

**ARTICLE 25  
AMENDMENTS**

**50.2500 Changes and Amendments.**

(1) When a proposed amendment, supplement, modification or change is initiated by a petition of any party with a legal interest in the property to be affected, it must be accompanied by a fee. The amount of the fee shall be established by resolution of the City Council, and it is to be used to defray the expense of publishing the required notices and other related expenditures.

(2) All amendments, supplements, modifications and changes not arising in the Planning Commission must be referred thereto for a written report and recommendation prior to any action thereon by the City Council.

(3) The Planning Commission shall at one (1) or more of its meetings study and evaluate the proposed amendment, supplement, modification or change. The Planning Commission shall make a tentative report and hold at least one (1) public hearing with proper notice as required by State law before submitting its final report to the legislative body. A summary of the comments submitted at the public hearing shall be transmitted with the report of the Planning Commission to the City Council.

(4) Once the City Council has received and accepted the Planning Commission's report on the proposed amendment, supplement, modification or change, it may hold additional public hearings if it considers it necessary, or as may be required by charter.

(5) Whenever the City Council shall receive a protest against a proposed amendment, signed by the requisite number of land owners as set forth in Section 125.584 of the Compiled Laws of 1970, as amended, then such amendment, supplement, modification or change

shall not be passed except by two-thirds (2/3) vote of the City Council.

(6) For the purpose of considering amendments, supplements, or modifications or changes, the adopted master plan of the City of Harbor Springs shall be considered the plan referred to in Act 207 of the Public Acts of the State of Michigan 1921, as amended. The Zoning Code of Harbor Springs shall only be amended by legislative action of the City Council.