

ARTICLE X
AMENDMENTS

10.00.00 INITIATION OF AMENDMENTS

Amendments to this Ordinance may originate through:

- 10.00.01 The Township Board, or
- 10.00.02 The Township Planning Commission by resolution of the majority of their respective members, or
- 10.00.03 Written petitions signed by no less than sixty percent (60%) of the owners of property located in the unincorporated portion of the Township and within fifteen hundred (1500) feet of all boundaries of property to be rezoned, and filed with the Township Clerk. Such petition shall include the address of each signer and the location of his property in the Township; or
- 10.00.04 Written petition signed by all owners of property for which rezoning is requested.
- 10.00.05 Any petition requesting rezoning of individual parcels of land (by the owners) shall state the specific use or purpose for which rezoning is sought.
- 10.00.06 If granted, it shall be illegal to use such parcel for any purpose other than that specifically authorized; although such other use or purpose is permitted under the district regulations in which the parcel is classified, unless separate proceedings are pursued for such other use.

10.01.00 PROCEDURE

- 10.01.01 Each proposed amendment not originating with the Buel Township Planning Commission shall be referred to said Board for its consideration and recommendations.
- 10.01.02 The Planning Commission shall hold at least one (1) public hearing on its recommendations, as required by Section 9 of 1943 PA 184, as amended.
- 10.01.03 Notice of the Planning Commission hearing on an amendment shall:
 - A) **Contain:**
 - (1) A summary of the purpose of the hearing.
 - (2) The date, time and place of the hearing.
 - (3) The dates, times and places where the tentative text and maps may be examined.
 - B) **Be published** in a newspaper in general circulation in the Township between 20 and 30 days before the hearing date.
 - C) **Be published** in a newspaper in general circulation in the Township not more than eight (8) days before the hearing date.
 - D) **Be mailed**, not less than twenty (20) days before the hearing, to each public utility or railroad that registers its name and address with the Township for the purpose of receiving the notice.
 - E) **Be mailed** at least eight (8) days before the hearing to the owner(s) of the property to be rezoned and to all owners of property and occupants of dwellings within three hundred (300) feet of the premises to be rezoned (applies only to rezoning).
 - F) **Be posted** on the property to be rezoned (applies only to rezoning):
 - (1) For at least thirty (30) days preceding the date of hearing;
 - (2) With at least one two (2) foot by two (2) foot sign.
 - G) **Be evidenced** by an affidavit of mailing to owner(s) occupants, utilities and railroads filed before the hearing (applies only to rezoning).
 - H) **Be evidenced** by affidavit(s) of publication.

- 10.01.04 During and as a result of the zoning ordinance amendment hearing(s) the Planning Commission shall:
- A. Review the proposed amendment.
 - B. Consider and summarize comments from the public.
 - C. Consider the amendment (and changes thereto),
 - D. Submit copies of the summary, text, maps and the Planning Commission's recommendations to the Sanilac County Planning Commission and file affidavit of mailing.
 - E. Submit copies of the summary, affidavits, text, maps and the Buel Township Planning Commission's recommendations to the Township Board.
- 10.01.05 Upon receipt of the summary, text, maps, affidavits and the Planning Commission's recommendations, the Township Board:
- A. Shall wait thirty (30) days after the County Planning Commission's receipt of the amendment(s) for its recommendations. If no response is received in thirty (30) days, then the Board may proceed without the County Planning Commission's recommendations.
 - B. May hold additional hearing(s) for comments, if deemed necessary, in which case notice shall be published in a newspaper in circulation in the Township not more than fifteen (15) nor less than five (5) days before the hearing indicating date, time, place and purpose of the hearing.
 - C. Shall refer the proposed text back to the Planning Commission for a report on any suggested amendments, changes, additions or departures from the text as originally presented.
 - D. May adopt the amendment(s) by a vote of a majority of its membership, at a regular meeting (or a special meeting called for the purpose), to be effective upon publication or on any date thereafter.

10.02.00 FINALITY

Any decision made by the Planning Commission or the Board of Appeals pertaining to a particular parcel of land prior to the adoption of any amendment to this Ordinance shall be final and not affected by any subsequent amendment unless that parcel of land is the subject of the amendment.

10.03.00 CONSIDERATION OF AMENDMENTS

Any amendments to this ordinance (as well as permits for special land uses and variances) shall be made with reasonable consideration, among other things, to:

- A. The character of each district.
- B. Its peculiar suitability for particular purposes.
- C. Conservation of property values.
- D. General trend and character of land, building and population development.
- E. Basic plan for general trend and character of land, building and population development.
- F. Conservation of natural resources and energy.
- G. Prevention of improper uses of land.
- H. Appropriate locations and relations of various uses.
- I. Hazards to life and property.
- J. Population and traffic density.
- K. Environmental impact.
- L. County Planning Commission recommendations (if required by statute)
- M. Effect of amendment upon adjacent municipalities.