, and any other party providing the funds.
 - 2) Amount. The Planning Commission or Zoning Board of Appeals shall specify the amount of any required cash deposit and the conditions for which a deposit is required in the resolution granting conditional approval with the required guarantee. The amount should be sufficient to enforce compliance with the specified condition.
 - 3) Use of Escrowed Funds. If the Zoning Administrator determines that a condition of a Zoning Permit has been violated and that the permit holder has not acted to correct said violation in a timely fashion, he or she may recommend to the Planning Commission that funds escrowed as a performance guarantee for that condition be used to bring about compliance with said condition. At its first meeting after such a recommendation is made, the Planning Commission shall decide whether to approve said recommendation for action to the Township Board. The Township Board shall consider such action at its first meeting after the Planning Commission's review. *ESCROWED FUNDS MAY ONLY BE SPENT UPON AN AUTHORIZING RESOLUTION OF THE BRADY TOWNSHIP BOARD.* Said resolution shall direct the Zoning Administrator to take any action or procure any services which he or she deems necessary to bring about compliance with said condition.
- e. RETURN OF CASH DEPOSIT. The Zoning Administrator must certify, in writing, to the Township Treasurer that any condition has been satisfied for which a cash deposit has been made as a performance guarantee. Said certification shall identify the condition, the amount of deposit specified for its guarantee, and any amount that may have been used to enforce compliance with the remaining balance (if any). The Treasurer shall issue a check to the party named on the escrow account in the amount specified, following standard Township procedures for authorization of such disbursements.

SECTION 9.3 AUTHORITY OF THE ZONING BOARD OF APPEALS

The Zoning Board of Appeals may grant variances, hear appeals from administrative actions, and make interpretations of this Ordinance as follows:

- a. VARIANCE. Upon a showing of practical difficulty, the Board may grant variances to such requirements as lot area and width regulations, yard and depth regulations, and off-street parking and loading space requirements. Any requirement of this Ordinance which can be expressed in terms of numbers may be considered for a variance. In passing upon variances, the Board may vary or modify the provisions of the Ordinance as authorized above so that the spirit of the Ordinance is observed, public safety is secured, and substantial justice done.
- b. APPEALS OF ADMINISTRATIVE ACTIONS. The Zoning Board of Appeals is empowered to review and reverse or modify any order, decision or determination made by the Zoning Administrator. The Board is also empowered to review decisions of the Planning Commission regarding Special Use Permits and Site Plan Review.

- 1) Requests for Administrative review. An Administrative Review by the Zoning Board of Appeals may be requested by any aggrieved person, or by any officer, department, or board of local, county, or state government. Any such request must be made in writing not more than ten (10) days after the date of the decision being appealed. The request shall be filed with the Zoning Administrator and shall identify the applicant, the proposed activity, the action being appealed, and the grounds for the review. The Zoning Administrator shall immediately transmit to the Chairperson of the Board of Appeals any papers constituting the record upon which the action being reviewed was taken.
 - 2) Activity Classification. The ZBA may classify any activity which is not specifically mentioned in the Table of District Regulations in Chapter 3 for any Zoning District as a Use by Right or Special Use within at least one Zoning District, provided that the classification shall be consistent with the classification of similar uses and with the purpose and intent of each Zoning District.
 - 3) Parking and Loading Spaces. The ZBA may determine the off-street parking and loading space requirements of any use for which these requirements are not determinable using the information provided for this purpose in Chapter 3, District Regulations.
 - 4) Clarification. The Board may interpret any portion of this Ordinance when the Zoning Administrator is unable to clearly determine its intent or effect.
- c. FEES. A fee as established by the Township Board shall be paid to the Zoning Administrator at the time of filing application with the Board of Appeals. The purpose of such fee is to cover, in part, the necessary advertisements, investigations, and other expenses incurred by the Board of Appeals for the appeal.
- d. RULES FOR ZONING BOARD OF APPEALS ACTIONS.
- 1) Public hearing. The Zoning Board of Appeals must hold a public hearing before making a decision on a variance, appeal, or interpretation. Mailed notice, as specified by Section 906, shall be given not less than fifteen (15) days before the date of the hearing. At the hearing, a party may appear in person or may be represented by an agent or attorney.
 - 2) Intent. Any decision by the Zoning Board of Appeals must not be contrary to the public interest or to the intent and purpose of this Ordinance.
 - 3) Use Variance Prohibited. No variance, site plan approval, or administrative review may be construed to allow the establishment any use which is not permitted by right or by Special Use Permit in the applicable Zoning District. The Zoning Board of Appeals may only classify a use which is not specifically mentioned along with a comparable permitted use the purpose of the use regulations of a zoning district. In exercising the power of administrative review, the Zoning Board of Appeals must apply, and not vary, the terms of the Zoning Ordinance.
 - 4) Single Parcel. Any action brought before the Zoning Board of Appeals may relate only to a single parcel that must be under control of the applicant. If the applicant is not the owner of the property, evidence must be provided that the owner concurs with the request for ZBA action.
 - 5) Resubmission. Any request that has been denied wholly or in part by the Zoning Board of Appeals may not be resubmitted for a period of one (1) year from the date of the last denial. However, if new evidence or changed conditions are found, the ZBA may elect to rehear a case.

