

MICHIGAN PLANNING ENABLING ACTS COMPARISON TABLE

Prepared by the Michigan Society of Planning Law Committee

- Black Common text to all three statutes
- Red Proposed added text to make the statutes uniform-
- Blue Text only found in that particular act
- Green No comparable language
- Strikethrough Text proposed to be removed

*NOTE: Township Planning Act used as the common legislation.
NOTE: See note on last page for more background information.*

New phrases to replace existing language throughout as applicable:

- Common notice periods: “not less than 15 days” instead of the two notices once between 20 and 30 days and once not more than 8 days
- “legislative body” vs. township board , county board or city or village council/commission
- “zoning ordinance” instead of “ordinance” where applicable
- “zoning commission” rather than “zoning board”.
- “recreational vehicle” vs. “trailer”
- “zoning board of appeals” vs. “board of zoning appeals” or “board” when applicable

County Planning Act (PA 282 of 1945)	Township Planning Act (PA 168 of 1959)	Municipal Planning Act (PA 285 of 1931)	Notes
AN ACT to provide for county planning; the creation, organization, powers and duties of county planning commissions.	AN ACT to provide for township planning; for the creation, organization, powers and duties of township planning commissions; for the regulation and subdivision of land; and to prescribe penalties and provide remedies for violation of the provisions of this act.	AN ACT to provide for city, village and municipal planning; the creation, organization, powers and duties of planning commissions; the regulation and subdivision of land; and to prescribe provide penalties and provide remedies for violation of the provisions of this act.	B= Add final two phrases to County
Definitions			
<p>Sec. 45 1. As used in this act:</p> <p>(a) “County board of commissioners” means 1 of the following, as applicable:</p> <p>(i) The county executive in a county organized under 1966 PA 293, MCL 45.501 to 45.521.</p> <p>(ii) In all other counties, the elected county board of commissioners.</p> <p>(b) “County plan”, “development plan”, or “plan” means a plan as described in section 4.</p> <p>(c) “County planning commission” or “planning commission” means a planning commission as provided for under section 1.</p> <p>(d) “Master plan” means a basic plan, general development plan, guide plan, comprehensive plan or the plan referred to in _____, being the basis on which the zoning plan is developed with the elements described in section 6 (2)</p>	<p>Sec. 1. As used in this act:</p> <p>(a) “Basic plan” or “plan” Master plan means a master basic plan, general development plan, guide plan, comprehensive plan or the plan referred to in 1943 PA 184, MCL 125.271 to 125.310, being the basis on which the zoning plan is developed with the elements described in section 6 (2).</p> <p>(b) “Citizen member” means a member of a township planning commission holding no other township office except that a citizen member may be a member of a township zoning board of adjustment or appeals.</p> <p>(c) “County board of commissioners” means 1 of the following, as applicable:</p> <p>(i) The county executive in a county organized under 1966 PA 293, MCL 45.501 to 45.521.</p> <p>(ii) In all other counties, 1 of the following:</p> <p>(A) The elected county board of commissioners.</p>	<p>Sec. 1. As used in this act:</p> <p>(a) “Council” or “legislative body” means the legislative body of the municipality.</p> <p>(b) “County board of commissioners” means 1 of the following, as applicable:</p> <p>(i) The county executive in a county organized under 1966 PA 293, MCL 45.501 to 45.521.</p> <p>(ii) In all other counties, 1 of the following:</p> <p>(A) The elected county board of commissioners.</p> <p>(B) A subcommittee of the county board of commissioners if the county board of commissioners delegates its powers and duties under this act to such a subcommittee.</p> <p>(C) The regional planning commission for the region in which the county is located if the county board of commissioners delegates its powers and duties under this act to the regional planning commission.</p> <p>(c) “Master plan”, “municipal plan”, or “plan”</p>	<p>Review definitions after balance of changes to the act have been made</p>

County Planning Act (PA 282 of 1945)	Township Planning Act (PA 168 of 1959)	Municipal Planning Act (PA 285 of 1931)	Notes
	<p>(B) A subcommittee of the county board of commissioners if the county board of commissioners delegates its powers and duties under this act to such a subcommittee.</p> <p>(C) The regional planning commission for the region in which the county is located if the county board of commissioners delegates its powers and duties under this act to the regional planning commission.</p> <p>(D) "Planning commission" means township planning commission.</p>	<p>means a basic master plan, as general development plan, guide plan, comprehensive plan or the plan referred to in _____, being the basis on which the zoning plan is developed with the elements described in section 6(2) (3) or (4), as applicable.</p> <p>(d) "Mayor" means the chief executive of the municipality, whether the official designation of his or her office is mayor, city manager, or otherwise.</p> <p>(e) "Municipality" or "municipal" means or relates to cities, villages, townships, and other incorporated political subdivisions.</p> <p>(f) "Municipal planning commission" or "planning commission" means a planning commission as provided for under section 2.</p> <p>(g) "Population" means the population according to the most recent federal decennial census or according to a special census conducted under section 7 of the Glenn Steil state revenue sharing act of 1971, 1971 PA 140, MCL 141.907, whichever is the more recent.</p> <p>(h) "Streets" means streets, avenues, boulevards, highways, roads, lanes, alleys, viaducts, and other ways.</p> <p>(i) "Planning Commission" includes "plan Board" as established under a city's charter.</p>	
Purpose of Plans			
<p>Sec. 7. (pt) The master plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the county and its environs which will, in accordance with present and future needs, best promote health, safety, morals, order, convenience, prosperity, and general welfare, as well as efficiency and economy in the process of development; including, among other things, adequate provision for a system of transportation to lessen congestion on public roads and streets, the promotion of safety from fire and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the promotion of</p>	<p>Sec. 2- 7. (pt). The master plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the municipality and its environs which will, in accordance with present and future needs, best The purpose of plans prepared pursuant to this act shall be to promote public health, safety morals, order, convenience, prosperity, and general welfare; as well as efficiency and economy in the process of development; including, among other things, adequate provision for to encourage the use of resources in accordance with their character and adaptability; to avoid the overcrowding of land by buildings or people; to lessen congestion on public roads</p>	<p>Sec. 7. (pt) The master plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the municipality and its environs which will, in accordance with present and future needs, best promote public health, safety, morals, order, convenience, prosperity, and general welfare, as well as efficiency and economy in the process of development; including, among other things, adequate provision for a system of transportation traffic to lessen congestion on public roads and streets, the promotion of safety from fire and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of</p>	

County Planning Act (PA 282 of 1945)	Township Planning Act (PA 168 of 1959)	Municipal Planning Act (PA 285 of 1931)	Notes
<p>good civic design and arrangement, wise and efficient expenditure of public funds, and the adequate provision of public utilities such as sewage disposal, safe and adequate water supply, recreation and other public requirements; to encourage the use of resources in accordance with their character and adaptability; and to consider the character of each county and its suitability for particular uses judged in terms of such factors as the trend in land and population development.</p>	<p>and streets; to facilitate provision for a system of transportation to lessen congestion on public roads and streets, the promotion of safety from fire and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the promotion of good civic design and arrangement, wise and efficient expenditure of public funds, and the adequate provision of public utilities such as sewage disposal, safe and adequate water supply, recreation and other public improvements; to encourage the use of resources in accordance with their character and adaptability and to consider the character of each township and its suitability for particular uses judged in terms of such factors as the trend in land and population development.</p>	<p>population, the promotion of good civic design and arrangement, wise and efficient expenditure of public funds, and the adequate provision of public utilities such as sewage disposal, safe and adequate water supply, recreation and other public improvements requirements; to encourage the use of resources in accordance with their character and adaptability; and to consider the character of each municipality and its suitability for particular uses judged in terms of such factors as the trend in land and population development.</p>	
Establishment of Planning Commission			
<p>Sec. 4- 2. (1) (pt) Any county is hereby authorized and empowered to make, adopt, amend, extend, add to, or carry out a county master plan as provided in this act and create by ordinance a planning commission with the powers and duties provided in this act herein set forth. The planning commission of a county shall be designated the county planning commission.</p>	<p>Sec. 3-2. (1) (pt) The township board of Any township may create, by resolution, is authorized and empowered to make, adopt, amend, extend, add to, or carry out a township master plan as provided in this act and create by ordinance a township planning commission with powers and duties to make, adopt, extend, add to or otherwise amend, and to carry out plans for the unincorporated portions of the township as provided in this act. The planning commission of a township shall be designated the planning commission.</p>	<p>Sec. 2. (1) (pt) Any municipality is authorized and empowered to make, adopt, amend, extend, add to, or carry out a municipal master plan as provided in this act and create by ordinance a planning commission with the powers and duties provided in this act. The planning commission of a city village or other municipality shall be designated city planning or city plan commission; of a village, village planning or village plan commission and of any other municipality, such designation as its council legislative body may specify.</p>	
Replacing Previously Established Planning Commission			
<p>Sec. 1 (pt) All county planning commissions organized under Act No. 285 of the Public Acts of 1931, as amended, may immediately reconstitute themselves under this act or may continue to function under the former act as the official county planning commissions: Provided, That, upon expiration of the terms of existing membership of county planning commissions constituted under Act No. 285 of the Public Acts of 1931, all succeeding appointments shall be made in accordance with the</p>		<p>Sec. 2. (1) (pt) The legislative body of any city or village now or hereafter having a plan board commission created by charter as authorized by PA ___ of ___ may by ordinance extend the powers and duties of the planning commission in accordance with the terms of this act. Sections 3, 4, and 5 shall not apply to such cities or villages or to cities or villages having a board which is serving as the planning commission pursuant to subsection (2). This act shall not affect the</p>	

