

Nelson Township
Planning Commission Minutes
June 21, 2006

Co-Chairman McKown called the regular planning commission meeting to order at 7:00 pm., held at the Nelson Township Municipal building, 2 Maple Street, Sand Lake, Michigan.

Commissioners present: Wier, Schalk, Stolk and Hoffman. Absent: Dignum and Grifhorst. Also present was Jerry Gross. There were two residents present.

A motion made by Commission Schalk and supported by Commissioner McKown that the minutes from May 17th, 2006, were corrected and approved. Yes - 5. No - 0. Motion Carried.

Public Comment for issues not on the agenda: Bob Chesley 5523 Coan Road, Sand Lake inquired about a special land use applicant, they were directed to talk to the Zoning Administrator.

Unfinished Business: None

New Business

**Public Hearing Zoning Ordinance Amendments to Conform
to the Michigan Zoning Enabling Act**

Co-Chairman McKown opened the public hearing.

There was no public comment; Co-Chairman McKown closed the public hearing.

Public hearing notices were in the Cedar Springs Post on Friday June 2, 2006 and Thursday June 15, 2006. The following ordinance was offered by Schalk and supported by Stolk. Yes - 5. No - 0. Motion carried.

Ordinance No 06-153

**An Ordinance to amend the Zoning Ordinance of the Township of Nelson
(Amendment to conform to the Michigan Zoning Enabling Act)**

The Township of Nelson Ordains:

Section 1. Publication and Delivery of Notice of Public Hearing Chapter 21 of the Zoning Ordinance of the Township of Nelson is hereby amended and renumbering of Sections 21.14, 21.15 and 21.16 as Sections 21. 15, 21.16 and 21. 17, respectively, and so as to insert a new Section 21.14, which shall read in its entirety as follows:

Section 21.14. Publication and Delivery of Notice of Public Hearing

Except where expressly stated otherwise in this Ordinance, whenever a public hearing on a zoning application is required by this Ordinance or by the Michigan Zoning Enabling Act, notice of the public hearing shall be published and delivered in accordance with the requirements of this Section.

- A. The notice shall be published once, at least 15 days prior to the date of the public hearing, in a newspaper of general circulation in the Township.
- B. For applications involving the rezoning of ten or fewer adjacent properties; for applications to the Zoning Board of Appeals involving a specific parcel; and for all planned unit development and special land use applications, a notice of public hearing shall be mailed by way of U.S. first class mail or personally delivered to the following persons, at least 15 days prior to the date of the public hearing:
 - 1. The applicant;
 - 2. All persons to whom real property is assessed within 300 feet of the property that is the subject to the application; and
 - 3. The occupants of all structures within 300 feet of the property that is the subject of the application.

If the above-described 300-foot radius extends outside of the Township's boundaries, then notice must be provided outside of the Township boundaries, within 300-radius, to all persons in the above-stated categories.

- C. The notice of public hearing shall include the following information:
 - 1. A description of the nature of the application or request.
 - 2. An identification of the property that is the subject of the application or request. The notice shall include a listing of all existing street addresses within the property' provided, however, that street addresses do not need to be created and listed if no such addresses currently exist within the property; and provided further that street addresses do not need to be listed if eleven or more adjacent properties are being proposed for rezoning.
 - 3. State when and where the application or request will be considered.
 - 4. Identify when and where written comments will be received concerning the application or request.

Section 2 Planned Unit Development - Notice

There were no comments from the commissioner's.

Without objection the Planning Commission meeting was adjourned at 8:35 pm.

Next regular Planning Commission meeting will be Wednesday, July 19, 2006.

Laura Hoffman, Secretary