- 6) Practical Difficulty. A variance may only be granted upon a showing of practical difficulties by the applicant that prevent carrying out the strict letter of this Ordinance. These practical difficulties are to be evaluated in terms of the applicant's ability to physically locate a permitted use on the particular parcel of land. They must not have resulted from any act of the applicant or property owner.
- 7) Issuance of Permit. A site plan approval granted under the provisions of this Section becomes a condition of the Zoning Permit granted pursuant to such action.
- 8) Required Records. The minutes of the Zoning Board of Appeals meeting at which any decision was made regarding a variance, appeal, or interpretation must specify the reasoning used by the Board in making the decision.
- 9) Recurrent Issues. If certain conditions are so widespread as to make similar variances a frequent issue for the Zoning Board of Appeals, the ZBA shall suggest a general regulation for such conditions to be considered by the Planning Commission.

SECTION 9.4 ENFORCEMENT

- a. RESPONSIBILITY AND AUTHORITY. The Zoning Administrator shall enforce the provisions of this Ordinance. The Zoning Administrator is authorized to: investigate ordinance violations; issue and serve ordinance violation notices; issue and serve appearance tickets as authorized under 1968 Public Act 147, as amended (MCL 764.9c); issue and serve municipal civil infraction citations as authorized under 1994 Public Act 12, as it may from time to time be amended (MCL 600.8701 et seq.); and to appear in court or other judicial or quasi-judicial proceedings to assist in the enforcement of this Ordinance.
- b. VIOLATIONS AND PENALTIES. Violations of any provisions of this Ordinance are declared to be a nuisance *per se*. Any and all building or land use activities which are considered to be possible violations of the provisions of this Ordinance, and which are observed by or communicated to a Township Official or employee, shall be reported to the Zoning Administrator.
 - 1) Inspection and order. The Zoning Administrator shall inspect each alleged violation he or she observes or is made aware of and shall order correction, in writing, of all conditions found to be in violation of the Ordinance.
 - 2) Correction Period. Orders to correct violations shall allow a correction period of not less than thirty (30) days nor more than sixty (60) days, as the Zoning Administrator deems necessary.
 - 3) Penalties. Any person or other entity who violates any provision of this Ordinance, including the property owner and person or entity in possession or control, is responsible for a municipal civil infraction as defined by Michigan law and subject to a civil fine of not more than \$500.00, plus costs, which may include all direct or indirect expenses to which the Township has been put in connection with the violation. In no case, however, shall costs of more than \$500.00 be ordered. The Township specifically reserves the right and shall have the authority to proceed in any court of competent jurisdiction for the purpose of obtaining an injunction, restraining order or other appropriate remedy to abate said nuisance and to compel compliance with this Ordinance. Each day that a violation shall continue is to constitute a separate offense.
 - 4) Cumulative Rights and Remedies. The rights and remedies provided herein are cumulative and in addition to any other remedies provided by law.

