

ARTICLE IV

AMENDMENT PROCEDURE

SECTION 4.01 Initiating Amendments and Fees

The Township Board may, from time to time, on recommendation from the Planning Commission, amend, modify, supplement or revise the district boundaries or the provisions and regulations herein established whenever the public necessity and convenience and the general welfare require such amendment. Said amendment may be initiated by resolution of the Township Board, the Planning Commission or by petition of one or more owners of property to be affected by the proposed amendment. Except for the Township Board, or the Planning Commission, the petitioner or petitioners requesting an amendment shall at the time of application pay the fee in accordance with requirements specified in SECTION 2.04. No part of which shall be returnable to the petitioner.

SECTION 4.02 Amendment Procedure

- A. The procedure for making amendments to this Ordinance shall be as follows:
1. The Planning Commission shall initiate proposed changes in language based upon the need to enhance the ordinance in terms of its interpretation, applicability to other legislation, and the administration and enforcement of its regulation. Recommendations for changes to the text may be received from the Township Board, the Zoning Administrator, the Zoning Board of Appeals, or by petition from one or more property owners within the Township.
 2. The Planning Commission shall conduct at least one public hearing, with notice of the time, place, and purpose for the hearing, in compliance with the requirements of the Township Rural Zoning Act, as amended.
 3. Following completion of the public hearing, the Planning Commission shall take action to recommend approval or denial of the proposed amendment to the text of the Zoning Ordinance. It shall then be forwarded to the Hillsdale County Planning Commission, unless waived by the Hillsdale County Board of Commissioners, for their action, and then submitted to the Township Board for final approval or denial.
 4. The adopted amendment shall then be published in a newspaper of general circulation, either in its entirety or with a synopsis of its intent.
- B. The procedure for making an amendment to the Zoning Districts Map shall be as follows:

1. Each request for amendment to the Zoning Districts Map shall be initiated by petition of the property owner or shall be submitted on behalf of the Township by its Board of Trustees or its Planning Commission.
2. After deliberation on any proposal, the Township Planning Commission shall conduct at least one (1) hearing, notice of the time and place of which shall comply with the Township Rural Zoning Act.
3. After receiving the proposed amendment, the Township Board may adopt the amendment with or without changes in accordance with the provisions and procedures of Act 184 of the Public Acts of 1943.
4. The Official Zoning Map of Wheatland Township will then be amended to reflect this change in zoning district.