

## ARTICLE 21

### AMENDMENTS

Section 21.01. **GOVERNING PROVISIONS.** The regulations, restrictions and boundaries set forth in the Ordinance may be amended, supplemented or repealed in accordance with the provisions of this Article.

Section 21.02. **INITIATION.** Amendments to the Zoning District Map may be initiated by Township Board, Zoning Administrator or Planning Commission on any parcel located within the Township. A person owning property may file a petition to amend the zoning classification affecting his/her property.

Section 21.03. **REFERRAL TO PLANNING COMMISSION.** Amendments shall be referred to the Planning Commission for study and report and may not be acted upon by the Township Board until it has received the recommendation of the Planning Commission on the proposed amendment, or until sixty (60) days have elapsed from the date of reference of the amendment with a report being prepared by the Planning Commission. Upon receipt of the report and recommendation of the Planning Commission, or after sixty (60) days have passed without a recommendation from the Planning Commission, the Township Board, by a majority vote, may adopt in whole or in part, deny or take any other action on the proposed amendment as it may deem advisable. Changes and amendments hereunder shall become effective immediately after passage by the Township Board, subject to statutory requirements.

Section 21.04. **FILING; PUBLICATION.** Amendments shall be filed with the Township Clerk, and one (1) notice of the adoption and summary of the amendment shall be published in a newspaper of general circulation in the Township within fifteen (15) days after adoption. Said notice shall provide either a summary of the regulatory effect, or the text of the amendment. The notice shall also provide the effective date of the ordinance or amendment and the place where and time when a copy of the ordinance or amendment may be purchased or inspected. *[Ord. #02-2006, effective 10/27/2006]*

Section 21.05. **HEARING.**

- (a) No amendment shall be adopted until a public hearing has been held thereon by the Planning Commission. After receiving a zoning ordinance or amendment, the legislative body may also hold a separate public hearing if it considers it necessary.
- (b) Notice of public hearing shall be given in the manner provided in Section 20.10 of this ordinance. *[Ord. #02-2006, effective 10/27/2006]*
- (c) No action shall be taken on any application for an amendment by the Planning Commission or the Township Board until the applicant shall have paid an appropriate filing fee as established by the Township Board in its Schedule of Fees.

- (d) The Township Board shall grant a hearing on a proposed ordinance provision to an interested property owner who requests a hearing by certified mail, addressed to the clerk of the legislative body. A notice of such hearing need only be given to the interested party not less than fifteen (15) days before the scheduled date of the hearing. The notice is considered given when personally delivered or when deposited during normal business hours for delivery with the USPS or other private delivery service and in the manner required in section 20.10 (c).

*[Revised section 21.05 Ord. #2009-03, effective 8/28/2009]*