County Planning Act (PA 282 of 1945)	Township Planning Act (PA 168 of 1959)	Municipal Planning Act (PA 285 of 1931)	Notes
<p>provisions of this act: And provided, That upon passage of this act the powers exercised by county planning commissions so constituted shall be those specified for all county planning commissions in the terms of this act. All powers previously exercised by local planning commissions as provided by Act No. 285 of the Public Acts of 1931, which are in conflict with the provisions of the act herewith adopted, are hereby revoked.</p>		<p>powers and duties or organization of such such planning commission under a charter except as they may be added to or enlarged by the terms of this act.</p>	
Transfer of Jurisdiction of County Planning Commission			
<p>Sec. 2a. In counties having a population between 650,000 and 1,000,000 and having a board of county auditors, any county planning commission and any planning department created or existing under the provisions of this act may, by resolution of the board of supervisors, be placed under the jurisdiction of the county board of auditors.</p>			<p>This is struck because it no longer applies to any county</p>
Referendum			
	<p>Sec. 3 2 (2) The ordinance resolution creating a planning commission shall become effective 60 days after publication in a newspaper having general circulation in a township. Within 60 days following the publication of the ordinance resolution by the township board, a petition signed by a number of qualified and registered voters residing in the unincorporated portion of the township equal to not less than 8% of the total vote cast for all candidates for governor, at the last preceding general election at which a governor was elected, may be filed with the township clerk praying therein for the submission of the ordinance resolution to the electors residing in the unincorporated portion of the township for their approval or rejection. Upon the filing of the petition, the ordinance resolution shall not take effect until approved by a majority of the electors voting thereon at the next regular or special election which allows reasonable time for proper notices and printing of ballots or at any special election called for that purpose. The township board legislative body shall provide the manner of submitting such ordinance resolution to the</p>		<p>B = Delete from Township</p>

County Planning Act (PA 282 of 1945)	Township Planning Act (PA 168 of 1959)	Municipal Planning Act (PA 285 of 1931)	Notes
	<p>electors for their approval or rejection, and determining the results thereof.</p> <p>(3) Upon the filing with the township clerk of a petition requesting the township board legislative body to adopt an ordinance resolution as herein provided, signed by a number of qualified and registered voters residing in the unincorporated area of the township equal to not less than 8% of the total vote cast for all candidates for governor at the last preceding general election at which a governor was elected, the township board, at its first meeting following such filing shall submit the same to a vote as provided in this section.</p> <p>(4) The township clerk shall transmit copies of the ordinance resolution to the secretary of state and to the planning commission of the county of which the township is a part, and if there is no county planning commission, to the regional planning commission which is exercising planning jurisdiction over the township, within 10 days after adoption. The secretary of state shall maintain a public record of all ordinances resolutions so received.</p> <p>(5) Sec. 3a. A petition under section 3, including the circulation and signing of the petition, is subject to section 488 of the Michigan election law, 1954 PA 116, MCL 168.488. A person who violates a provision of the Michigan election law, 1954 PA 116, MCL 168.1 to 168.992, applicable to a petition described in this section is subject to the penalties prescribed for that violation in the Michigan election law, 1954 PA 116, MCL 168.1 to 168.992.</p>		
Other Commissions Serving As Planning Commission			
		<p>Sec. 2. (2) A city or village that has a population of less than 5,000, and that has not established a planning commission by charter, may by ordinance have 1 of the following boards serve as its planning commission:</p>	<p>Delete because recent amendments have reduced</p>

County Planning Act (PA 282 of 1945)	Township Planning Act (PA 168 of 1959)	Municipal Planning Act (PA 285 of 1931)	Notes
		<p>(a) The board of directors of the economic development corporation of the city or village created under the economic development corporations act, Act No. 338 of the Public Acts of 1974, being sections 125.1601 to 125.1636 of the Michigan Compiled Laws.</p> <p>(b) The board of a downtown development authority created under Act No. 197 of the Public Acts of 1975, being sections 125.1651 to 125.1680 of the Michigan Compiled Laws, if the border of the downtown development authority is the same as the border of the city or village.</p> <p>(c) A board created under the tax increment finance authority act, Act No. 450 of the Public Acts of 1980, being sections 125.1801 to 125.1829 of the Michigan Compiled Laws, if the border of the tax increment finance authority is the same as the border of the city or village.</p>	<p>the number of members required on a planning commission, addressing the issue that this was designed to. Also because the groups listed here don't represent the overall community, as a planning commission should</p>
Planning Commission Membership			
<p>Sec. 2. 3 (1) (pt) The county planning commission shall consist of not less than 5 nor more than 11 members who shall individually be representative of important segments of the economic, governmental, educational, social life, and development of the particular county, in accordance with the major interests as they exist in the county, such as agriculture, recreation, education, public health, government, transportation, industry, and commerce. The county board of commissioners legislative body shall establish the basis for representative membership on the planning commission. All members shall be qualified electors of the county. A majority of planning commission members shall not hold another office or position in the county government.</p> <p>(2) Where the planning commission consists of 5 members, 1 member may be a member of the county board of commissioners legislative body elected and serving. Where the planning commission consists of from 6 to 8 members, 2</p>	<p>Sec. 4- 3 (1) (pt) The planning commission shall consist of not less than 5 nor more than 9 members, who shall be representative of major interests as they exist in the township, such as agriculture, recreation, education, public health, government, commerce, transportation and industry. All members shall be qualified electors and property owners of the township. One member of the township board legislative body shall be a member of the planning commission.</p>	<p>Sec. 3. (1) (pt) Except as provided in subsections (2), (3), and (4), the planning commission shall consist of 9 members who shall represent insofar as is possible different professions or occupations, be representative of major interests as they exist in the township, such as agriculture, recreation, education, public health, government, commerce, transportation and industry. All members shall be qualified electors of the township.</p> <p>(2) If considered desirable by the legislative body, the planning commission may consist of the mayor, 1 administrative official of the municipality selected by the mayor, and 1 member of the legislative body to be selected by the legislative body as members ex officio, and 6 other persons who shall be appointed by the mayor as provided in this section. An appointed member of the planning commission may be compensated at a rate to be determined by the appointing or legislative body. An appointed member shall not hold</p>	<p>B = Revise so there is one standard for all three acts, with a minimum of 5 members but no maximum membership, and with no city manager, council rep, zoning administrator or other employees as members</p>

County Planning Act (PA 282 of 1945)	Township Planning Act (PA 168 of 1959)	Municipal Planning Act (PA 285 of 1931)	Notes
<p>members may be members of the county board of commissioners legislative body elected and serving. Where the planning commission consists of from 9 to 11 members, 3 members may be members of the county board of commissioners legislative body elected and serving.</p> <p>(3) The county board of commissioners legislative body shall appoint to the planning commission 1 member of a public school board or an administrative employee of a school district included, in whole or in part, within the county's boundaries. The appointment required under this subsection shall be made upon the first vacancy that occurs following the effective date of the amendatory act that added this subsection.</p>		<p>another municipal office except that 1 appointed member may be a member of the zoning board of adjustment or appeals or a member of a joint fire administrative board. The terms of ex officio members shall correspond to their respective official tenures, except that the term of the administrative official selected by the mayor shall terminate with the term of the mayor. The term of each appointed member, if 6 members are appointed, shall be 3 years or until his or her successor takes office, except that the respective terms of 2 of the members first appointed shall be for 1 year and 2 for 2 years. After a public hearing, a member other than the member selected by the legislative body may be removed by the mayor for inefficiency, neglect of duty, or malfeasance in office. The legislative body may for like cause remove the member selected by the legislative body. All ex officio members appointed under this subsection shall have full voting rights.</p> <p>(3) If considered desirable by the legislative body, the planning commission may consist of 9 members, 1 of whom shall be a member of the legislative body to be selected by resolution of the legislative body to serve as a member ex officio, and 8 of whom shall be appointed by the mayor as provided in this section. An appointment by the mayor shall be subject to approval of the legislative body by majority vote. All appointed members of the planning commission may be compensated at a rate to be determined by the appointing or legislative body. An appointed member shall not hold another municipal office, except that 1 appointed member may be a member of the zoning board of adjustment or appeals. The term of the ex officio member shall be determined by the legislative body and shall be stated in the resolution selecting the ex officio member, but the term shall not exceed the member's term of office as a member of</p>	

