

**BLAIR TOWNSHIP
NOTICE OF PUBLIC HEARING**

Please be advised that on Wednesday, October 4, 2006 at 7:00 pm at the Blair Township Hall, 2121 CO RD 633, GRAWN MI 49637, the Blair Township Planning Commission will conduct a Public Hearing regarding proposed amendments to the Blair Township Zoning Ordinance Text.

Zoning Ordinance Amendment #**104-05-06-06**

Article 16, section 16.02 to amend the text as follows;

General Provisions

Section 16.02 Building Regulations

3. Frontage on a Public Road
to be amended to:

3. Access to Public Roads

5. Easements

No lot shall be created and no building shall be erected on a lot unless the lot has an existing driveway to a public road that meets the requirements of the Grand Traverse County Road Commission, or unless a minimum of thirty-three linear feet of the parcels boundary abuts a public road in such a manner as to provide a location for a driveway acceptable to the Grand Traverse County Road Commission, and unless a permit for the establishment of a driveway is first obtained from the Grand Traverse County Road Commission or its successors. Lots within subdivisions and lots in site condominiums are not required to have frontage on public roads provided that they have a recorded interest in a recorded easement that provides ingress and egress from a public road for both vehicular traffic and for the establishment of all public utilities to and from the involved lot.

Zoning Ordinance Amendment #**104-05-06-07**

Article 22, section 22.03, to comply with Michigan Zoning Enabling Act 110, to amend the text as follows;

Special Use Review Procedures

Section 22.03 Public Hearing Requirements

Amended to read:

1. "Upon receipt of a complete special use application, the Planning Commission shall hold a public hearing on the application. One (1) notice of the public hearing shall be

published in a newspaper of general circulation in the Township. *The Notice shall be published not less than 15 (fifteen) days before the date on which the application will be considered for approval.*

2. Notice of the Public Hearing also shall be sent by first class mail to the owners of all property for which special use approval is being considered. *Notice shall also be sent to all persons to whom real property is assessed within 300' (three-hundred-feet) of the property and to the occupants of all structures within 300' (three-hundred-feet) of the property regardless of whether the property is located or the occupant resides in the zoning jurisdiction, as that term is defined at MCL 125. 3102(w). If the name of an occupant is not known, the term "occupant" may be used in providing notice under this section. If a structure contains more than one occupancy unit then one occupant of each occupancy unit shall receive notice. The notice required under this Section must be given not less than 15 (fifteen) days before the date on which the application will be considered.*

3. Eliminated.

4.e. *The notice shall include a listing of all existing street addresses within the property. Street addresses do not need to be created and listed if no such addresses currently exist within the property. If there are no street addresses, other means of identification may be used."*

Zoning Ordinance Amendment #104-05-06-08

Article 24, section 24.07 to comply with Michigan Zoning Enabling Act, to amend the text as follows;

Board of Appeals **Section 24.07 Notice**

Current section 24.07 rescinded and new 24.07 enacted as follows:

Upon receiving a written request for a variance from the provisions of the Zoning Ordinance the Zoning Department of Blair Township shall schedule a hearing before the Blair Township Zoning Board of Appeals for the hearing of this request, and shall provide notice as required under Section 22.03 for Public Hearings for Special Use Permit Reviews.

Upon receiving a written request seeking an interpretation of the Zoning Ordinance or appealing an administrative decision, the Zoning Department of Blair Township shall schedule a hearing before the Blair Township Zoning Board of Appeals and publish a notice stating the date, time, and place of the scheduled public hearing date in a newspaper of general circulation within Blair Township not less than 15 (fifteen) days before the public hearing. Additionally, a written notice providing the same information shall be sent to the person requesting in the interpretation or appealing the administrative decision not less than 15 (fifteen) days before the scheduled public hearing. If the request for an interpretation of the Zoning Ordinance or an appeal of an

administrative decision involves a specific land parcel, written notice stating the nature of the interpretation request, or the nature of the appeal of an administrative decision, as well as the date, time, and place of the public hearing shall be sent by first class mail or personal delivery to all persons to whom real property is assessed within 300' (three-hundred-feet) of the boundary of the property in question, and to the occupants of all structures within 300 (three-hundred) feet of the property in question. If the name of an addressee is not known, the notice shall be sent using the term "occupant" in place of an individual's name. If a structure contains more than one occupancy unit then one occupant of each occupancy unit shall receive notice.

Public hearings shall also be conducted prior to the authorization of any temporary land use, and at any time that the Board of Appeals deems such hearing to be advisable.

A copy of the proposed changes can be reviewed or purchased at the Township Offices during regular business hours, Tuesday through Friday, 7:30 am to 6:00 pm, at 2121 Co. Rd. 633, Grawn, MI 49637. Written comments will be received until October 4th, 2006, and directed to Jerry Heim Chairperson, Blair Township Planning Commission, at 2121 Co. Rd. 633, Grawn, MI 49637.

Blair Township will provide reasonable auxiliary aids and services to individuals with disabilities at the public hearing. Persons requiring auxiliary aids or services should contact the Township at least five (5) business days prior to the hearing, (231) 276-9263.

JOHN LEITHAUSER
ZONING ADMINISTRATOR
2121 CO RD 633, GRAWN MI 49637

SEPTEMBER 19, 2006 1T