

## **Plan for Updating The Salem Township Zoning Ordinance September 21, 2009**

The Salem Township Planning Commission has begun to review and update, as needed, the Zoning Ordinance. The following is a proposal for moving that process forward in an orderly manner and ensuring that all Commissioners have the opportunity to fully participate in the process.

The Planning Commission will review the existing Zoning Ordinance in an orderly manner and make required updates for content and clarity. Each Article of the Ordinance will be reviewed. Methods to improve the clarity of the Ordinance, such as a Land Use and Requirements tables will be considered. The general process proposed is:

- The Planning Commissioners independently review specific portions of the Zoning Ordinance between meetings.
- At the meeting, the assigned Articles are discussed and revised language proposed. Revisions to any tables such as Land Use and Requirements will also be made at the meeting.
- Bill DeGroot will prepare drafts of the revised Articles prior to the next Planning Commission Meeting.
- Draft Articles and tables distributed at the next meeting for the Planning Commission's review.
- Hold the required public hearing when a complete draft of the Ordinance is available.

Each Ordinance Article will be subject to a four meeting cycle:

- Meeting 1: Assigned for review at the next meeting. It is presumed that the Commissioners will fully review the assigned article and formulated their comments prior to the next meeting.
- Meeting 2: Assigned Article is discussed by the Commission in detail. Revised language and table updates are proposed.
- Meeting 3: Drafts, prepared by Bill, will be distributed to the Commissioners.
- Meeting 4: Commissioners comment on draft if necessary.

At each Planning Commission meeting the cadence for that evening's Zoning Ordinance review and update will be as follows:

- Distribute drafts of Articles and Tables prepared by Bill based on the direction of the Planning Commission from the prior meeting (to be reviewed by the Commissioners prior to the next meeting).
- Commissioner comments / corrections / edits associated with the draft Articles and Tables distributed at the prior meeting.
- Commission discusses the Articles assigned for review at the meeting. The Commission develops revised language and updates to Tables.
- Determine Articles to be addressed in the next meeting.

The schedule for reviewing the following Articles at the next few meetings is proposed to be (note existing Article # is identified):

- September: Definitions (2)
- Meeting #2: RC (11.0); AR (12.0); ER (13.0)
- Meeting #3: LR (20.0); SR (21.0); MR (25.0); MHP (26.0); HCD (30.0)
- Meeting #4: LC (31.0); GC (32.0); HC (33.0); OC (34.0); RRA (35.0)
- Meeting #5: LI (40.0); GI (41.0)
- Meeting #6: Planned Unit Development (50.0)
- Meeting #7: Discussion of any possible new districts
- A proposed schedule for review of the balance of the existing Zoning Ordinance will be developed at a later date.

Input will be considered from a range of sources including the Township residents, the Planning Consultant, the Board, and the Zoning Administrator. However the revised document will be largely crafted by the Planning Commission. Drafts will be prepared by the Zoning Administrator on a timely basis. Both the Zoning Administrator and Planning Consultant will provide input based on their knowledge of existing State legislation and generally accepted planning practices. They will, based on their experience, make recommendations regarding zoning districts, standards, procedures, and processes.