County Planning Act (PA 282 of 1945)	Township Planning Act (PA 168 of 1959)	Municipal Planning Act (PA 285 of 1931)	Notes
		<p>the legislative body. The term of each appointed member shall be 3 years or until his or her successor takes office, except that the respective terms of 2 of the members first appointed shall be for 1 year and 3 for 2 years. After a public hearing, a member other than the member selected by the legislative body may be removed by the mayor for inefficiency, neglect of duty, or malfeasance in office. The legislative body may for like cause remove the member selected by the legislative body. All ex officio members appointed under this subsection shall have full voting rights.</p> <p>(4) If considered desirable by the legislative body of a municipality that has a population of less than 5,000, the planning commission shall consist of 5, 7, or 9 members, 1 of whom shall be a member of the legislative body to be selected by resolution of the legislative body to serve as a member ex officio, and the remainder of whom shall be appointed by the mayor as provided in this section. An appointment by the mayor shall be subject to approval of the legislative body by majority vote. All appointed members of the planning commission may be compensated at a rate to be determined by the appointing or legislative body. An appointed member shall not hold another municipal office, except that 1 appointed member may be a member of the zoning board of adjustment or appeals. The term of the ex officio member shall be determined by the legislative body and shall be stated in the resolution selecting the ex officio member, but the term shall not exceed the member's term of office as a member of the legislative body. Except as provided in subsection (5), the term of each appointed member shall be 3 years or until his or her successor takes office except that the respective terms of 2 of the members first appointed shall be for 1 year and 3 for 2 years. After a public hearing, a member other</p>	

County Planning Act (PA 282 of 1945)	Township Planning Act (PA 168 of 1959)	Municipal Planning Act (PA 285 of 1931)	Notes
		<p>than the member selected by the legislative body may be removed by the mayor for inefficiency, neglect of duty, or malfeasance in office. The legislative body may for like cause remove the member selected by the legislative body. All ex officio members appointed under this subsection shall have full voting rights.</p>	
Appointment of Planning Commission Members			
<p>Sec. 2. (1) 3 (2) (pt) The method of appointment, and the term of office of members of the planning commission shall be determined by resolution of a majority of the full membership of the county board of commissioners legislative body.</p>	<p>Sec. 4. 3 (2) (pt) All members of the planning commission shall be appointed by the township supervisor with the approval of the township board.</p>	<p>Sec 3. (2) (pt) (repeat) If considered desirable by the legislative body, the planning commission may consist of the mayor, 1 administrative official of the municipality selected by the mayor, and 1 member of the legislative body to be selected by the legislative body as members ex officio, and 6 other persons who shall be appointed by the mayor as provided in this section. An appointed member of the planning commission may be compensated at a rate to be determined by the appointing or legislative body.</p> <p>(3) (pt) (repeat) If considered desirable by the legislative body, the planning commission may consist of 9 members, 1 of whom shall be a member of the legislative body to be selected by resolution of the legislative body to serve as a member ex officio, and 8 of whom shall be appointed by the mayor as provided in this section. An appointment by the mayor shall be subject to approval of the legislative body by majority vote.</p> <p>(4) (pt) (repeat) If considered desirable by the legislative body of a municipality that has a population of less than 5,000, the planning commission shall consist of 5, 7, or 9 members, 1 of whom shall be a member of the legislative body to be selected by resolution of the legislative body to serve as a member ex officio, and the remainder of whom shall be appointed by the mayor as provided in this section. An appointment by the mayor shall be subject to approval of the</p>	<p>B = Allow for flexibility while acknowledging the city manager vs. strong mayor forms of government</p> <p>Look at joint ???? ???? ?</p>

County Planning Act (PA 282 of 1945)	Township Planning Act (PA 168 of 1959)	Municipal Planning Act (PA 285 of 1931)	Notes
		legislative body by majority vote.	
Planning Commission Terms/Vacancies/Removal From Office			
<p>Sec 2 (4) 3 (2) (pt) The term of each appointed member shall be for 3 years, except that of the members first appointed, 1/3 shall serve for 1 year, 1/3 for 2 years and 1/3 for 3 years that upon first appointment of the membership by the board, the terms of office may be varied to permit the establishment of overlapping terms of office and the terms of ex officio members shall correspond to their respective official tenures or as may be determined by the county board. A successor shall be appointed not more than 1 month after the term of the preceding planning commission member has expired.</p>	<p>Sec. 4 (3) 3 (2) (pt) The term of each member shall be for 3 years, except that of the members first appointed, 1/3 shall serve for 1 year, 1/3 for 2 years and 1/3 for 3 years and the terms of ex officio members shall correspond to their respective official tenures or as may be determined by the township board. A successor shall be appointed not more than 1 month after the term of the preceding planning commission member has expired.</p>	<p>Sec. 3. (2) (pt) (repeat) The terms of ex officio members shall correspond to their respective official tenures, except that the term of the administrative official selected by the mayor shall terminate with the term of the mayor. The term of each appointed member, if 6 members are appointed, shall be 3 years or until his or her successor takes office, except that the respective terms of 2 of the members first appointed shall be for 1 year and 2 for 2 years.</p> <p>(3) (pt) (repeat) The term of the ex officio member shall be determined by the legislative body and shall be stated in the resolution selecting the ex officio member, but the term shall not exceed the member's term of office as a member of the legislative body. The term of each appointed member shall be 3 years or until his or her successor takes office, except that the respective terms of 2 of the members first appointed shall be for 1 year and 3 for 2 years.</p> <p>(4) (pt) (repeat) The term of the ex officio member shall be determined by the legislative body and shall be stated in the resolution selecting the ex officio member, but the term shall not exceed the member's term of office as a member of the legislative body. Except as provided in subsection (5), the term of each appointed member shall be 3 years or until his or her successor takes office except that the respective terms of 2 of the members first appointed shall be for 1 year and 3 for 2 years.</p> <p>(5) For a planning commission described in subsection (4) that consists of 5 members, the respective terms of 1 of the members first appointed shall be for 1 year and 2 for 2 years. For a planning commission described in subsection (4) that consists of 7 members,</p>	

County Planning Act (PA 282 of 1945)	Township Planning Act (PA 168 of 1959)	Municipal Planning Act (PA 285 of 1931)	Notes
<p>(5) (3) The county board of commissioners legislative body shall provide for the filling of a vacancy in the membership of the planning commission for the unexpired terms</p> <p>Sec. 3 (2) (pt) and may remove a member for nonperformance of duty or misconduct upon public hearing. The legislative body shall provide for the removal of a member of the planning commission for misfeasance, malfeasance or nonfeasance in office upon written charges and after a public hearing</p>	<p>(3) All vacancies for unexpired terms shall be filled for the remainder of such term.</p> <p>Sec. 4. 3 (2) (pt) Members may be removed by the township supervisor, after a hearing, with the approval of the township board. The legislative body shall provide for the removal of a member of the planning commission for misfeasance, malfeasance or nonfeasance in office upon written charges and after a public hearing</p>	<p>the respective terms of 2 of the members first appointed shall be for 1 year and 2 for 2 years.</p> <p>(6) A vacancy for unexpired terms on the planning commission occurring otherwise than through the expiration of term shall be filled for the unexpired term by the mayor in the case of a member selected or appointed by the mayor, by the legislative body in the case of the member appointed by the legislative body, and by the appointing officer designated by the legislative body in municipalities in which the mayor is not an elective officer.</p> <p>Sec. 3 (2) (3) (4) (pt) (repeat) After a public hearing, a member other than the member selected by the legislative body may be removed by the mayor for inefficiency, neglect of duty, or malfeasance in office. The legislative body may for like cause remove the member selected by the legislative body. The legislative body shall provide for the removal of a member of the planning commission for misfeasance, malfeasance or nonfeasance in office upon written charges and after a public hearing</p>	
Planning Commission Compensation/Budgets/Gifts			
<p>Sec 2. (6) (4) Members of the planning commission may be compensated for their services as provided by the legislative body. The planning commission may make and administer regulations relative to compensation for the travel of its members and employees when engaged in the performance of activities authorized by the county planning commission, including attendance at conferences and meetings. receive the same compensation and mileage, but not to exceed that provided for members of the county board of commissioners except that ex officio members shall serve without compensation. The members of the commission may be reimbursed for actual, reasonable, and</p>	<p>(4) Members of the planning commission may be compensated for their services as provided by the township board. The planning commission may make and administer regulations relative to compensation for the travel of its members and employees when engaged in the performance of activities authorized by the township planning commission, including attendance at conferences and meetings.</p>	<p>(4) Members of the planning commission may be compensated for their services as provided by the legislative body. The planning commission may make and administer regulations relative to compensation for the travel of its members and employees when engaged in the performance of activities authorized by the municipal planning commission, including attendance at conferences and meetings.</p>	

