

**Township COLDWATER TOWNSHIP
PLANNING COMMISSION
BY-LAWS**

**Adopted: February 24, 2015
Amended: July 18, 2014
Amended: January 20, 2015
Amended: August 30, 2016**

ARTICLE 1: AUTHORITY & NAME

This board shall be known as the Coldwater Township Planning Commission. Its members shall serve at the pleasure of the Coldwater Township Board. These rules of procedure are adopted by the Coldwater Township Planning Commission, hereafter known as the "Commission" pursuant to Public Act 33 of 2008 and the Open Meetings Act.

ARTICLE 2: PURPOSE

The general purpose of the Commission shall be to guide and promote the efficient, coordinated development of Coldwater Township in a manner which will best promote the health, safety, and general welfare of its people; preserve and protect Coldwater Township and its natural resources; and to address the goals and recommendations of the Master Plan.

ARTICLE 3: DUTIES OF THE COMMISSION

The Commission shall perform the following duties:

- (1) Draft, conduct hearings, and recommend a Zoning Ordinance and subsequent amendments thereto, to the Coldwater Township Board.
- (2) Adopt a Master Plan, review the Plan regularly, or a minimum of every five (5) years, and make necessary dates as required.
- (3) Prepare an Annual Report to the Coldwater Township Board.
- (4) Review and take action or recommend appropriate actions regarding site plan(s), special land use(s), and planned unit development requests.
- (5) Review Subdivision proposals and recommend appropriate action to the Coldwater Township Board.
- (6) Prepare special studies and plans, as deemed necessary by the Commission or Coldwater Township Board.
- (7) Attend training sessions, conferences, or meetings as needed to properly fulfill the duties of Commissioner, and for which appropriations of funds have been approved by the Coldwater Township Board, as needed.
- (8) Perform other duties and responsibilities as may be requested by the Coldwater Township Board.
- (9) Member of the commission may conduct such site visits as deemed necessary to evaluate the application and supporting material. Site visits shall be conducted individually unless otherwise scheduled by the Commission, obeying all requirements of the Open Meeting Act.

ARTICLE 4: MEMBERSHIP

Section 4.1 Membership Requirements.

Membership of the commission shall consist five (5) members appointed by Coldwater Township Board. Member of the commission shall be residents of Coldwater Township, Branch County.

Section 4.2 Terms.

Each member shall be appointed to hold office for a three (3) year term. The Coldwater Township Board shall find individual(s) to fill any vacancies immediately of any unexpired term.

ARTICLE 5: OFFICERS

Section 5.1 Officers.

The officers of the commission are appointed members of commission and shall consist of a chairperson, vice- chairperson, and secretary.

Section 5.2 Duties of the Chairperson.

The chair shall preside at all meetings, appoint committees; and perform such duties as may be delegated by the Commission or Coldwater Township Board. The commission chairperson shall have the right to appoint new committee members at any time to fill a vacancy.

Section 5.3 Duties of the Vice-Chairperson.

The vice-chairperson shall act in the capacity of the chairperson in his /her absence.

Section 5.4 Duties of the Secretary.

The secretary shall serve as the liaison between the Commission and the Coldwater Township Board for the execution of documents in the name of the commission performing the duties hereinafter listed below, and performing such other duties as the commission may determine.

- (1) Minutes. The designated Coldwater Township Board member shall be responsible for a permanent record of minutes of each meeting and shall have them recorded in suitable permanent records.
- (2) Correspondence. The designated Coldwater Township Board member or Zoning Administrator shall be responsible for the issuance of formal written correspondence with other groups or persons as directed by the commission. All communications, petitions, reports or other written materials received by the designated Coldwater Township Board member or the Zoning Administrator shall be brought to the attention of the commission.
- (3) Attendance. The designated Coldwater Township Board member shall be responsible for maintaining an attendance record for each commission member and report those records annually to the commission for inclusion in the Annual Report to the Coldwater Township Board.

Section 5.5 Duties of The Coldwater Township Representative.

The Coldwater Township Board representative to commission shall report the action of the Coldwater Township Board to the Commission and update the commission on actions by the Coldwater Township Board that relate to the function and duties of the commission.

Section 5.6 Duties of The Zoning Board of Appeals representative.

The Zoning Administrator shall attend any Zoning Board of Appeals (ZBA) Hearings. The Zoning Administrator shall report to the commission the actions of the (ZBA) and update the Commission on any actions by the (ZBA) that relate to the function and duties of commission.

Section 5.7 Elections.

- (1) At the LAST meeting of the current calendar year, the commission shall select from its membership a chairperson, vice-chairperson, and secretary who shall serve a twelve month period and who shall be eligible for re-election.
- (2) A candidate receiving a majority vote of the membership present shall be declared elected.
- (3) Newly elected officers assume their office immediately after the election.

Section 5.8 Terms.

All officers shall serve a term of (1) year. Officers may be re-elected.

Section 5.9 Vacancies.

Vacancies in office shall be filled immediately by regular election procedure.

ARTICLE 6: MEETINGS.

SECTION 6.1 Regular Meeting.

Regular meetings of the commission shall be held monthly in the Coldwater Township Hall on a date established by commission. The regular monthly meeting has been established by the commission as the last Tuesday of each month; if there is any business to come before the commission. The dates and times shall be posted at Coldwater Township Hall and a notice shall be published in accordance with the Open Meeting Act. Any changes in the date or time of the regular meeting shall be posted and notice in the same manner as originally established. When a regular meeting date falls on or near a legal holiday, the commission shall select a suitable alternate date in the same month, in accordance with the Open Meetings Act.

SECTION 6.2 Meeting Notices.

All meetings shall be posted at the Coldwater Township Hall according to the Open Meetings Act. The notice shall include the date, time and place of meeting.

