

ORDINANCE NUMBER 79

AN ORDINANCE TO AMEND THE MANCHESTER TOWNSHIP ZONING ORDINANCE SECTIONS 20.07 AND 20.09 REGARDING THE REQUIREMENT TO POST SIGNS BEFORE A PUBLIC HEARING ON A VARIANCE REQUEST

MANCHESTER TOWNSHIP, WASHTENAW COUNTY, MICHIGAN ORDAINS:

That the Manchester Township Zoning Ordinance be amended as follows:

SECTION 20.07 - VARIANCE

- G.** A public hearing is required for a variance application according to the procedures in Section 20.09 E. In accordance with Section 19.03 D. of this Ordinance, the applicant(s) seeking a variance shall be responsible for posting a sign, if applicable, announcing the public hearing for the proposed variance. Each sign shall state, "PROPERTY PROPOSED FOR A VARIANCE TO THE MANCHESTER TOWNSHIP ZONING ORDINANCE."
- 1.** The Zoning Administrator may waive signage requirements of Section 20.07 G. if the proposed variance(s) meets all of the following standards:
 - a.** That the proposed variance(s) will not adversely affect the natural environment and existing and future land uses in the vicinity;
 - b.** That the proposed variance(s) will not overburden essential public services;
 - c.** That the proposed variance(s) will not be detrimental, hazardous, or disturbing to the existing or future neighboring uses, persons, property or the public welfare; and
 - d.** That the proposed variance(s) will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.
 - 2.** Should the Zoning Administrator find that all of the standards of Section 20.07 G. 1. are satisfied, the Zoning Administrator shall then submit in writing to the Chair of the Zoning Board of Appeals, the decision to waive the signage requirement of Section 20.07 G.

SECTION 20.09 – APPEALS TO THE BOARD OF APPEALS

- E. HEARING BY THE BOARD OF APPEALS; REQUEST; NOTICE; PUBLIC HEARING:** When a request for appeal has been filed in proper form the Township Clerk shall place the said request for appeal upon the calendar for public hearing, and cause notice, stating the time, place, date, and object of the public hearing to be served personally or by registered return receipt mail no less than fifteen (15) days before the public hearing, upon the party or parties making the request for appeal. If the request for an

interpretation or appeal of an administrative decision involves a specific parcel, written notice stating the nature of the interpretation requests and the time, date, and place of the public hearing on the interpretation request shall be sent by first-class mail or personal delivery to all persons to whom real property is assessed within three hundred (300) feet of the boundary of the property in question and to all occupants of all structures within three hundred (300) feet of the boundary of the property in question. If a tenant's name is not known, the term "occupant" may be used. All notice by regular mail shall be deemed to have been given when deposited in the United States Post Office, addressed to the respective property owners of record to the address shown on the last assessment roll of the Township.

In addition, a notice stating the time, date, and place of the public hearing shall be published in a newspaper of general circulation within the Township and shall be sent to the person requesting an interpretation of the Zoning Ordinance not less than fifteen (15) days before the public hearing.

MADE, PASSED AND ADOPTED BY THE MANCHESTER TOWNSHIP BOARD OF TRUSTEES THIS 10TH DAY OF MARCH, 2009.

Ronald Mann, Township Supervisor

Ann M. Becketl, Township Clerk

Attest

I do hereby confirm that a true copy of the above Ordinance No. 79 was published in the Manchester Enterprise on the 19th day of March 2009.

Ann M. Becketl, Township Clerk

I, Ann M. Becketl, Clerk for Manchester Township, hereby certify that the foregoing is a true and correct copy of Ordinance No. 79 of Manchester Township, adopted by resolution at a meeting of the Township Board of Trustees held on March 10, 2009, and the whole thereof now in my custody.

Ann M. Becketl, Township Clerk

The ordinance changes shall take effect seven days after this publication of the notice of adoption unless petition procedures are initiated under MCL 125.3402. If petition procedures are initiated, the ordinance shall take effect in accordance with MCL 125.3402.

A copy of the complete ordinance text may be inspected or purchased at the Manchester Township Hall, 275 South Macomb, Manchester, Michigan 48158. The office hours are 8:30 a.m. until noon Monday, Tuesday, Wednesday and Friday.

Adopted: 3/10/2009

Published: 3/19/2009

Effective: 3/26/2009, subject to PA 110 of 2006 as amended.

Ann Becketl, Clerk