- c. **CONFLICTING REGULATIONS.** In the interpretation, application, and enforcement of the provisions of this Ordinance, whenever any of the provisions or limitations imposed or required by the Ordinance are more stringent than any other law or Ordinance, then the provisions of the Ordinance shall govern *provided* also that whenever the provisions of any other law or Ordinance impose more stringent requirements than are imposed or required by this Ordinance, the provisions of such other law or Ordinance shall govern.

SECTION 9.5 AMENDMENT

- a. **TOWNSHIP BOARD MAY AMEND.** The regulations and provisions stated in the text of this Ordinance and the boundaries of zoning districts shown on the Zoning District Map may be amended, supplemented, or changed by ordinance by the Township Board in accordance with the applicable enabling legislation of the State.
- b. **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.
- c. **AMENDMENT PROCEDURE.**
- 1) **Petition to Township Clerk and Payment of Fee.** Each petition by one (1) or more owners or their agents, for an amendment shall be submitted upon an application of standard form to the Township Clerk. A fee as established by the Township Board shall be paid at the time of application to cover costs of necessary advertising for public hearings and processing of the amendment request. The Township Clerk shall transmit the application to the Planning Commission for recommended action.
 - 2) **Public Hearing.** Before voting on any proposed amendment to this Ordinance, the Planning Commission shall conduct a public hearing, with notice being given by the Zoning Administrator as specified by Sections 9.5 and by the following paragraphs:
 - a) **Published notice.** Notice shall be given by publication in a newspaper of general circulation in the community, to be printed at least fifteen (15) days before the date of such hearing.
 - b) **Mailed notice.** In any instance involving the rezoning of one or more parcels, or when the owner or other party having an interest in any parcel has requested a text change which will affect use of that parcel, notice of the proposed amendment shall be mailed as specified by Sections 9.5.
 - 3) **Recommendation.** The Planning Commission shall consider each proposed amendment in terms of the likely effect of such proposal upon the development plans for the community as well as in terms of the merits of the individual proposal. The Planning Commission may recommend any additions or modifications to the original amendment petition.
 - 4) **Saginaw County Metropolitan Planning Commission.** Following the conclusion of the Public Hearing and approval by the Township Planning Commission, the proposed amendment and any applicable zoning district map shall be submitted to the Saginaw County Metropolitan Planning Commission for their review. The approval of the County Planning Commission shall be conclusively presumed unless the Commission notifies the Township Board of its approval or disapproval within thirty (30) days of its receipt of the amendment.

- 5) Township Board Action. Upon receipt of the Saginaw County Metropolitan Planning Commission's recommendation, the Township Board shall review said recommendation and that of the Township Planning Commission. The Township Board may deny or adopt the amendment with or without changes by a majority vote of its membership, following its standard procedures for the adoption of ordinances. The Township Board may also refer the amendment back to the Township Planning Commission for further changes or clarification.
 - a) Additional Public Hearing. The Township Board shall grant a hearing on the proposed amendment to any party who has filed a written request to be heard with the Township Clerk. The 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, which may be held at a regular meeting or at a special meeting called for that purpose.
 - b) Notice. Notice of the hearing, including all information required by Section 9.6, shall be published in a newspaper which circulates in the Township at least fifteen (15) days before the hearing. Mailed notice of the hearing is not required.

If the Township Board deems advisable any changes to the amendment recommended by the Planning Commission, it shall 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.

- 6) Amendment to conform with Court Decree. An amendment for the purpose of conforming a provision of the zoning ordinance to the decree of a court of competent jurisdiction as to any specific lands may be adopted by the Township Board and the notice of the adopted amendment published without referring the amendment to any other board or agency provided for in this Ordinance.
- 7) Re-submittal. No application for a rezoning which has been denied by the Township Board shall be re-submitted 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.