County Planning Act (PA 282 of 1945)	Township Planning Act (PA 168 of 1959)	Municipal Planning Act (PA 285 of 1931)	Notes
<p>necessary expenses incurred in the discharge of their duties.</p> <p>Sec. 3. (pt) After preparing the annual report the planning commission shall prepare a detailed budget and submit same to the legislative body for approval or disapproval. The county board legislative body annually may appropriate and make available funds for carrying out the purposes and functions permitted under this act, and may match township funds with federal, state, county or other local government or private grants. reimbursement of the members of the commission such reasonable and necessary expenses as may be deemed necessary for carrying out the powers herein conferred and the duties herein prescribed.</p> <p>Sec. 6-4 11(pt) The planning commission shall have the right to accept and use gifts for the exercise of its functions. Money so accepted shall be deposited with the township treasurer in a special nonreverting planning commission fund for expenditure by the planning commission for the purpose designated by the donor. The township treasurer shall draw warrants against the special nonreverting fund only upon vouchers signed by the chairman and secretary of the planning commission and upon orders drawn by the township clerk. The expenditures of the planning commission, exclusive of gifts and grants, shall be within the amounts appropriated by the township board.</p>	<p>After preparing the annual report the planning commission shall prepare a detailed budget and submit same to the township board legislative body for approval or disapproval. The township board legislative body annually may appropriate and make available funds for carrying out the purposes and functions permitted under this act, and may match township funds with federal, state, county or other local government or private grants.</p> <p>Sec. 11 (pt) The township board planning commission shall have the right to may accept and use gifts for the exercise of its functions and grants for planning commission purposes. Money so accepted shall be deposited with the township treasurer in a special nonreverting planning commission fund for expenditure by the planning commission for the purpose designated by the donor. The township treasurer shall draw warrants against the special nonreverting fund only upon vouchers signed by the chairman and secretary of the planning commission and upon orders drawn by the township clerk. The expenditures of the planning commission, exclusive of gifts and grants, shall be within the amounts appropriated by the township board.</p>	<p>After preparing the annual report the planning commission shall prepare a detailed budget and submit same to the legislative body for approval or disapproval. The legislative body annually may appropriate and make available funds for carrying out the purposes and functions permitted under this act, and may match township funds with federal, state, county or other local government or private grants.</p> <p>Sec. 11 (pt) The planning commission shall have the right to accept and use gifts for the exercise of its functions. Money so accepted shall be deposited with the township treasurer in a special nonreverting planning commission fund for expenditure by the planning commission for the purpose designated by the donor. The township treasurer shall draw warrants against the special nonreverting fund only upon vouchers signed by the chairman and secretary of the planning commission and upon orders drawn by the township clerk. The expenditures of the planning commission, exclusive of gifts and grants, shall be within the amounts appropriated by the township board.</p>	
Planning Commission Officers			
<p>Sec. 3. 4. (pt) The planning commission shall elect a chairperson chairman from its appointed appointive members; and appoint a secretary; and create and fill such other offices as it considers may determine advisable. The</p>	<p>Sec. 5. 4. (4) (pt) The planning commission shall elect a chairperson, vice-chairperson, and secretary from its appointed members and shall create and fill other offices or committees as it considers advisable. The term of each</p>	<p>Sec. 4. (pt) The planning commission shall elect a its chairperson chairman from amongst the appointed members and create and fill such other of its offices as it considers advisable may determine. The term of each</p>	<p>B = Drop out "appointed"</p>

County Planning Act (PA 282 of 1945)	Township Planning Act (PA 168 of 1959)	Municipal Planning Act (PA 285 of 1931)	Notes
<p>term of each officer shall be 1 year, with eligibility for reelection.</p> <p>Sec. 7. The county planning commission may appoint advisory committees outside of its membership. or councils which may be composed of individuals qualified by experience, training, or interests to assist in the consideration and solution of county problems and representative of the governmental subdivisions within the county, such as townships or incorporated places, and other functional groups or agencies.</p>	<p>officer shall be 1 year with eligibility for reelection.</p> <p>The planning commission may appoint advisory committees outside of its membership.</p>	<p>officer chairman shall be 1 year, with eligibility for reelection.</p> <p>The planning commission may appoint advisory committees outside of its membership.</p>	
Planning Commission Meetings/Open Meetings/Notice			
<p>Sec. 3. 4. (pt) The planning commission shall hold meetings as often as is determined necessary, but not less than 4 regular meetings shall be held each year and by resolution shall determine the time and place of the meetings. Rules of procedures shall specify the circumstances under which special meetings may be called.</p> <p>The business which the planning commission may perform shall be conducted at a public meeting of the planning commission held in compliance with Act No. 267 of the Public Acts of 1976, being sections 15.261 to 15.275 of the Michigan Compiled Laws. Public notice of the time, date, and place of a regular or special meeting shall be given in the manner required by Act No. 267 of the Public Acts of 1976 and the secretary shall send written notice of a special meeting to planning commission members not less than 48 hours in advance of the meeting</p>	<p>Sec. 5. 4. (2) (pt) The planning commission shall hold not less than 4 regular meetings each year, and by resolution shall determine the time and place of the meetings. A special meeting may be called by 2 members upon written request to the secretary or by the chairperson. Rules of procedures shall specify the circumstances under which special meetings may be called.</p> <p>The business which the planning commission may perform shall be conducted at a public meeting of the planning commission held in compliance with Act No. 267 of the Public Acts of 1976, being sections 15.261 to 15.275 of the Michigan Compiled Laws. Public notice of the time, date, and place of a regular or special meeting shall be given in the manner required by Act No. 267 of the Public Acts of 1976 and the secretary shall send written notice of a special meeting to planning commission members not less than 48 hours in advance of the meeting.</p>	<p>Sec. 4. (pt) The planning commission shall hold not less than 4 at least 4 regular meetings in each year month. and by resolution shall determine the time and place of the meetings. Rules of procedures shall specify the circumstances under which special meetings may be called.</p> <p>The business which the planning commission may perform shall be conducted at a public meeting of the planning commission held in compliance with Act No. 267 of the Public Acts of 1976, being sections 15.261 to 15.275 of the Michigan Compiled Laws. Public notice of the time, date, and place of a regular or special meeting shall be given in the manner required by Act No. 267 of the Public Acts of 1976 and the secretary shall send written notice of a special meeting to planning commission members not less than 48 hours in advance of the meeting</p>	
Planning Commission Employ Planner/Contract for Service			
<p>Sec. 3. 5. (pt) The planning commission or legislative body may employ a planning director and other such personnel as it may deem necessary, contract for the part-time or full-time services of planning and other</p>	<p>Sec 5. (3) The planning commission or legislative body township board, upon recommendation of the planning commission, may employ a planning director or and other such planning personnel as it may deem</p>	<p>Sec. 5. The planning commission or legislative body may appoint such employees employ a planning director or and other such personnel as it may deem necessary for its work, whose appointment, promotion,</p>	

County Planning Act (PA 282 of 1945)	Township Planning Act (PA 168 of 1959)	Municipal Planning Act (PA 285 of 1931)	Notes
<p>technicians, and pay such other expenses within total the funds provided from a budget authorized by the legislative body for the commission, as may be deemed necessary. The appointment of employees shall be subject to the same provisions of law as govern other corresponding civil employees of the county.</p>	<p>necessary, contract for the services of planning and other technicians, and pay or authorize the payment of such other expenses within the funds budgeted and provided for planning purposes from a budget authorized by the legislative body, as may be deemed necessary. The appointment of employees shall be subject to the same provisions of law as govern other corresponding civil employees of the township</p>	<p>demotion, and removal shall be subject to the same provisions of law as govern other corresponding civil employees of the municipality contract for the services of planning and other technicians, and pay such other expenses within the funds provided from a budget authorized by the legislative body, as may be deemed necessary. The commission may also contract with city planners, engineers, architects, and other consultants for such services as it may require. The expenditures of the commission, exclusive of gifts, shall be within the amounts appropriated for the purpose by council, which shall provide the funds, equipment, and accommodations necessary for the commission's work.</p>	
Planning Commission Rules/Public Record			
<p>Sec. 3. 4. (pt) It shall adopt rules for the transaction of business and shall keep a record of its resolutions, transactions, findings, and determinations which record shall be a public record.</p> <p>It shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development.</p> <p>A writing prepared, owned, used, in the possession of, or retained by the planning commission in the performance of an official function shall be made available to the public in compliance with Act No. 442 of the Public Acts of 1976, being sections 15.231 to 15.246 of the Michigan Compiled Laws.</p>	<p>Sec. 4. (4) (pt)The planning commission shall adopt rules for the transaction of business, and shall keep a public record of its resolutions, transactions, findings, and determinations, which record shall be a public record.</p> <p>It shall make an annual written report to the township board legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the township board legislative body related to planning and development.</p> <p>A writing prepared, owned, used, in the possession of, or retained by the planning commission in the performance of an official function shall be made available to the public in compliance with Act No. 442 of the Public Acts of 1976, being sections 15.231 to 15.246 of the Michigan Compiled Laws.</p>	<p>Sec. 4. (pt) It shall adopt rules for transaction of business and shall keep a record of its resolutions, transactions, findings, and determinations, which record shall be a public record.</p> <p>It shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development.</p> <p>A writing prepared, owned, used, in the possession of, or retained by the planning commission in the performance of an official function shall be made available to the public in compliance with Act No. 442 of the Public Acts of 1976, being sections 15.231 to 15.246 of the Michigan Compiled Laws.</p>	
Planning Commission – Plan Development			
<p>Sec. 4- 6. (1) (pt) The county planning commission shall make and approve a master plan as a guide for the development of the county.</p> <p>The county master plan may include planning</p>	<p>Sec. 6. (1) The township planning commission shall make and approve a basic master plan as a guide for the development of unincorporated portions of the township.</p>	<p>Sec. 6. (1) (pt)The planning commission shall make and approve a master plan as a guide for the physical development of the municipality, including any areas outside of its boundaries which, in the planning commission's judgment, bear relation to the</p>	<p>A = Add zoning plan</p> <p>B = Hierarchy of plans</p>

