

NORTHFIELD TOWNSHIP
PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that a public meeting of the Northfield Township Planning Commission will be held at the Northfield Township Public Safety Building, 8350 Main Street, Second Floor, Whitmore Lake, MI 48189, on **WEDNESDAY, SEPTEMBER 17, 2008** at 7:00 PM. During this meeting the Planning Commission will hold a public hearing on the following matters:

To amend various sections of the Northfield Township Zoning Ordinance regarding Public Hearing Procedures and to consolidate the provisions into a single new Article 69.0 Public Notice. The changes proposed are comprehensive in nature and affect Article 52.0 Planned Unit Development District, Article 60.0 Supplementary Regulations and Standards, Article 63.0 Conditional Uses, Article 66.0 Zoning Board of Appeals, Article 68.0 Amendments, and create a new Article 69.0 Public Notice. The following is a summary of the proposed changes. The full text of the amended sections is available to view at the Northfield Township Building Department Offices.

Summary of Amendments to Article 52.0 Planned Unit Development District

Amend Section 52.05 Area Plan Requirements

Proposed amendments revise the public hearing procedures for the review of a PUD area plan. The amendment deletes specific public hearing procedures and places them into a stand-alone section of the ordinance (new Article 69.0 Public Notice). Amendment would eliminate the requirement for the Planning Commission to establish a public hearing date for the review of the plan and place this responsibility with the Township Zoning Administrator.

The amendment also removes the requirement that the Washtenaw County Metropolitan Planning Commission review the proposed petition and area plan, as that body no longer exists.

Summary of Amendments to Article 60.0 Supplementary Regulations and Standards

Amend Section 60.13 Controlled Uses

Proposed amendments remove specific public hearing procedures for the granting of a waiver from the locational restrictions of controlled uses and places them (with reference) in a stand-alone section of the ordinance (new Article 69.0 Public Notice).

Summary of Amendments to Article 63.0 Conditional Uses

Amend Section 63.05 Public Hearing

Proposed amendments remove specific public hearing procedures for Conditional Uses within the Township and place them (with reference) in a stand-alone section of the ordinance (new Article 69.0 Public Notice).

The amendment also deletes reference to the "Township Rural Zoning Act" as this act has been replaced with "Michigan Zoning Enabling Act."

Summary of Amendments to Article 66.0 Zoning Board of Appeals

Amend Section 66.01 Board Established

Proposed amendment replaces reference to “Act 184 of the Public Acts of 1943” and replaces it with “Public Act 110 of 2006”

Amend Section 66.06 Public Hearings

Proposed amendments remove specific public hearing procedures for Board of Appeals actions and place them (with reference) in a stand-alone section of the ordinance (new Article 69.0 Public Notice).

Summary of Amendments to Article 68.0 Amendments

Amend Section 68.03 Amendment Procedures

Proposed amendments revise the public hearing procedures for the review of Zoning Amendments. The amendment deletes specific public hearing procedures and places them into a stand-alone section of the ordinance (new Article 69.0 Public Notice). Amendment would eliminate the requirement for the Planning Commission to establish a public hearing date for the review of the proposed amendment and place this responsibility with the Township Zoning Administrator.

Proposed amendment replaces reference to “Act 184 of the Public Acts of 1943” and replaces it with “Public Act 110 of 2006”

Summary of Proposed New Article 69.0 Public Notice

Section 69.01 Public Notification – Indicates that all applications for public hearing must comply with the Michigan Zoning Enabling Act, PA110 of 2006 and the provisions of this section with regard to notification.

- A. Responsibility – Provides that the Northfield Township Clerk shall be responsible for preparing the content of public notice and having it published in a newspaper of general circulation in the Township and mailed as required.
- B. Content – Provides for the required content of a public hearing notice for mail, personal and newspaper circulation.
- C. Personal and Mailed Notice – Provides regulations when the provisions of this ordinance or state law require that personal or mailed notice be provided. Of specific note the Township is proposing an increase in the area notified for a public hearing from the existing 300 feet from the boundary of the property in question to 600 feet, thereby notifying more people when a public hearing is required.
- D. Timing of Notice – Indicates that when a public hearing is required, the notice of public hearing shall be provided “on an application for rezoning, text amendment, special land use, planned unit development, variance, appeal, or ordinance interpretation: not less than fifteen (15) days before the date the application will be considered for approval.”

The preceding is a summary of the proposed ordinance changes. A full text of the aforementioned ordinance amendments may be examined at the Township Offices, 75 Barker Road, Whitmore Lake, MI, by interested persons during office hours weekdays, between 8:00 AM and 4:30 PM.

Any person having interest in said Township or their duly appointed representatives shall there and then be heard at the above described meetings or adjournment thereat relative to any matters that should come before the Planning Commission.

Northfield Township will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon 10 days notice to Northfield Township. Individuals with disabilities requiring auxiliary aids or services should contact Northfield Township by writing or calling the Northfield Township Staff at (734) 449-2880.

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Michelle Manning, Clerk
Northfield Township