

Sec. 30-475. - Amendments.

- (a) Proposals for amendments to the text or zoning maps of this article shall be presented to the zoning committee, which shall hold a public hearing to discuss the proposals. The zoning committee shall be guided in its decisions by the plan and the provisions and zoning maps of this article. Any decision of the zoning committee relating to proposed amendments shall be set forth in writing and in detail and shall be transferred to the city commission as the recommendation of the zoning committee. The city commission shall, in accordance with the enabling statute, make the final decision regarding proposed amendments. Any amendment shall be set forth as an ordinance amending this article, and all amendments rezoning land shall include legal descriptions of the land involved, provided, however, that an amendment to conform a provision of the zoning ordinance to the decree of a court of competent jurisdiction as to any specific lands may be adopted by the city commission and the notice of the adopted amendment published without referring the amendment to the planning commission or any other board.
- (b) After receiving a zoning ordinance or an amendment thereto the city commission may hold a public hearing if it considers it necessary or if otherwise required, as provided in MCL 125.3401.
- (c) The city commission shall grant a hearing on a proposed ordinance provision to an interested property owner who requests a hearing by certified mail, addressed to the city clerk. A hearing under this subsection is not subject to the requirements of section 30-513, except that notice of the hearing shall be given to the interested property owner in the manner required in subsections 30-513(b)(3) and (4).

(Code 1976, § 150.34; Ord. No. 453, § 508, 12-8-1986; Ord. No. 564, § 2, 3-26-2007; Ord. No. 574, 10-27-2008)

State Law reference— Amendments, MCL 125.3202.

Sec. 30-476. - Protest petition.

An amendment to a zoning ordinance is subject to a protest petition as required by this section. If a protest petition is filed, approval of the amendment to the zoning ordinance shall require a two-thirds vote of the city commission, unless a larger vote, not to exceed a three-quarters vote, is required by ordinance or Charter. The protest petition shall be presented to the city commission before final legislative action on the amendment and shall be signed by one or more of the following:

The owners of at least 20 percent of the area of land included in the proposed change.

The owners of at least 20 percent of the area of land included within an area extending outward 100 feet from any point on the boundary of the land included in the proposed change.

Publicly-owned land shall be excluded in calculating the 20 percent land area requirement.

(Ord. No. 564, § 2, 3-26-2007)