

ARTICLE XX AMENDMENTS

Sec. 20-2000 Initiation of Zoning Ordinance Amendment

(a) Any proposal for an amendment to the zoning ordinance text or map may be initiated by any qualified voter, resident on the township upon the filing with the township clerk of a petition containing the proposed text or map change and endorsed by not less than 100 township electors.

(b) Any proposal for an amendment to the zoning ordinance map may be initiated by any owner of an interest in the lot as to the zoning of such lot upon the filing with the township clerk an application on forms provided by the township proposing the zone change, accompanied by a map at an appropriate scale showing the subject parcel in relation to adjoining parcels of land, and the necessary fees for such zoning change.

(c) Any proposal for an amendment to the zoning ordinance text or map may be initiated by the Township Board or the Township Planning Commission, upon filing with the township clerk a resolution, duly adopted and proposing an amendment.

Sec. 20-2001 Zoning Amendment Review Procedures

(a) The township clerk shall give notice of the time and place of the Township Planning Commission meeting at which the amendment will be heard by two (2) publications in a newspaper of general circulation in the township.

- (1) The first notice shall be published not more than thirty (30) days nor less than twenty (20) days from the date of such hearing.
- (2) The second notice shall be published not more than eight (8) days before such hearing.
- (3) The notice shall include the places and times at which the tentative text and any maps of the zoning ordinance may be examined.

(b) The township clerk shall give similar notice to each electric, gas, pipeline, and public utility company that registers its name and mailing address with the Township Planning Commission for the purpose of receiving such notice, and to each railroad operating within the district or zone affected.

- (1) Such notice shall be given by first class mail not less than twenty (20) days before the hearing. The township clerk shall maintain an affidavit of such mailing.

(c) The township clerk shall deliver notice of the proposed amendment and public hearing date to the owner of the property in question, 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 single- and two-family dwellings within three hundred (300) feet.

- (1) Such notice shall be delivered personally or given by certified mail not less than eight (8) days before the hearing.
 - (2) If a tenant's name is not known, the term "occupant" may be used.
- (d) The Township Planning Commission shall hold a public hearing on the property amendment and shall transmit notice of the proposed amendment and a summary of public hearing comments to the Township Board with its recommendations.
- (e) At the meeting where an application for change in zoning ordinance is considered, the commission shall consider the request in accordance with the following standards:
- (1) The use requested shall be consistent with and promote the intent and purpose of this chapter.
 - (2) The proposed use will ensure that the land use or activity authorized shall be compatible with adjacent land uses, the natural environment, and the capacities of public services and facilities affected by the proposed land use.
 - (3) The land use sought is consistent with the public health, safety, and welfare of the township.
 - (4) The proposed use is consistent with the township master plan or a determination is made that the plan is not applicable due to a mistake in the plan, changes in relevant conditions or changes in relevant plan policies.
- (f) Upon receipt of the recommendations of the Township Planning Commission the Township Board shall take action approving or disapproving the proposed amendment.

Sec. 20-2002 Fees

The Township Board shall set the fees for special meetings.