

SUMPTER TOWNSHIP

TEXT AMENDMENT TO THE TOWNSHIP ORDINANCE

The Sumpter Township Board of Trustees approved the following text amendment to the Township Ordinance language changes made to the Ordinance Section 3.3, Special Land Uses.

3.3 Special Land Uses: Revision regarding item (A) Applications for a special land use authorized in this zoning ordinance shall be submitted to the zoning administrator. A fee shall be charged to the applicant to defray the cost of the notification requirements of this zoning ordinance associated with the proceedings required on the application. Approvals of special land use requests will be at the discretion of the Township Board following a public hearing held by the Planning Commission.

(B)(8.) In certain cases, as determined by the Zoning Administrator, a full site plan in compliance with Section 3.4, Site Plan review may be required.

(B.)(9.) It shall be the duty of the Zoning Administrator to determine the completeness of special land use applications. An application will not be accepted if the required information listed above is not provided in a comprehensible manner.

(D.) A public hearing on a special land use application shall be held between the planning commission, the applicant, a real property owner whose real property is assessed within three hundred (300) feet of the property, or occupant of a structure located within three hundred (300) feet of the property, and shall be open for all interested parties who wish to attend. Notification as required in section 3.3(c) hereof, shall be provided before a decision is made on the special land use request.

(E) Following the public hearing, ~~if requested~~, the planning commission shall forward a recommendation to the Township Board to may deny, approve, approve with conditions, requests for special land use. The decision on a special land use shall be incorporated in a statement of findings and conclusions relative to the special land use under consideration, which shall be summarized in the published meeting minutes. The decision shall specify the basis for the decision and any conditions imposed.

(G) ~~The planning commission~~The Township Board may impose conditions and safeguards deemed necessary for ensuring that the purposes of this zoning ordinance.

(H) Any special land use approval given by the Township Board ~~commission~~, shall become null and void unless construction and/or use are commenced within one (1) year from the date of approval. Any special land use that has been commenced but abandoned for a period of one (1) year, shall lapse and cease to be in effect unless the planning commission approves a one-year extension of the special land use approval. Only one (1) extension may be granted per application.

(I.) Any special land use application which has been denied shall not be resubmitted for a period of one year from the date of denial. Exceptions may be allowed after learning of new and significate facts or conditions, based on the opinion of the Zoning Administrator, that might reasonably result in favorable action while still meeting the criteria of this section.

(K.) The Township Board, after recommendation by the Planning Commission, shall have the authority to revoke special land use approval after it has been shown the holder of the approval has failed to comply

with any of the applicable requirements of this section or any other provisions of the effective ordinance. Prior to any action, the Planning Commission shall conduct a public hearing that follows the notice requirements mentioned in this section.

(L) The Zoning Board of Appeals shall have authority with regard to special land uses as follows:

- (1) The Zoning Board of Appeals shall have the authority to grant dimensional or site design variances, provided such standards are not conditions of special land use approval.
- (2) The Zoning Board of Appeals shall not have the authority to reverse or modify the Planning Commission or Township Board decision to approve or deny a special land use.

This notice is published pursuant to the requirements of Michigan Public Act 110 of 2006, as amended.

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