County Planning Act (PA 282 of 1945)	Township Planning Act (PA 168 of 1959)	Municipal Planning Act (PA 285 of 1931)	Notes
<p>in cooperation with the constituted authorities for incorporated areas in whole or to the extent to which, in the planning commission's judgment, they are related to the planning of the unincorporated territory or of the county as a whole.</p> <p>(3) In the preparation of the master plan, The county planning commission shall do all of the following:</p> <p>(a) Make careful and comprehensive surveys and conduct studies of present conditions and future growth investigations, and surveys relative to the economic, social, and physical development of the county and with due regard to its relation to the neighboring territory.</p> <p>(b) Formulate plans and make recommendations for the most effective economic, social, and physical development of the county.</p> <p>(c) Cooperate with all departments of the state and federal governments and other public agencies concerned with programs for the economic, social, and physical development of the county and seek the maximum coordination of the county programs of these agencies.</p> <p>(d) Consult with representatives of adjacent counties in respect to their planning so that conflicts in overall county plans may be avoided.</p> <p>Sec 4 (5) In the preparation of the master plan The county planning commission may meet with other governmental planning commissions</p>	<p>In the preparation of As a basis for the master plan, the township planning commission shall may do any of the following:</p> <p>(a) Make careful and comprehensive inquiries, investigations, and surveys and studies of present conditions and future growth of the township and with due regard to its relation to the neighboring territory of all the resources of the township.</p> <p>(b) Assemble and analyze data and formulate plans for the proper conservation and uses of all resources, including a determination of the extent of probable future need for the most advantageous designation of lands having various use potentials and for services, facilities, and utilities required to equip those lands.</p> <p>(c) Cooperate with all departments of the state and federal governments and other public agencies concerned with programs for the economic, social, and physical development of the township and seek the maximum coordination of the township programs of these agencies.</p> <p>(d) Consult with representatives of adjacent municipalities in respect to their planning so that conflicts in overall township plans may be avoided.</p> <p>(c) In the preparation of the master plan the planning commission may Meet with other governmental planning commissions to</p>	<p>planning of the municipality.</p> <p>Sec. 7. (pt) In the preparation of such the master plan the planning commission shall</p> <p>make careful and comprehensive surveys and studies of present conditions and future growth of the municipality and with due regard to its relation to the neighboring territory.</p> <p>(c) Cooperate with all departments of the state and federal governments and other public agencies concerned with programs for the economic, social, and physical development of the municipality and seek the maximum coordination of the municipality programs of these agencies.</p> <p>(d) Consult with representatives of adjacent municipalities in respect to their planning so that conflicts in overall municipal plans may be avoided.</p> <p>Sec. 6. (1) (pt.) In the preparation of the master plan The planning commission may meet with other governmental planning</p>	

County Planning Act (PA 282 of 1945)	Township Planning Act (PA 168 of 1959)	Municipal Planning Act (PA 285 of 1931)	Notes
to deliberate	deliberate.	<p>commissions to deliberate.</p> <p>(2) A municipal master plan shall comply with subsection (3) or (4) if the process of adopting the master plan began under this act before the effective date of the 2001 amendatory act that added this subsection or if the master plan is a revised plan and the process of revision began under this act before the effective date of the 2001 amendatory act that added this subsection. Otherwise, a municipal plan shall comply with subsection (4). If a plan is amended, but not revised, before 1 year after the effective date of the 2001 amendatory act that added this subsection, the amendment shall comply with relevant provisions of subsection (3) or (4). Otherwise, the amendment shall comply with relevant provisions of subsection (4).</p> <p>(3) The municipal plan, with the accompanying maps, plats, charts, and descriptive matter shall show the planning commission's recommendations for the development of the territory, including, but not limited to, all of the following:</p> <p>(a) The general location, character, and extent of streets, viaducts, subways, bridges, waterways, floodplains, water fronts, boulevards, parkways, playgrounds, and open spaces.</p> <p>(b) The general location of public buildings and other public property.</p> <p>(c) The general location and extent of public utilities and terminals, whether publicly or privately owned or operated, for water, light, sanitation, transportation, communication, power, and other purposes.</p> <p>(d) The removal, relocation, widening, narrowing, vacating, abandonment, change of use, or extension of any of the ways, grounds, open spaces, buildings, property,</p>	Deleted because the transitional period referenced has already passed.

County Planning Act (PA 282 of 1945)	Township Planning Act (PA 168 of 1959)	Municipal Planning Act (PA 285 of 1931)	Notes
<p>2) The master county plan shall address land use issues and may project 20 years or more into the future. The plan shall include maps, plats, charts, and descriptive, explanatory, and other related matter and shall show the planning commission's recommendations for the physical development of the planning jurisdiction county.</p> <p>The master plan shall also include those of the following subjects which reasonably can be considered as pertinent to the future development of the planning jurisdiction county:</p> <p>(a) A land use plan and program if the county has adopted a zoning ordinance under the county zoning act, 1943 PA 183, MCL 125.201 to 125.240, the land use plan and program that shall consist in part of a classification and allocation of land for agriculture, residences, commerce, industry, recreation, ways and grounds, public buildings, schools, soil conservation, forests, woodlots, open space, wildlife refuges, and other uses and purposes. If the county has not adopted a zoning ordinance under the county zoning act, 1943 PA 183, MCL 125.201 to 125.240, the land use plan and program may be a general plan with generalized future land use maps.</p>	<p>Sec. 7. The master basic plan shall address land use issues and may project 20 years or more into the future. The plan shall include maps, plats, charts and descriptive, explanatory and other related matter and shall show the planning commission's recommendations for the physical development of the planning jurisdiction unincorporated area of the township.</p> <p>The master basic plan shall also include those of the following subjects which reasonably can be considered as pertinent to the future development of the planning jurisdiction township:</p> <p>(a) A land use plan and program that in part shall consisting in part of a classification and allocation of land for agriculture, residences, commerce, industry, recreation, ways and grounds, public buildings, schools, soil conservation, forests, woodlots, open space, wildlife refuges, and other uses and purposes.</p>	<p>utilities, or terminals described in subdivision (a), (b), or (c). (e) The general location, character, layout, and extent of community centers and neighborhood units. (f) The general character, extent, and layout of the replanning and redevelopment of blighted areas. (g) A zoning plan for the control of the height, area, bulk, location, and use of buildings and premises.</p> <p>(4) The municipal master plan shall address land use issues and may project 20 years or more into the future. The master plan shall include maps, plats, charts, and descriptive, explanatory, and other related matter and shall show the planning commission's recommendations for the physical development of the municipality.</p> <p>The master plan shall also include those of the following subjects which reasonably can be considered as pertinent to the future development of the planning jurisdiction municipality:</p> <p>(a) A land use plan and program that in part shall consisting in part of a classification and allocation of land for agriculture, residences, commerce, industry, recreation, ways and grounds, public buildings, schools, soil conservation, forests, woodlots, open space, wildlife refuges, and other uses and purposes.</p>	

County Planning Act (PA 282 of 1945)	Township Planning Act (PA 168 of 1959)	Municipal Planning Act (PA 285 of 1931)	Notes
<p>(b) The general location, character, and extent of streets, roads, highways, railroads, airports, bicycle paths, pedestrian ways, bridges, waterways, and water front developments; flood prevention works, drainage, sanitary sewers and water supply systems, public works for preventing pollution, and works for maintaining water levels; and public utilities and structures.</p> <p>(c) Recommendations as to the general character, extent, and layout for the redevelopment or rehabilitation of blighted areas; and the removal, relocation, widening, narrowing, vacating, abandonment, or changes or use or extension of ways, grounds, open spaces, buildings, utilities, or other facilities.</p> <p>(d) For a county that has adopted a zoning ordinance under the county zoning act, 1943 PA 183, MCL 125.201 to 125.240, a zoning plan for the control of the height, area, bulk, location, and use of buildings and premises</p> <p>(e) (d) Recommendations for implementing any of its proposals.</p> <p>(4) The county planning commission may serve as a coordinating agency for all planning committees and commissions within the county.</p>	<p>(b) The general location, character and extent of streets, roads, highways, railroads, airports, bicycle paths, pedestrian ways, bridges, waterways, and water front developments; flood prevention works, drainage, sanitary sewers and water supply systems, works for preventing pollution, and works for maintaining water levels; and public utilities and structures.</p> <p>(c) Recommendations as to the general character, extent, and layout for the redevelopment or rehabilitation of blighted areas; and the removal, relocation, widening, narrowing, vacating, abandonment, or changes or use or extension of ways, grounds, open spaces, buildings, utilities, or other facilities.</p> <p>(d) A zoning plan for the control of the height, area, bulk, location, and use of buildings and premises.</p> <p>(e) (d) Recommendations for implementing any of its proposals.</p> <p>Sec. 6. (4) After adoption of a plan under this act, a site plan for a property located in the plan area that is required to be submitted under section 16e of the township zoning act, 1943 PA 184, MCL 125.286e, shall comply with the plan adopted under this act.</p>	<p>(b) The general location, character, and extent of streets, roads, highways, railroads, airports, bicycle paths, pedestrian ways, bridges, waterways, and water front developments; flood prevention works, drainage, sanitary sewers and water supply systems, works for preventing pollution, and works for maintaining water levels; and public utilities and structures.</p> <p>(c) Recommendations as to the general character, extent, and layout for the redevelopment or rehabilitation of blighted areas; and the removal, relocation, widening, narrowing, vacating, abandonment, or changes or use or extension of ways, grounds, open spaces, buildings, utilities, or other facilities.</p> <p>(d) A zoning plan for the control of the height, area, bulk, location, and use of buildings and premises.</p> <p>(e) Recommendations for implementing any of its proposals.</p>	
Planning Commission Expert Advice			
<p>Sec. 3. (pt) The county planning commission is authorized to make use of the expert advice and information which may be furnished by appropriate federal, state, county, and municipal officials, and departments and agencies having information, maps and data pertinent to county county planning in the community.</p>	<p>Sec. 6. (2) The township planning commission may make use of expert advice and information which may be furnished by appropriate federal, state, county, and municipal officials, departments, and agencies having information, maps, and data pertinent to township township planning in the community.</p>	<p>Sec. 11. (pt) The municipal planning commission may make use of expert advice and information which may be furnished by appropriate public officials, departments, and agencies having information, maps, and data pertinent to planning in the community.</p> <p>All public officials, officials, departments, and</p>	

