



# NOTICE OF ADOPTION CHARTER TOWNSHIP OF PLYMOUTH ORDINANCE NO 99.001

## TEXT AMENDMENT 001

AN ORDINANCE TO AMEND THE TEXT OF PLYMOUTH CHARTER TOWNSHIP ZONING ORDINANCE NO. 99 BY AMENDING ARTICLE XXXI, ZONING BOARD OF APPEALS, SECTION 31.8 AS FOLLOWS:

THE TOWNSHIP OF PLYMOUTH ORDAINS:

Part I. The Zoning Ordinance No. 99 of the Plymouth Charter Township, is hereby amended as follows:

**Article XXXI, Zoning Board of Appeals, Section 31.8, Item 2, Public Hearing Requirement, is amended by replacing the existing language with the following:**

2. Public Hearing Requirement.

(a) Public Hearing Requirements for Use Variances

The Zoning Board of Appeals shall fix a reasonable time for the hearing of the appeal and give due notice thereof to the parties, and decide the same within a reasonable time. Upon the hearing, any party may appear in person or by agent or by attorney. Notice of the hearing shall be published in a newspaper which circulates in the Township and sent by mail or personal delivery to the owners of property for which approval is being considered, to all persons to whom real property is assessed within three hundred (300) feet of the boundary of the property in question and to the occupants to all structures within three hundred (300) feet. The notice shall be given not less than five (5) nor more than fifteen (15) days before the date the appeal will be considered. If the name of the occupant is not known, the term "occupant" may be used in making notification. Notification need not be given to more than one (1) occupant of a structure, except that if a structure contains more than one (1) dwelling unit or spatial area owned or leased, by different individuals, partnerships, businesses or organizations, one (1) occupant of each unit or spatial area shall receive notice. In the case of a single structure containing more than four (4) dwelling units or other distinct spatial areas owned or leased by different individuals, partnerships, businesses or organizations, the notice may be given to the manager or owner of the structure who shall be requested to post the notice at the primary entrance to the structure. The notice shall describe the nature of the appeal, indicate the property which is the subject of the appeal, state when and where the appeal will be considered and indicate when and where written comments will be received concerning the appeal.

(b) Public Hearing Requirements for Appeals other than Use Variances

The Zoning Board of Appeals shall fix a reasonable time for the hearing of the appeal, give due notice thereof to the parties, and decide the appeal within a reasonable time. At the hearing, any party may appear in person or by agent or by attorney.

- Part II        CONFLICTING PROVISIONS REPEALED. Any Ordinance or parts of Ordinance in conflict herewith, are hereby repealed.
- Part III.      EFFECTIVE DATE. The provisions of this Ordinance are hereby declared to take effect on August 29, 2004.
- Part IV.      ADOPTION. The Ordinance was adopted by the Township Board of the Charter Township of Plymouth by authority of Act 184 of Public Acts of Michigan, 1949, as amended, at a meeting duly called and held on August 17, 2004 and ordered to be given publication in the manner prescribed by law. The Ordinance may be purchased or inspected at the Plymouth Township Department of Public Works Building, Community Development Department during regular business hours.

Adopted by the Board of Trustees on August 17, 2004  
Effective Date August 29, 2004

Publish: August 22, 2004