

Chapter 16 - Ordinance Amendment

- 16.1. **Initiation Of Amendments.** Amendments to this Ordinance may be initiated by the Planning Commission by resolution or by an interested person or persons by petition to the Planning Commission.
- 16.2. **Amendment Petition Procedure.** All petitions for amendment to this Ordinance shall be in writing, signed, and filed with the Township Clerk for presentation to the Planning Commission. Such petitions shall include the information described below:
- 16.2.1. The petitioner's name, address and interest in the petition as well as the name, address and interest of every person having a legal or equitable interest in any parcel that is to be rezoned.
 - 16.2.2. The nature and effect of the proposed amendment.
 - 16.2.3. If the proposed amendment would require a change in the zoning map, a fully dimensioned map showing the parcels that would be affected by the proposed amendment, a legal description of such parcels, the presented zoning district of the parcels, the zoning district of all abutting parcels, and all public and private streets and drives and easements bounding and intersecting the parcels to be rezoned.
 - 16.2.4. The alleged error, if any, in the Ordinance that would be corrected by the proposed amendment, with a detailed explanation of such alleged error, if any, and detailed reason why the proposed amendment will correct the same.
 - 16.2.5. The changed or changing conditions in the area or in the Township that make the proposed amendment reasonably necessary to the promotion of the public health, safety and general welfare.
 - 16.2.6. All other circumstances, factors and reasons that the petitioner offers in support of the proposed amendment.
- 16.3. **Amendment Procedure.** After initiation, amendments to this Ordinance shall be considered as provided for in the Township Zoning Act.
- 16.4. **Standards For Approval.** In reviewing any petition for a zoning amendment, the Planning Commission shall identify and evaluate all factors relevant to the petition. The factors to be considered by the Planning Commission shall include, the factors described below:
- 16.4.1. Whether the requested zoning change is justified by a change in conditions since the original Ordinance was adopted or by an error in the original Ordinance, and whether the parcels can reasonably be used for uses permitted within the zoning district it is located.
 - 16.4.2. The precedents and the possible effects of such precedents which might result from approval or denial of the petition.
 - 16.4.3. The capability of the Township or other governmental or quasi-governmental entities to provide any services, facilities, or programs that might be required if the petition were approved.
 - 16.4.4. Effect of approval of the petition on the condition and/or value of property in the Township or in adjacent civil divisions.
 - 16.4.5. Effect of approval of the petition on adopted master plans or development policies of the Township, the county or the state.

All findings of fact shall be made a part of the public records of the meetings of the Planning Commission.