

Notice of Public Hearing Proposed Zoning Ordinance Amendment

The Onekama Township Planning Commission will hold a Public Hearing at a special meeting at 7 p.m. on Thursday, November 4, 2021, at the Onekama Township Hall, 5435 Main St., Onekama, MI 49675; 231-889-3308. The public hearing will be held to consider a proposed amendment to the Onekama Township Zoning Ordinance.

Hearing Purpose: Amendment to the Onekama Township Zoning Ordinance as follows:

Article 82: Administration of the Ordinance

- **Add section 8204. Escrow Deposits for Variable Costs and Expenses:**

Where the Township is reviewing an application that requires a discretionary decision or review, including, but not limited to, an application for site plan review, special use permit, planned unit development, conditional rezoning, site specific rezoning, variance, or other such land use application, the applicant may be required to deposit funds to defray anticipated variable costs and expenses incurred by the Township where professional input, study or review is desired before a final decision is made. Such escrow deposits may be used to pay professional expenses of community planners, engineers, attorneys, and other professionals whose expertise the Township values to provide guidance on the proposed application. The Township Zoning administrator shall determine the need for, and the amount of, the escrow deposits based upon consultation with the foregoing professionals.

1. The funds shall be managed by the Township Treasurer, and shall be deposited before the cost or expense is incurred.
 - a. The funds will not be deposited in an interest- bearing account.
 - b. The applicant shall be regularly invoiced. The invoice shall show the date, sums credited and debited, and the manner in which the debit was computed, where appropriate.
 - c. Costs incurred to manage the account may be debited to the account.
2. Upon request by the applicant, the Township shall provide copies of any written reports and statements of expenses for the professional services rendered.
3. The Township Zoning Administrator shall provide written notice and a request for an additional escrow deposit to the applicant if at any time the sums on deposit appear insufficient to cover anticipated costs and expenses.
 - a. The applicant shall promptly deposit additional funds in accordance with the written request from the Township.
 - b. If additional funds are not promptly deposited, the Township may issue a stop work order, cease review or table action on the application, deny land use permits, zoning permits or certificates of zoning compliance associated with the application, or take no further action to process the application.
4. Where the Township determines that sums deposited appear likely to exceed anticipated costs and expenses, those excess funds shall be promptly returned to the applicant.
5. Sums remaining in the account when the project is completed shall be promptly returned to the applicant.

6. An applicant may appeal the Zoning Administrator's determinations under this Section to the Township Board within 21 days of such determination, and the Township Board may affirm, reverse or modify the Zoning Administrator's determination.

This notice is posted in compliance with PA267 of 1976 as amended (Open Meetings Act), MCLA 41.72 (2) (3) and the Americans with Disabilities Act (ADA) Note: Individuals with disabilities requiring auxiliary aids or services should contact the Onkama Township Board by writing or calling the following: Shelli Johnson, Clerk – 5435 Main St. P.O. Box 458 Onkama, MI 49675. Phone 231-889-3308 Ext: 201.

The proposed amendments can be reviewed and purchased at the Onkama Township Hall. Correspondence can be sent, or hand delivered to the Onkama Township Hall, 5435 Main St., Onkama, MI. 49675. Correspondences must be received by the end of business day on November 3, 2021. Please, mark it ATTN: Planning Commission.