

ORDINANCE NO. 2018-1

**ZONING TEXT AMENDMENT ORDINANCE**

AN ORDINANCE TO AMEND SECTION 12.07D – PROCEDURES, STEP 4 FINAL PUD SITE PLAN REVIEW, AND SECTION 12.07E – PROCEDURES, STEP 5 TOWNSHIP BOARD ACTION AND PUBLIC HEARING OF THE ALLENDALE CHARTER TOWNSHIP ZONING ORDINANCE.

THE CHARTER TOWNSHIP OF ALLENDALE, COUNTY OF OTTAWA, AND STATE OF MICHIGAN ORDAINS:

Section 1. Procedures, Step 4 Final PUD Site Plan Review. Section 12.07D of the Zoning Ordinance shall be amended to state in its entirety as follows.

D. STEP 4 – Final PUD Site Plan Review

1. The applicant for PUD rezoning shall submit a Final Development Plan to the Township offices in accordance with the requirements for Final Site Plan Review as contained in Section 24.06 of this Ordinance. Copies of the Final PUD Site Plan shall be forwarded to the Planning Commission.
2. The Township Planning Commission shall schedule a public hearing for it to consider a Zoning Map Amendment Ordinance to establish the PUD Zoning District for the PUD rezoning request, and the Final PUD Site Plan in accordance with the public hearing requirements of Section 29.01 herein.
3. The Final PUD site plan shall contain all of the information required for Preliminary PUD Site Plan review plus any other information required by the Planning Commission to ensure proper review of the PUD rezoning request.
4. Preparation of PUD Site Plan Resolution. Prior to or following the public hearing on the Final PUD site plan and the Zoning Map Amendment Ordinance for the PUD rezoning request, a draft PUD site plan resolution shall be prepared for consideration by the Planning Commission. This resolution shall set forth the permitted uses, development standards and conditions for the proposed PUD. The Planning Commission may hold another public hearing to consider the draft PUD site plan resolution or the Commission may consider it in conjunction with the hearing on the Final PUD Site Plan and Zoning Map Amendment Ordinance.
5. The Planning Commission shall review the Final PUD Site Plan and the draft PUD site plan resolution if it is prepared at the public hearing and may direct the

applicant to revise the plan as necessary to address Zoning Ordinance requirements or concerns of the Planning Commission.

6. The Planning Commission shall make a recommendation to the Township Board to approve, approve with conditions, or deny the PUD rezoning and Final PUD Site Plan and shall base its recommendation on compliance with the standards of Section 12.08 herein.
7. The applicant shall make any revisions to the Final PUD Site Plan as required by the Commission in its recommendation to the Township Board and shall make these revisions before the Final PUD Site Plan, the Zoning Map Amendment Ordinance, and the draft PUD site plan resolution is transmitted to the Township Board.

Section 2. Procedures, Step 5 Township Board Action & Public Hearing. Section 12.07E of the Zoning Ordinance shall be amended to state in its entirety as follows.

- E. STEP 5 – Township Board Action & Public Hearing
  1. After receiving the recommendation of the Planning Commission, the Township Board shall review the application package, the Final PUD Site Plan, the Zoning Map Amendment Ordinance, the draft PUD site plan resolution, the record of the Planning Commission proceedings and the Planning Commission's recommendation. The Township Board shall conduct a public hearing and provide notice in the manner set forth in Section 29.01 of this zoning ordinance. Except for a Final PUD Site Plan required by Section 12.11C of this Ordinance or otherwise required by the PUD resolution or elsewhere within this Article, no Final PUD Site Plan shall be reviewed by the Township Board when the original PUD resolution identifies the available uses within the PUD.
  2. The Township Board shall then make its findings based on the PUD standards for approval in Section 12.08. Upon a determination that a proposed development meets such standards, conditions, and requirements, the Township Board may approve the Final PUD Site Plan, the Zoning Map Amendment Ordinance and the PUD site plan resolution.
  3. The Township Board may impose reasonable conditions upon its approval of the PUD. Such condition may include conditions necessary to ensure that public services and facilities affected by the PUD will be capable of accommodating increased service and facility loads caused by the property use or activity, to protect the natural environment and conserve natural resources and energy, to ensure compatibility with adjacent uses of land, and to promote the use of property in a socially and economically desirable manner.

4. The conditions imposed with respect to the approval of a PUD shall be recorded in the record of the approval action, and shall remain unchanged except upon the mutual consent of the Township Board and the landowner.

Section 3. Effective Date. This amendment to the Allendale Charter Township Zoning Ordinance was approved and adopted by the Township Board of Allendale Charter Township, Ottawa County, Michigan on \_\_\_\_\_, 2018, after a public hearing as required pursuant to Michigan Act 110 of 2006, as amended; after introduction and a first reading on January 8, 2018, and after posting and publication following such first reading as required by Michigan Act 359 of 1947, as amended. This Ordinance shall be effective on \_\_\_\_\_, 2018, which date is the eighth day after publication of a Notice of Adoption and Posting of the Zoning Text Amendment Ordinance in the *Grand Valley Advance* as required by Section 401 of Act 110, as amended. However, this effective date shall be extended as necessary to comply with the requirements of Section 402 of Act 110, as amended.

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Adam Elenbaas, Township Supervisor

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Laurie Richards, Township Clerk