SECTION 9.6 NOTICE REQUIREMENTS FOR PUBLIC HEARINGS

- a. If the township is required to provide notice and hearing under the Michigan Zoning Enabling Act, the township shall publish notice of the request in a newspaper of general circulation in the community.
- b. Notice shall also be sent by mail or personal delivery to the owners of property for which approval is being considered. Notice shall also be sent to all persons to whom real property is assessed within 300 feet of the property and to the occupants of all structures within 300 feet of the property regardless of whether the property or occupant is located in the zoning jurisdiction.
- c. The notice shall be given not less than fifteen (15) days before the date the application will be considered for approval. If the name of the occupant is not known, the term "occupant" may be used in making notification under this subsection. The notice shall do all of the following:
 - 1) Describe the nature of the request.

- 2) Indicate the property that is the subject of the request. The notice shall include a listing of all existing street addresses within the 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.
 - 3) State when and where the request will be considered.
 - 4) Indicate when and where written comments will be received concerning the request.
- d. If an individual property or 10 or fewer adjacent properties are proposed for rezoning, the zoning commission shall give a notice of the proposed rezoning in the same manner.
- e. If 11 or more adjacent properties are proposed for rezoning, the zoning commission shall give a notice of the proposed rezoning in the same manner as required in this section, except no individual addresses of properties are required to be listed.

SECTION 9.7 SITE PLAN REVIEW

The various provisions of this Ordinance require review of site plans before certain approvals may be granted. The Township Zoning Administrator conducts a review of site plans for each Zoning Permit issued. The Zoning Board of Appeals conducts such reviews before granting various types of requests. For certain activities, however, a more formal Site Plan Review before the Township Planning Commission is required to insure conformance with the intent and objectives of this Ordinance. This section defines the procedures and standards to be used for formal Site Plan Review.

- a. SITUATIONS THAT REQUIRE SITE PLAN REVIEW. Site plan review and approval shall be required as described below. Site plan approval must be obtained before a land use-building permit can be issued, and prior to the commencement of land clearing or excavation necessary for the construction of site improvements. Site plan review and approval is required:
- 1) For all non-residential land uses permitted in all zoning districts.
 - 2) For all special uses. A site plan shall be submitted at the time application is made for a Special Use Permit. Review of the site plan shall be concurrent with deliberations on the application for a Special Use Permit.
 - 3) For all Planned Unit Developments (PUD's), if permitted elsewhere in this Ordinance. A site plan shall be submitted at the time application is made for PUD approval. Review of the site plan shall be concurrent with deliberations on the application for the PUD.
 - 4) All site condominium and condominium subdivisions developed pursuant to the Condominium Act (P.A. 59 of 1978, as amended).
- b. SITE PLAN REVIEW NOT REQUIRED FOR REZONING. Site Plan Review shall not be required as part of the decision process for a rezoning application. The decision to rezone property is based on consideration of its effect on the long-range development of the Township, especially in regard to all the potential uses that the rezoning would permit on the subject parcel. In contrast, the scope of site plan review is limited to the specific use that is proposed. Also, conditions may be attached to site plan approval. Conditions may *not* be attached to the rezoning of property.
- c. THE SITE PLAN REVIEW PROCESS.
- 1) Application deadline. If a Zoning Permit application requires a Site Plan Review pursuant to Section 9.7 (a), the complete application package must be received at least fifteen (15) days

before the Planning Commission meeting at which the application is to be considered. If a Site Plan Review is being conducted for a Special Use Permit or subdivision plat, the application deadline for the specific process will apply.

