

ORDINANCE #74 AN ORDINANCE TO AMEND THE MANCHESTER TOWNSHIP ZONING ORDINANCE AS FOLLOWS.

SECTION 19.03 - AMENDMENT PROCEDURE

- A.** The procedure for amending this ordinance shall be in accordance with Public Act 110 of 2006, as amended.
- B.** An application shall be filed with the Township Clerk. The Clerk shall transmit the application to the Township Planning Commission for review and report to the Township Board. The Planning Commission shall establish a date for a public hearing on the application. If an individual property or several adjacent properties are proposed for rezoning, the Planning Commission shall give a notice thereof to the applicant and owner(s) of the property in question, to all persons to whom any real property is assessed within three hundred (300) feet of the boundary of any proposed rezoning regardless of whether the property or occupant is located within the Township, and to the occupants of all structures within three hundred (300) feet of the property or by mail to the respective owners and tenants at the address given in the last assessment roll. If the tenant's name is not known, the term "occupant" may be used. In addition, each electric, gas, pipeline public utility company, each telecommunication service provider, each railroad operating within the district or zone affected, and the airport manager of each airport that registers its name and mailing address with the Planning Commission for the purpose of receiving such notice. If the notice is delivered by mail, an affidavit of mailing shall be filed with the Planning Commission prior to the hearing.

The notice shall be made not less than fifteen (15) days prior to the hearing and shall do all of the following:

1. Stating the time, place, date, and purpose of the hearing.
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 public hearing will be considered.
4. Indicate when and where written comments will be received concerning the request.
5. Indicate the places and times at which the proposed text amendment or rezoning may be examined.

The Planning Commission shall also give notice of the public hearing by one (1) publication in a newspaper of general circulation in Manchester Township, not less than

fifteen (15) days before the date of such hearing. The Planning Commission shall also, for any proposed amendment to the zoning map within three hundred (300) feet of the boundary of any adjacent municipality, send by mail a written notice of the public hearing to the zoning agencies of said municipalities and to the School Board of the school district in which the subject property is located, in order that coordination with adjacent zoning ordinances may be promoted. Public hearing requirements shall also apply to amendments initiated by the Township Board, the Township Planning Commission and by any other governmental agency or body.

- C. The Planning Commission shall report its findings and its recommendations for disposition of the application to the Township Board following the public hearing, but within one hundred twenty-five (125) days of the filing date. This time limit may be extended by agreement between the petitioner and the Planning Commission. If the Township Board shall deem advisable any changes as to the proposed amendment, it may refer same to the Planning Commission for a report thereon within a time specified by the Board. Thereafter the Board may act up application.

D. Signage

1. For any proposed amendment to the zoning map, the petitioner(s) or owner(s) of the property proposed to be rezoned shall place a four (4) by four (4) foot sign on each side of the affected property that abuts a street. Each sign shall have lettering easily readable from the abutting street. The sign shall not be erected in the road right-of-way or in a manner to obstruct vision of motorists or pedestrians.
2. If the property proposed for rezoning does not abut a street, the sign shall be placed on each side of any contiguous land owned by the petitioner(s) or owner(s) of such parcel which does abut such a street.
3. If no such contiguous property abutting a street is owned by the petitioner(s) or owner(s) of the property proposed for rezoning, the sign(s) shall be placed in such location(s) on the property that the Zoning Administrator deems will best inform the public of the proposed rezoning. If the Zoning Administrator determines that there is no location where a sign could be placed that would be visible to the public, the Zoning Administrator may waive the requirement of posting.
4. Each sign shall be erected at least 21 days, but not more than 30 days, before the Township public hearing on the application and shall remain in place through the date of the public hearing. Each sign shall be removed from the property no later than three (3) business days following the public hearing or the adjourned or continued date of the public hearing, whichever is later. Each sign shall state in six (6) inch letters as, "PROPERTY PROPOSED FOR REZONING" and shall state in letters of no less than two (2) inches the street address or tax code parcel

number(s), acreage of the property proposed for development, the current zoning and any proposed zoning or conditional use for the property and the date, time and place of the initial public hearing on the application.

7. The petitioner shall post a bond in an amount not to exceed one hundred dollars (\$100) per sign to ensure the removal of the sign as heretofore provided.
8. The Zoning Administrator shall inspect the property to confirm compliance with this Section and shall submit an affidavit of such determination to the Planning Commission not less than seven (7) days prior to the public hearing on the petition.
9. Signs erected under this section are exempt from other provisions of this Ordinance regulating signs.
10. Failure to comply with any provision of this Section shall not constitute grounds for invalidating or setting aside the granting of a petition for rezoning, but shall constitute grounds for adjourning and rescheduling the public hearing.

I, Ann M. Becketl, Clerk of Manchester Township, Washtenaw County, Michigan, hereby certify as follows:

1. The preceding ordinance was adopted by the Manchester Township Board of Trustees at a Special meeting held on February 27, 2008, and that members Becketl, Macomber, Schmitt, Huber and Widmayer voted in favor of adoption, none voted against. Absent: Mann & Kolon. CARRIED
2. A summary of the ordinance was published in the *Manchester Enterprise* on March 6, 2008.
3. The effective date of the ordinance is March 13, 2008.

