APPENDIX B. PLANNING COMMISSION FORMS AND EXAMPLES
FINDINGS OF JUST CAUSE HEARING

Powell Township
P.O. Box 39
101 Bensinger Street
Big Bay, Mi 49809
(906)345-9345

JUST CAUSE HEARING FINDINGS, POWELL TOWNSHIP

On _____, the Powell Township Board held a show-cause hearing at which _____ was afforded an opportunity to state specific reasons why the Zoning Ordinance should not be enforced. Certain relevant facts were presented to this Board, to wit:

FINDINGS OF FACT

1. The Zoning Administrator presented evidence showing a long use activity in violation of the zoning ordinance and testified that he/she has sent two separate notice of ordinance violation to _____ (copies are attached) and to his/her knowledge, the violation had not been ceased, removed or abated.

2. Section(s) _____ of the Zoning Ordinance provided: _____

_____

_____

(attach additional sheets if necessary)

3. The land use activity by _____ at _____ is contrary to the Powell Township Zoning Ordinance.

4. _____ did/did not present good and compelling reasons why the zoning ordinance should not be enforced.

DECISION AND ORDER

THEREFORE, the Powell Township Board hereby concluded a violation of the Powell Township Zoning Ordinance is/is not being maintained, and

IT IS HEREBY ORDERED that the Township Zoning Administrator, on behalf of Powell Township, shall/shall not cause a complaint to be filed against _____ for the purpose of seeking a halt to such land use activity.

APPENDIX B: PLANNING COMMISSION FORMS AND EXAMPLES
LEGAL ACTION ON ZONING ORDINANCE VIOLATION

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Please be advised that on _____, the Powell Township Board will convene a Public Hearing at the Powell Township Hall, 101 Bensinger, Big Bay, Michigan, commencing at _____, to afford you the opportunity to show cause and good reason for maintaining a violation of the Powell Township Zoning Ordinance, Section(s) _____.

The Board will take testimony from you and all interested parties, prepare a record of the hearing, and make its findings and decision in writing.

If you fail to attend the show-cause hearing, the Board will take the testimony of others and make its findings and decision. If the Board finds against you, you will thereafter be subject to prosecution.

It is strongly recommended you abate the Zoning Ordinance violation you are now maintaining, or be present at the hearing to show cause and good reason why the ordinance should not be enforced against you/

Should you have any questions, please contact this office.

_____
Zoning Administrator