SECTION 6.3 Special Meetings.

A special meeting may be called by two members of the commission upon written request to the secretary or by chairperson. The business which the commission may perform shall be conducted at a public meeting of the commission held in compliance with the Open Meetings Act. Public notice of the time, date, and place of the special meeting shall be given in a matter as required by the Open Meetings Act, and the secretary shall send written notice of a special meeting to commission members not less than forty-eight (48) hours in advance of the meeting.

SECTION 6.4 Open Meeting.

All meeting of commission shall be open to the public and held in a place available to the general public. All deliberation and decisions of the commission shall be made at a meeting open to the public. A person shall be permitted to address a hearing of the commission under the rules established in section 6.11 and to address the commission concerning non-hearing matters under the public comment portion of the agenda, as established in Section 6.9 to the extent that they are applicable. A person shall not be excluded from a meeting except for breach of the peace committed at the meeting.

SECTION 6.5 Public Record.

All meeting, minutes records, documents, correspondence, and other materials of the commission to be open to public inspection in accordance with the freedom of information Act, except as may otherwise be provided by law.

SECTION 6.6 Minutes.

Commission minutes shall be prepared by the secretary of the commission. The minutes shall contain a brief synopsis of the meeting, complete statement of the condition or recommendations made by action; and recording of attendance. All communications, actions, and resolutions shall be attached to minutes. The official records shall be annually deposited with the township clerk.

SECTION 6.7 Quorum.

In order for the commission to conduct business or take any official action, a quorum consisting of the majority of the voting members of the commission shall be present. When a quorum is not present, no official action may be taken, except for closing of meeting. The members of the commission may discuss matter of interest, but can take no action until the next regular or special meeting. All public hearings without a quorum shall be scheduled for the next regular or special meeting and no additional public notice is required provided the date, time and place is announced at the meeting.

SECTION 6.8 Voting.

Affirmative vote of the majority of the commission shall be required for the approval of any requested action or motion placed before the commission. Voting shall ordinarily be voice vote; provided however that a roll call vote shall be required if requested by any commission member or directed by the chairperson. All commission members shall vote on every motion placed on the floor unless there is a conflict of interest, as established in ARTICLE 7. Any member abstaining from a vote shall not participate in the discussion of that item.

SECTION 6.9 Agenda.

A written agenda for all regular meeting shall be prepared. The agenda for all regular shall be:

- (1) Call to order
- (2) Roll Call
- (3) Approval of minutes
- (4) Approval of agenda
- (5) Public comments and communication concerning items not on the agenda
- (6) Scheduled public hearing
- (7) Unfinished Business
- (8) New Business
- (9) Other Matters to be reviewed by the Commission
- (10) Administrative Items
- (11) Adjournment

Any commissioner may request that an item be placed on the regular meeting agenda for discussion provided such request is made not less than two (2) weeks prior to the next regular and provided that such request is approved by the chairperson.

SECTION 6.10 Rules of Order.

All meetings of the commission shall be conducted in accordance with generally accepted parliamentary procedure, as governed by "Robert's Rules of Order".

SECTION 6.11 Public Hearing.

Hearings shall be scheduled and due notice given in accordance with the provision of the acts and ordinance cited in ARTICLE 1. Public hearings conducted by the commission shall be run in an orderly and timely fashion. This shall be accomplished by the established hearing procedures.

SECTION 6.12 Notice of Decision.

A written notice containing the decision of the commission shall be sent to petitioners and originators of a request.

ARTICLE: 7 CONFLICT OF INTEREST

SECTION 7.1 Declaration of Conflict.

Commission members shall declare a conflict of interest when any one (1) or more of the following occur:

- (1) A relative or other family member is involved in any request for which the commission is asked to make a decision.
- (2) The commission member has a business or financial interest in the property involved in the request, or has a business or financial interest in the applicant's company, agency, or association.
- (3) The commission member owns or has a financial interest in neighboring property. For purposes of this Section, a neighboring property shall include any property falling within the notification radius for the proposed development, as required by the Zoning Ordinance, or other applicable Ordinance. The commission shall make a determination regarding the presence of a conflict of interest.
- (4) There is a reasonable appearance of a conflict, of interest as determined by the commission member declaring such conflict.

SECTION 7.2 Requirements.

When declaring a conflict the commission member shall do all of the following:

- (1) Announce a conflict of interest and state its general nature.
- (2) Abstain from any discussion or votes relative to the matter which is the subject of the conflict.
- (3) Absent himself /herself from the room in which the discussion takes place.

ARTICLE 8 ABSENCES, REMOVALS, AND RESIGNATIONS

SECTION 8.1 Absences.

In order to be excused from a meeting, members of the commission shall notify the commission chairperson when they intend to be absent from the meeting. Failure to make notification at least twenty-four (24) hours prior to the meeting shall result in an unexcused absence. More than four (4) consecutive, unexcused absences or absences at twenty-five (25%) percent of all meeting in any one (1) year shall be considered nonperformance of duty and cause of removal from the commission.

SECTION 8.2 Removal.

Members of the commission may be removed by the Coldwater Township Board for nonperformance of duty, misconduct in office, or upon failure to declare a conflict of interest upon vote by the majority, after written charges have been prepared and a hearing conducted.

SECTION 8.3 Resignation.

A member may resign from the commission by sending a letter of resignation to the Coldwater Township Board or Coldwater Township Planning Commission Chairperson.

ARTICLE 9: AMENDMENTS.

These rules may be amended by the commission by a concurring vote pursuant to subsection 3.7, during any regular meeting, provided that all members have received an advance copy of the proposed amendments at least ten (10) calendar days prior to the meeting at which such amendments are to be considered.

ACCEPTED BY MAJORITY VOTE

CHAIRMAN

August 30, 2016
DATE