

CHAPTER 35 AMENDMENTS

Section 35.1. Procedure. Amendments and supplements to this Zoning Ordinance may be initiated by the Township Board upon its own motion, by the Township Planning Commission, or may be proposed for consideration by the owner(s) of, or those having a legal interest in, real estate within the Township, and all amendments to this Ordinance with reference to the text thereof or the zoning of the land as appears on the zoning map shall be made in the same manner as provided in Act 184, Public Acts of 1943, as amended, for the enactment of this Ordinance, except that the public hearing conducted by the Township Board shall not be necessary unless a request in writing is made by a property owner.

Section 35.2. Application for Rezoning. Any property owner or other person having a legal interest in a property in the Township may file a petition with the Township Planning Commission at any time requesting a change in “The Zoning District Map” or in the text of this Ordinance as applied to the property. Such application must contain the original signatures of the applicants and shall state clearly and concisely:

1. The change desired.
2. The reason therefore.
3. The precise description of the boundaries of the property requested to be changed.
4. The name and address of each petitioner and a description of the property owned by each petitioner.
5. The ordinance text which would be corrected by the proposed amendment, with a detailed explanation of the reasons why the proposed amendment is requested.
6. Any changed or changing conditions in the area or in the Township that make the proposed amendment reasonably necessary to the promotion of the public health, safety and general welfare; and all other circumstances, factors and reasons which the petitioner offers in support of the proposed amendment.
7. A development plan for the property subject to a rezoning request and the use that the property will be put to if it is rezoned. (This may be shown by maps, drawings, plot plans and renderings which accompany the application.)

A fee, as determined by resolution of the Township Board, shall be charged any such person who appears, or makes any request to change the zoning map or zoning text.