

CHAPTER 23 AMENDMENTS

Section 23.01. Amendments in Zoning Ordinance. An amendment in the text of this Ordinance or an amendment in the zoning map may be initiated by the Planning Commission, by the Township Board or by any person affected by the provision or zoning designation which is requested to be changed or added.

Section 23.02. Procedures.

- (a) When amendments in the text of this Ordinance or in the zoning map are proposed by persons having an interested affected by the proposed change or addition, such person shall complete and file the application provided by the Township for such purpose. Any required fee shall be paid.
- (b) The application for an amendment in the text of this Ordinance or in the zoning map shall include a legal description of the property to be affected, or a copy of the proposed text amendment. In the case of a proposed amendment in the zoning map, a drawing shall be submitted, showing the property as to which the amendment is requested and the location of other adjacent and nearby properties.
- (c) Proposed amendments in the zoning map or in the text of this Ordinance shall be received, considered and decided upon as provided by law. Before submitting its recommendation to the Township Board, the Planning Commission shall hold at least one public hearing, with notice thereof and other aspects of such hearing to be in accordance with applicable law.
- (d) After convening a public hearing, considering the proposed amendment and making a recommendation thereon, the Planning Commission shall transmit to the Township Board the minutes of the public hearing or other meetings at which the application was considered, or the Commission shall otherwise forward to the Board such other report or information as will summarize the amendment being requested, the comments received from the public and the action taken.
- (e) The Township Board shall consider action on an application for a zoning map amendment or an amendment in the text of this Ordinance in the manner provided by law. In its discretion, the Township Board may hold additional public hearings, with notice to be given as provided by law.

Section 23.03. Resubmission of Applications. Whenever a proposed zoning map amendment or amendment in the text of this Ordinance has been considered, but has not been approved, by the Township Board, the Planning Commission shall not reconsider such zoning map amendment or such amendment in the text of this Ordinance for at least one year following the date of submission of the original application, unless the Planning Commission determines that at least one of the following conditions exist:

- (a) That the conditions or other relevant facts involved in the original denial have significantly changed.

- (b) That there are new conditions, facts or circumstances, different from those previously existing, which changed the nature of the original application or which reasonably justify a new application being submitted and considered.