County Planning Act (PA 282 of 1945)	Township Planning Act (PA 168 of 1959)	Municipal Planning Act (PA 285 of 1931)	Notes
<p>All public State, county and municipal officials, departments, and agencies are hereby directed to make such information available for the use of the county planning commission as well as authorized to furnish such other technical assistance and advice as they may have available for such purpose.</p>	<p>All public State, regional, county, and municipal officials, departments, and agencies shall make available public information for the use of township planning commissions and may furnish such other technical assistance and advice as they may have for planning purposes.</p>	<p>agencies shall, make available public information for the use of township planning commissions and may furnish such other technical assistance and advice as they may have for planning purposes. upon request, furnish to the commission, within a reasonable time, such available information as it may require for its work.</p>	
Planning Commission – Entering onto Property/Other Powers			
<p>Sec. 11. (pt) The planning commission, its members, officers, and employees, in the performance of their functions, may enter upon any land and make examinations and surveys. In general, the planning commission shall have such lawful powers as may be necessary to enable it to fulfill its functions, promote municipal planning, or carry out the purposes of this act.</p>	<p>Sec. 11. (pt) The planning commission, its members, officers, and employees, in the performance of their functions, may enter upon any land and make examinations and surveys. In general, the planning commission shall have such lawful powers as may be necessary to enable it to fulfill its functions, promote municipal planning, or carry out the purposes of this act.</p>	<p>Sec. 11. (pt) The planning commission, its members, officers, and employees, in the performance of their functions, may enter upon any land and make examinations and surveys and place and maintain necessary monuments, and marks thereon. In general, the planning commission shall have such lawful powers as may be necessary to enable it to fulfill its functions, promote municipal planning, or carry out the purposes of this act.</p>	
County Planning Commission as Metropolitan County Planning Commission			
<p>Sec. 4a. (1) The county planning commission may be designated by the board of supervisors as the metropolitan county planning commission. Any planning commission so organized shall perform metropolitan and regional planning, whenever necessary or desirable. The planning commission may engage in comprehensive planning, including but not limited to the following, to the extent directly related to urban needs:</p> <p>(a) Preparation, as a guide for long-range development, of general physical plans with respect to the pattern and intensity of land use and the provision of public facilities, together with long-range fiscal plans for such development.</p> <p>(b) Programming of capital improvements based on a determination of relative urgency, together with definitive financing plans for the improvements to be constructed in the earlier years of the program.</p> <p>(c) Coordination of all related plans of the departments or subdivisions of the government concerned.</p> <p>(d) Intergovernmental coordination of all</p>			<p>B = Incorporate into powers of the Planning Commission</p>

County Planning Act (PA 282 of 1945)	Township Planning Act (PA 168 of 1959)	Municipal Planning Act (PA 285 of 1931)	Notes
<p>related planned activities among the state and local governmental agencies concerned.</p> <p>(2) In addition to the powers conferred by other provisions of this act, the planning commission may apply for, receive and accept grants from any governmental agency, or from the federal government, and agree to and comply with such terms and conditions as may be necessary, convenient or desirable. The planning commission may do any and all things necessary or desirable to secure the financial aid or cooperation of the federal government in carrying out the functions of the planning commission, when approved by a 2/3 vote of the board of supervisors.</p>			
Sub Area Plan			
	<p>Sec. 6. (3) In addition to the basic master plan provided in subsection (1), by a majority vote of the members, the township planning commission may adopt a plan for a geographic area less than the entire unincorporated area of the township if, because of the unique physical characteristics of that area, more intensive planning is necessary for the purposes set forth in section 2. Before adoption of a plan under this subsection, the township planning commission shall hold at least 1 public hearing on the plan after giving notice as provided in section 8(1).</p> <p>(5) The purpose of the 1987 amendments to this section was to clarify the authority of a planning commission, which was implied from the language of this act, but was not specifically set forth in this act.</p>		
Adoption of Master Plan			
<p>Sec. 4b. 7a.(1) A county municipal plan shall be adopted under the procedures set forth in this section and sections 4c and 5 7b and 8.</p> <p>(2) Before preparing a master plan, a county planning commission shall send a written</p>	<p>Sec. 7a. (1) A basic master plan shall be adopted under the procedures set forth in this section and sections 7b and 8.</p> <p>(2) Before preparing a master plan, a township planning commission shall mail by first-class</p>	<p>Sec. 7a. (1) A master plan shall be adopted under the procedures set forth in this section and sections 7band 8.</p> <p>(2) Before preparing a master plan, a municipal planning commission shall mail by</p>	

County Planning Act (PA 282 of 1945)	Township Planning Act (PA 168 of 1959)	Municipal Planning Act (PA 285 of 1931)	Notes
<p>notice, explaining that the planning commission intends to prepare a master plan and requesting the recipient's cooperation and comment, to all of the following:</p> <p>(a) The planning commission, or if there is no planning commission, the legislative body, of each city, village, or township located within or contiguous to the county municipality.</p> <p>(b) The regional planning commission for the region in which the county is located, if there is no county planning commission for the county may consult with the regional planning commission but is not required to do so. any.</p> <p>(c) The county planning commission, or if there is no county planning commission, the county board of commissioners, for each county located contiguous to the county.</p> <p>(d) Each public utility company and railroad company owning or operating a public utility or railroad within the county, and any government entity, that registers its name and mailing address for this purpose with the county planning commission.</p>	<p>mail a notice, explaining that the planning commission intends to prepare a master plan and requesting the recipient's cooperation and comment, to all of the following:</p> <p>(a) The planning commission, or if there is no planning commission, the legislative body, of each township, city, or village located within or contiguous to the township municipality.</p> <p>(b) The regional planning commission for the region in which the township is located, if there is no county planning commission for the county where the township is located. If there is a county planning commission for the county where the township is located, the township planning commission may consult with the regional planning commission but is not required to do so.</p> <p>(c) The county planning commission, or if there is no county planning commission, the county board of commissioners, for the county in which the township is located.</p> <p>(d) Each public utility company and railroad company owning or operating a public utility or railroad within the township, and any government entity, that registers its name and mailing address for this purpose with the township planning commission.</p>	<p>first-class mail a notice, explaining that the planning commission intends to prepare a master plan and requesting the recipient's cooperation and comment, to all of the following:</p> <p>(a) The planning commission, or if there is no planning commission, the legislative body, of each township, city, or village located within or contiguous to the municipality.</p> <p>(b) The regional planning commission for the region in which the municipality is located, if there is no county planning commission for the county where the municipality is located. If there is a county planning commission for the county where the municipality is located, the municipal planning commission may consult with the regional planning commission but is not required to do so.</p> <p>(c) The county planning commission, or if there is no county planning commission, the county board of commissioners, for the county in which the municipality is located.</p> <p>(d) Each public utility company and railroad company owning or operating a public utility or railroad within the municipality, and any government entity, that registers its name and mailing address for this purpose with the municipal planning commission.</p>	
Submission of Information Electronically			
<p>Sec. 4b 7a. (3) The notice to an entity under this section may request permission for the county to submit electronically any information required to be submitted to that entity under section 4e or 5 7b or 8 If the entity to which the notice is sent grants this permission, information submitted to or by that entity under section 4e or 5 7b or 8 may be submitted electronically. Otherwise, such information shall be submitted in writing by first-class mail or personal delivery.</p>	<p>Sec. 7a. (3) The notice to an entity under subsection (2) may request permission for the township or county, as applicable, to submit electronically any information required to be submitted to that entity under section 7b or 8. If the entity to which the notice is sent grants this permission, information submitted to or by that entity under section 7b or 8 may be submitted electronically. Otherwise, such information shall be submitted in writing by first-class mail or personal delivery.</p>	<p>Sec. 7a. (3) The notice to an entity under subsection (2) may request permission for the municipality to submit electronically any information required to be submitted to that entity under section 7b or 8. If the entity to which the notice is sent grants this permission, information submitted to or by that entity under section 7b or 8 may be submitted electronically. Otherwise, such information shall be submitted in writing by first-class mail or personal delivery.</p>	
Plan Adoption In Parts/Submission to Legislative Body/Notice/Submission of Comments/Advisory Statements			
<p>Sec. 4e 7b. (1) The master plan may be adopted as a whole or by successive parts corresponding with major geographical areas of the county or with functional subject matter</p>	<p>Sec. 7b. (1) A master plan may be adopted as a whole or by successive parts corresponding with major geographical areas of the township or with functional subject matter areas of the</p>	<p>Sec. 7b. (1) A master plan may be adopted as a whole or by successive parts corresponding with major geographical areas of the municipality or with functional subject matter</p>	<p>B = Drop to 65 days (County review at the</p>