- 2) Application Material. The application package for a Site Plan Review must meet the requirements of Section 9.2 (b) and be accompanied by a Site Plan Review fee as established by the Township Board and at least four (4) copies of a site plan that meets the requirements of Section 9.7 (c) (3) as described below. The application will not be reviewed until all the listed items have been received.
- 3) Site Plan Requirements. Any details depicted in the site plan will be relied upon by the Planning Commission in its review. Therefore, these details become conditions for approval of the site plan. Failure to abide by such conditions is a violation of the terms of any Zoning Permit issued pursuant to site plan approval, and is subject to enforcement under Section 9.4 of this Ordinance. The site plan shall show the following information:
 - a) Scale and north arrow. The scale shall be not less than 1" = 20' for property under three (3) acres and at least 1" = 100' for parcels three (3) acres or more in size.
 - b) Name, address, and phone number of the applicant(s). Name, address, and phone number of the person or firm that prepared the site plan.
 - c) The date on which the site plan was prepared. In the event that revisions of the site plan are required, then the subsequent revision dates shall also be indicated.
 - d) Tax identification number of the property subject to the application.
 - e) Name and address (or approximate location) of the proposed land use or land development project.
 - f) Size of the property in acres and square feet.
 - g) Area in square feet to be occupied by buildings, parking areas, roadways, landscaped areas, and unimproved open space.
 - h) A small-scale map (1"=200') indicating the location of streets, highways, watercourses, and lakes located within one-half (1/2) mile of the subject property shown on the site plan. The property subject to review must be highlighted.
 - i) The exterior property lines (boundaries) of the property subject to the application.
 - j) The zoning classification of the property subject to review, as well as that of adjoining properties.
 - k) The location, name, pavement width, and right-of-way width of existing and proposed streets, highways, easements, and rights-of-way that adjoin or cross the property.
 - l) The location, width, and purpose of other existing and proposed private roadways.
 - m) The location, width, and purpose of other existing and proposed easements or rights-of-way.
 - n) Locations and dimensions of existing and proposed buildings and other structures. The distance between existing and proposed buildings and existing and proposed setbacks from property lines must be indicated in feet.

- o) Location and layout of existing and proposed parking and loading areas, including proposed surface type. The direction of travel on driveways and driving lanes must be indicated. Parking spaces must be consecutively numbered.
 - p) The location of existing and proposed storm water management facilities. The Planning Commission may require that applicants submit a separate storm drainage plan.
 - q) The location and height of existing fences or walls, including the type of fencing proposed.
 - r) The location of required landscaped buffers and screening, as well as other landscape improvements. The Planning Commission may require that applicants submit a separate landscaping plan.
 - s) The location and type of existing natural features on the site, including but not limited to, wetland, watercourses, floodplains, ponds, wooded areas, major topographic features, and so forth. Indicate the location and type of existing trees and other vegetation to be retained on the site.
 - t) The location, height, and design of existing and proposed signs and exterior lighting fixtures.
- 4) Staff Review of Site Plan. Within two (2) working days of receipt of a site plan for review by the Planning Commission, the Zoning Administrator shall notify all Township departments that it has been received. Any interested department may comment on the site plan in writing to the Zoning Administrator at least five (5) days before the Planning Commission meeting at which the site plan is to be reviewed. Reviewers shall address the considerations identified in Section 9.7 (d) and any applicable Special Use Permit Standards listed in Chapter 7. After reviewing such comments, the Zoning Administrator shall recommend to the Planning Commission what action should be taken.
- 5) Planning Commission Review of Site Plan. The Planning Commission shall conduct their Site Plan Review at a public meeting. A public hearing on the site plan will be held only if any party submits a written request for a hearing to the Township Clerk prior to the Planning Commission meeting. In such cases, the public will be heard before the Planning Commission acts on the site plan. However, a Site Plan Review conducted pursuant to Section 9.7 (a) does not require special notification of any party. The staff's review findings and any public comments shall be considered by the Planning Commission, but they are not binding on it in any way. The Planning Commission should take one of the following actions at the meeting that considers the Site Plan:
- a) Approval. An affirmative vote by a majority of the Planning Commission is necessary to approve a site plan. An approved site plan becomes a condition of any resulting Zoning Permit. Deviations from the site plan are permitted only as specified by Section 9.7 (c)(6)
 - b) Conditional Approval. The Planning Commission may attach conditions to approval of a site plan as justified by the requirements of this Ordinance, or other local, state, or federal laws. These conditions and their justification must be identified in the motion for site plan approval and communicated to the applicant in writing. The conditions then become part of the site plan, just as if they were part of the original submission, and they shall be reflected in any resulting Zoning Permit. Deviations from the conditions are permitted only as described by Section 9.7 (c)(6). Approval of any site plan that must also be approved of other public agencies shall be conditioned upon the granting of the other agency approvals, including variances from the Zoning Board of Appeals.