County Planning Act (PA 282 of 1945)	Township Planning Act (PA 168 of 1959)	Municipal Planning Act (PA 285 of 1931)	Notes
<p>areas of the master plan.</p> <p>(2) After preparing a proposed master plan, the county planning commission shall submit the proposed master plan to the county board of commissioners for review and comment. The process of adopting a master plan shall not proceed further unless the county board of commissioners approves the distribution of the proposed master plan.</p> <p>(3) If the county board of commissioners legislative body approves the distribution of the proposed master plan, it shall notify the secretary of the planning commission and the secretary shall submit a copy of the proposed master plan, for review and comment, to all of the following:</p> <p>(a) The planning commission, or if there is no planning commission, the legislative body, of each city, village, township, or county located within or contiguous to the municipality.</p> <p>(b) The regional planning commission, if any, for the region in which the county is located.</p> <p>(c) The county planning commission, or if there is no county planning commission, the county board of commissioners, for each county located contiguous to the county.</p>	<p>master plan.</p> <p>(2) After preparing a proposed master plan, the township planning commission shall submit the proposed master plan to the township board for review and comment. The process of adopting a master plan shall not proceed further unless the legislative body of the municipality approves the distribution of the proposed master plan.</p> <p>(3) If the township board legislative body approves the distribution of the proposed master plan, it shall notify the secretary of the planning commission and the secretary of the township planning commission shall submit a copy of the proposed master plan, for review and comment, to all of the following:</p> <p>(a) The planning commission, or if there is no planning commission, the legislative body, of each city, village, or township located within or contiguous to the township municipality</p> <p>(b) The regional planning commission, if any, for the region in which the township is located, if there is no county planning commission for the county in which the township is located. If there is a county planning commission for the county in which the township is located, the secretary of the township planning commission may submit a copy of the proposed master plan to the regional planning commission but is not required to do so.</p> <p>(c) The county planning commission, or if there is no county planning commission, the county board of commissioners, for the county in which the township municipality is located. The secretary of the township planning commission shall concurrently submit to the county planning commission or, if there is no county planning commission, the county board of commissioners, a statement, signed by the secretary, that the requirements of subdivisions (a) and (b) have been met. The statement shall</p>	<p>areas of the master plan.</p> <p>(2) After preparing a proposed master plan, the municipal planning commission shall submit the proposed master plan to the legislative body of the municipality for review and comment. The process of adopting a master plan shall not proceed further unless the legislative body of the municipality approves the distribution of the proposed master plan.</p> <p>(3) If the legislative body of the municipality approves the distribution of the proposed master plan, it shall notify the secretary of the municipal planning commission and the secretary shall submit a copy of the proposed master plan, for review and comment, to all of the following:</p> <p>(a) The planning commission, or if there is no planning commission, the legislative body, of each city, village, or township located within or contiguous to the municipality.</p> <p>(b) The regional planning commission, if any, for the region in which the municipality is located, if there is no county planning commission for the county in which the municipality is located. If there is a county planning commission for the county in which the municipality is located, the secretary of the municipal planning commission may submit a copy of the proposed master plan to the regional planning commission but is not required to do so.</p> <p>(c) The county planning commission, or if there is no county planning commission, the county board of commissioners, for the county in which the municipality is located. The secretary of the municipal planning commission shall concurrently submit to the county planning commission or, if there is no county planning commission, the county board of commissioners, a statement, signed by the secretary, that the requirements of</p>	<p>same time as local review) and/or allow for 45 day review if community provides everyone an electronic copy</p>

County Planning Act (PA 282 of 1945)	Township Planning Act (PA 168 of 1959)	Municipal Planning Act (PA 285 of 1931)	Notes
<p>(d) Each public utility company and railroad company owning or operating a public utility or railroad within the county, and any government entity, that registers its name and address for this purpose with the secretary of the county planning commission. An entity that, pursuant to this subdivision, receives a copy of a proposed master plan, or of a master plan as provided in section 5(5) 8(5), shall reimburse the county for any copying and postage costs thereby incurred by the county.</p> <p>(4) An entity described in subsection (3) (a), (b), or (d) may submit comments on the proposed master plan to the county planning commission within 65 days after the proposed master plan was submitted to that entity under subsection (3).</p>	<p>include the name and address of each planning commission or legislative body to which a copy of the proposed master plan was submitted under subdivision (a) or (b) and the date of submittal.</p> <p>(d) Each public utility company and railroad company owning or operating a public utility or railroad within the township, and any government entity, that registers its name and address for this purpose with the secretary of the township planning commission. An entity that, pursuant to this subdivision, receives a copy of a proposed master plan, or of a master plan as provided in section 8(5), shall reimburse the township for any copying and postage costs thereby incurred by the township.</p> <p>(4) An entity described in subsection (3)(a), (b), or (d) may submit comments on the proposed master plan to the township planning commission within 65 days after the proposed master plan was submitted to that entity under subsection (3).</p> <p>A planning commission or legislative body described in subsection (3)(a) or (b) shall concurrently submit a copy of the comments to the county planning commission, or if there is no county planning commission, the county board of commissioners, for the county in which the township proposing the master plan is located.</p> <p>(5) Not less than 75 days or more than 95 days after the date the proposed master plan was submitted to the county planning commission or the county board of commissioners under subsection (3), the county planning commission or the county board of commissioners, respectively, shall submit to the township planning commission its comments on the proposed basic master plan. The comments shall include, but need not be limited to, both of the following, as applicable:</p>	<p>subdivisions (a) and (b) have been met. The statement shall include the name and address of each planning commission or legislative body to which a copy of the proposed master plan was submitted under subdivision (a) or (b) and the date of submittal.</p> <p>(d) Each public utility company and railroad company owning or operating a public utility or railroad within the municipality, and any government entity, that registers its name and address for this purpose with the secretary of the municipal planning commission. An entity that, pursuant to this subdivision, receives a copy of a proposed master plan, or of a master plan as provided in section 8(5), shall reimburse the municipality for any copying and postage costs thereby incurred by the municipality.</p> <p>(4) An entity described in subsection (3)(a), (b), or (d) may submit comments on the proposed master plan to the municipal planning commission within 65 days after the proposed master plan was submitted to that entity under subsection (3).</p> <p>A planning commission or legislative body described in subsection (3)(a) or (b) shall concurrently submit a copy of the comments to the county planning commission, or if there is no county planning commission, the county board of commissioners, for the county in which the municipality proposing the master plan is located.</p> <p>(5) Not less than 75 days or more than 95 days after the date the proposed master plan was submitted to the county planning commission or the county board of commissioners under subsection (3), the county planning commission or the county board of commissioners, respectively, shall submit to the municipal planning commission its comments on the proposed master plan. The comments shall include, but need not be limited to, both of the following, as applicable:</p>	

County Planning Act (PA 282 of 1945)	Township Planning Act (PA 168 of 1959)	Municipal Planning Act (PA 285 of 1931)	Notes
	<p>(a) A statement whether the county planning commission or county board of commissioners, after considering any comments received under subsection (4), considers the proposed master plan to be inconsistent with the master plan of any city, village, township, or region described in subsection (3)(a) or (b).</p> <p>(b) If the county has a county master plan, a statement whether the county planning commission considers the proposed basic master plan to be inconsistent with the county master plan.</p> <p>(6) The statements provided for in subsection (5)(a) and (b) are advisory only.</p>	<p>(a) A statement whether the county planning commission or county board of commissioners, after considering any comments received under subsection (4), considers the proposed master plan to be inconsistent with the master plan of any city, village, township, or region described in subsection (3)(a) or (b).</p> <p>(b) If the county has a county master plan, a statement whether the county planning commission considers the proposed master plan to be inconsistent with the county master plan.</p> <p>(6) The statements provided for in subsection (5)(a) and (b) are advisory only.</p>	
Master Plan Public Hearing Procedure/Approval by Legislative Body/Final Adoption			
<p>Sec. 5. The county planning commission shall adopt the plan by a resolution approved by a majority of the full membership of the planning commission after a public hearing.</p> <p>Sec. 8. (1) Before approving a proposed basic county master plan, the planning commission shall hold not less than 1 a public hearing on the proposed master plan.</p> <p>The hearing shall be held after the expiration of the deadline for comment under section 4e(4) 7b(5).</p> <p>The planning commission shall give notice of the time and place of the public hearing not less than 15 days before the hearing by publication in a newspaper of general circulation in the municipality.</p> <p>The first publication shall be not more than 30 days or less than 20 days before the date of the hearing.</p> <p>The second publication shall be not more than 8 days before the date of the hearing.</p> <p>The planning commission shall also submit notice to each entity described in section 7a(2).</p> <p>(2) The approval of the master plan shall be by resolution of the planning commission carried by the affirmative votes of not less than a</p>	<p>Sec. 8. (1) Before approving a proposed basic master plan, the township planning commission shall hold not less than 1 a public hearing on the proposed master plan.</p> <p>The hearing shall be held after the expiration of the deadline for comment under section 7b(5).</p> <p>The township planning commission shall publish shall give notice of the time and place of the public hearing not less than 15 days before the hearing by publication twice in a newspaper of general circulation in the township municipality.</p> <p>The first publication shall be not more than 30 days or less than 20 days before the date of the hearing.</p> <p>The second publication shall be not more than 8 days before the date of the hearing.</p> <p>The planning commission shall also submit notice to each entity described in section 7a(2).</p> <p>(2) At or after the hearing under subsection (1), the township the planning commission may approve. The approval of the master plan shall</p>	<p>Sec. 8. (1) Before approving a proposed municipal master plan, the municipal planning commission shall hold not less than 1 public hearing on the proposed master plan.</p> <p>The hearing shall be held after the expiration of the deadline for comment under section 7b(5).</p> <p>The planning commission shall give notice of the time and place of the public hearing not less than 15 days before the hearing by 1 publication in a newspaper of general circulation in the municipality and in the official gazette, if any, of the municipality.</p> <p>The planning commission shall also submit notice to each entity described in section 7a(2).</p> <p>(2) The approval of the master plan shall be by resolution of the planning commission carried by the affirmative votes of not less</p>	<p>B = Change 2/3 to majority vote in Municipal Act</p>