- c) Variance from Board of Appeals. Approval of a variance that specifies conditions different from those depicted on the site plan or identified in the conditional approval does not require an additional Site Plan Review.
 - d) Denial with Explanation. Failure to comply with one or more of the standards listed in Section 9.7 (d) is the only justification for denial of a site plan. A majority vote of the Planning Commission is required to deny a site plan. The motion to deny must state which Review Standards were not met by the site plan, and it failed to meet them. The applicant shall be notified in writing of the denial of the site plan, with the full text of the motion to deny reproduced in the communication.
 - e) Table to Specified Meeting. The Planning Commission may choose to delay its decision for any specified reason by tabling the action to another meeting. The date, time, and place of the meeting shall be identified in the motion to table and clearly stated for the benefit of any persons in attendance.
- 6) Acceptable Deviations from Approved Site Plan. Unforeseen circumstances can cause changes in a project during its development. Therefore, minor deviations from an approved site plan are permitted if the Zoning Administrator determines that all Site Plan Review standards have been met. These deviations shall be documented as described in Section 9.7(c)(8).
- 7) Unacceptable deviations from Site Plan. If the Zoning Administrator finds that a deviation from an approved site plan does not comply with the Review Standards, he or she shall immediately notify the permit holder, the Township Building Inspector, and the Planning Commission in writing that the site plan approval has been suspended. The notice to the permit holder shall be sent by certified mail. If construction has begun, a stop work order should be issued by the Building Inspector with respect to that portion of the project that is not in compliance with the Site Plan Review Standards. Once site plan approval has been suspended, the permit holder may change the project plans to conform to the Review Standards, or restart the Site Plan Review process. When the issue has been resolved, the Zoning Administrator shall send a written notice of this to the permit holder, the Township Building Inspector, and the Planning Commission.
- This provision shall not prohibit phased development of a project, provided that each phase complies with the requirements of the Review Standards and the approved site plan.
- 8) Record to be maintained. The Zoning Administrator shall maintain the record relating to any approved site plan with the records pertaining to the Zoning Permit for the project. This record shall include an official copy of the site plan as approved by the Planning Commission. The official copy shall be signed and dated by the permit holder, the Planning Commission Chair, and the Zoning Administrator. The record shall also include documentation of any conditions attached to the site plan approval, evidence that these conditions have been satisfied, and documentation of any allowed deviations from the approved site plan. If any deviations from an approved site plan are made, and "as built" versions of the site plan shall be provided to the Zoning Administrator before the Building Inspector issues final approval for the project and before any performance guarantee attached to the Zoning Permit may be fully refunded.
- d. SITE PLAN REVIEW STANDARDS. All Site Plan Reviews shall use only the following Set of standards to determine whether a site plan should be approved or denied. No off-site improvements can be required as conditions for site plan approval, unless the applicant volunteers to construct such improvements as documented by the site plan drawings. If the lack of such off-site

improvements will create conditions that are contrary to the intent and objectives of this Ordinance, this lack is sufficient justification for denial of the site plan.

- 1) There must be a proper relationship between the proposed use and existing streets and highways within the vicinity of the proposed use.
- 2) Proposed driveway entrances and exits, parking areas, service drives, and other internal circulation routes must be located and arranged so as to assure the safety and convenience of pedestrian and vehicular traffic.
- 3) All buildings, structures, driveways, internal circulation routes, parking areas, and storage areas must be designed and located so as to minimize potential adverse impacts on adjacent and nearby properties.
- 4) As many natural features of the landscape as possible shall be incorporated into the design and layout of the site so as to buffer the site from adjacent incompatible land uses, to assist in preserving the general appearance of the surrounding area, and to help control erosion of the soil and the discharge of water. Reasonable buffer and open space areas may be required.
- 5) The site shall be improved with a storm drainage system that maintains storm water runoff at a pre-development rate. Runoff shall be managed in a manner that prevents off-site impacts.
- 6) Adverse impacts upon adjoining land uses shall be minimized by appropriate screening, fencing, or landscaping.
- 7) The land use subject to review and approval shall comply with all applicable provisions of this Ordinance.
- 8) All buildings, structures, parking areas, and storage areas will, be accessible to emergency vehicles at all times of the year. Particular attention shall be paid to site access in the event of fire or other emergency.
- 9) The site plan as approved must be consistent with the intent and purpose of this Zoning Ordinance to promote the public health, safety, and general welfare.

SECTION 9.8 REVIEW OF SUBDIVISION PLATS AND LAND DIVISIONS

- a. **ZONING.** All plats and land divisions shall be subject to the provisions of the Zoning District in which they are located. Any Zoning District changes that may be necessary to accommodate a proposed plat or land division shall be made according to the amendment procedure specified in Section 9.5. After the effective date of this Ordinance, no proposed plat of a new or redesigned subdivision or any other land division shall be approved unless the proposed lots equal or exceed the minimum lot area and dimensional requirements' for the applicable Zoning District.
- b. **PLAT APPROVAL PROCESS**
 - 1) **Submission of Plat.** When a preliminary of final plat has been submitted to the Brady Township Board for approval, the Township Clerk shall forward a copy of the plat to the Zoning Administrator. Since the Township Board must act on the plat within ninety (90) days of submission, the Zoning Administrator and Planning Commission Chair shall convene a special meeting of the Planning Commission, if necessary, to provide a recommendation to the Township Board.

- 2) Planning Commission Review and Recommendation. The Planning Commission shall review the plat to determine if it complies with all provisions of this Ordinance, and any other applicable Township ordinances, at an open public meeting. A public hearing is not required. However, a person who wishes to address the Planning Commission shall be permitted to do so. If all standards are met, the Planning Commission shall recommend approval of the plat to the Township Board. If all standards are not met, the Planning Commission shall recommend denial of the plat, noting which standards were not met.

SECTION 9.9 ACTIONS SUMMARY TABLE

The following table is a summary of the basic requirements for the various administrative actions to be carried out under this Zoning Ordinance. It supplements the preceding text, but it is not a substitute for it. Note that a fee, as established by the Township Board, is required for each of the actions listed. However, as previously described in Sec. 9.1(d)(3), the Township Board may waive any of these fees at its discretion.



TABLE 4 ZONING ORDINANCE ACTIONS TABLE

Summary of Procedural Requirements for Zoning Decisions

Type of Action	Who may initiate action?	What body makes the decision?	Is a Public hearing required?	Published notices – number of days before hearing.	Mailed notice to all owners and occupants within 300	Where can applicant appeal a decision?
Variance	Applicant or Zoning Admin.	Zoning Board of Appeals	Yes	Not less than 15 days	Not less than 15 days	Circuit Court
Interpretation	Applicant or Zoning Admin.	Zoning Board of Appeals	Yes	Not less than 15 days	Not less than 15 days	Circuit Court
Administrative review, including appeal of Zoning Administrator's decision	Any aggrieved party ¹	Zoning Board of Appeals	Yes	Not less than 15 days	Not less than 15 days	Circuit Court
Site Plan Review (See Sec. 9.7 for when this is required.	Applicant or Zoning Admin.	Planning Commission	Not required	Not required	Not required	Circuit Court
Special use permit	Applicant or Zoning Admin.	Planning Commission	Yes	Not less than 15 days	Not less than 15 days	Circuit Court
Text or map amendment (rezoning)	Applicant, Zoning Admin, Planning Commission or Township Board	Step 1: Planning Commission recommends to Township Board Step 2: Township Board acts on amendment	Yes If requested by any property owner by certified mail to Clerk.	Not less than 15 days Not less than 15 days	Not less than 15 days (others as specified by ord.) Not less than 15 days	No appeal until after Township Board action Circuit Court or may resubmit to Township after one year
Fee waiver	Applicant	Township Board	No	Not required	Not required	None

MAP 1 ZONING DISTRICT MAP OF BRADY TOWNSHIP

**BRADY
TOWNSHIP**
Zoning Classification

Legend
ZONING CLASSIFICATION
AG/RES
Commercial
Industrial