County Planning Act (PA 282 of 1945)	Township Planning Act (PA 168 of 1959)	Municipal Planning Act (PA 285 of 1931)	Notes
<p>majority of the members of the planning commission</p> <p>The resolution shall refer expressly to the maps, plats, charts, and descriptive and other explanatory matter intended by the planning commission to form the whole or part of the master plan and the action taken shall be recorded on the maps, plats, charts, and plan and descriptive and explanatory matter and signed by the chairperson or secretary of the planning commission.</p> <p>(2) Following approval of the proposed master plan by the county planning commission, the secretary of the planning commission shall submit a copy of the proposed master plan to the county board of commissioners legislative body of the county.</p> <p>(3) Approval of the master plan by the planning commission under subsection (2) is the final step for adoption of the master plan, unless the board of commissioners legislative body by resolution has asserted the right to approve or reject the master plan. In that case, after approval of the master plan by the planning commission, the county shall approve or reject the master plan.</p> <p>(4) If the county board of commissioners legislative body rejects the proposed master plan, the county board of commissioners legislative body shall submit to the planning commission a statement of its objections to the proposed master plan. The planning commission shall consider the county board of commissioners' legislative body's objections and revise the proposed master plan so as to address those objections.</p> <p>The procedures provided in subsections (1) to (3) and this subsection shall be repeated until a proposed master plan is approved by the county board of commissioners legislative</p>	<p>be by resolution of the planning commission carried by the affirmative votes of not less than a majority of the members of the planning commission. majority vote of its membership.</p> <p>The resolution shall refer expressly to the maps and descriptive and other matter intended by the planning commission to form the whole or part of the master plan and the action taken shall be recorded on the map and plan and descriptive matter and signed by the chairperson or the secretary of the planning commission.</p> <p>Following approval of the proposed master plan by the township planning commission, the secretary of the planning commission shall submit a copy of the proposed master plan to the township board legislative body of the township.</p> <p>(3) Approval of the master plan by the planning commission under subsection (2) is the final step for adoption of the master plan, unless the township board legislative body by resolution has asserted the right to approve or reject the master plan. In that case, after approval of the master plan by the planning commission, the township board shall approve or reject the master plan.</p> <p>(4) If the township board legislative body rejects the proposed master plan, the township board legislative body shall submit to the planning commission a statement of its objections to the proposed master plan. The planning commission shall consider the township board's legislative body's objections and revise the proposed master plan so as to address those objections.</p> <p>The procedures provided in subsections (1) to (3) and this subsection shall be repeated until a proposed master plan is approved by the township board legislative body.</p>	<p>than 2/3 of the members of the planning commission.</p> <p>The resolution shall refer expressly to the maps and descriptive and other matter intended by the planning commission to form the whole or part of the master plan and the action taken shall be recorded on the map and plan and descriptive matter and signed by the chairperson or the secretary of the planning commission.</p> <p>Following approval of the proposed master plan by the municipal planning commission, the secretary of the planning commission shall submit a copy of the proposed master plan to the legislative body of the municipality.</p> <p>(3) Approval of the master plan by the planning commission under subsection (2) is the final step for adoption of the master plan, unless the legislative body by resolution has asserted the right to approve or reject the master plan. In that case, after approval of the master plan by the planning commission, the legislative body shall approve or reject the master plan.</p> <p>(4) If the legislative body rejects the proposed master plan, the legislative body shall submit to the planning commission a statement of its objections to the proposed master plan. The planning commission shall consider the legislative body's objections and revise the proposed master plan so as to address those objections.</p> <p>The procedures provided in subsections (1) to (3) and this subsection shall be repeated until a proposed master plan is approved by the legislative body.</p>	<p>B = The resolution should refer to the plan title only</p>

County Planning Act (PA 282 of 1945)	Township Planning Act (PA 168 of 1959)	Municipal Planning Act (PA 285 of 1931)	Notes
<p>body.</p> <p>(5) Upon final adoption of the master plan by the county board of commissioners, copies of the master plan shall be submitted in the same manner as provided for submitting copies of the proposed master plan under section 4e7b(3).</p>	<p>(5) The plan is effective upon final adoption. Upon final adoption of the master plan, copies of the adopted master plan shall be submitted in the same manner as provided for submitting copies of the proposed master plan under section 7b(3).</p>	<p>(5) Upon final adoption of the master plan, copies of the adopted master plan shall be submitted in the same manner as provided for submitting copies of the proposed master plan under section 7b(3).</p>	
Plan Amendment			
<p>Sec. 5(6)8a (1) An extension, addition, revision, or other amendment to a county master plan shall be adopted under the same procedure as a master plan or a successive part of a master plan under sections 4b and 4c and this section 7a, 7b, and 8.</p> <p>However, for an amendment other than a revision of the master plan, the 65-day period otherwise provided for in section 4c(4) 7b(4) shall be 40 days.</p> <p>(7) (2) At least every 5 years after adoption of the master plan, the planning commission shall review the master plan and determine whether to commence the procedure to amend the master plan or adopt a new master plan.</p> <p>(8)(3) Until 1 year after the effective date of the 2001 amendments that added this subsection, a county municipality may adopt a master plan or an extension, addition, revision, or other amendment to a master plan under the procedures provided for by this act immediately before the effective date of the 2001 amendments that added this subsection.</p>	<p>Sec. (9)8a. (1) An extension, addition, revision, or other amendment to a basic master plan shall be adopted under the same procedure as a master plan or a successive part of a master plan under sections 7a, 7b, and 8.</p> <p>However, for an amendment other than a revision of the master plan, both of the following apply:</p> <p>(a) The 65-day period otherwise provided for in section 7b(4) shall be 40 days.</p> <p>(b) The 75- to 95-day period otherwise provided for in section 7b(5) shall be 55 to 75 days.</p> <p>(2) At least every 5 years after adoption of the master plan, the planning commission shall review the master plan and determine whether to commence the procedure to amend the master plan or adopt a new master plan.</p> <p>(3) Until 1 year after the effective date of the 2001 amendments that added this subsection, a township municipality may adopt a master plan or an extension, addition, revision, or other amendment to a master plan under the procedures provided for by this act immediately before the effective date of the 2001 amendments that added this subsection.</p>	<p>Sec. 8a. (1) An extension, addition, revision, or other amendment to a master plan shall be adopted under the same procedure as a master plan or a successive part of a master plan under sections 7a, 7b, and 8.</p> <p>However, for an amendment other than a revision of the master plan, both of the following apply:</p> <p>(a) The 65-day period otherwise provided for in section 7b(4) shall be 40 days.</p> <p>(b) The 75- to 95-day period otherwise provided for in section 7b(5) shall be 55 to 75 days.</p> <p>(2) At least every 5 years after adoption of the master plan, the planning commission shall review the master plan and determine whether to commence the procedure to amend the master plan or adopt a new master plan.</p> <p>(3) Until 1 year after the effective date of the 2001 amendments that added this subsection, a municipality may adopt a master plan or an extension, addition, revision, or other amendment to a master plan under the procedures provided for by this act immediately before the effective date of the 2001 amendments that added this subsection.</p>	<p>B = See previous B Version change regarding review period</p>
Promoting Public Interest in the Plan			
<p>Sec. 6.(1)(11) (pt) The planning commission shall have the power to promote public interest in an understanding of the master plan and to</p>	<p>(4)Sec. (11) The planning commission shall have the power to promote public interest in and understanding of and interest in the master</p>	<p>Sec. 11. (pt) The planning commission shall have the power to promote public interest in and understanding of the master plan and to</p>	

County Planning Act (PA 282 of 1945)	Township Planning Act (PA 168 of 1959)	Municipal Planning Act (PA 285 of 1931)	Notes
<p>that end may publish and distribute copies of the county master plan or of any report thereon and may employ such other means of publicity and education as it may determine advisable. Members of the planning commission, when duly authorized by the planning commission, may attend planning conferences and meetings dealing with planning problems and techniques, and any or meetings of planning institutes or hearings upon pending planning legislation and the planning commission may, by resolution, pay the reasonable traveling expenses incident to such attendance. The county planning commission, as a part of its duties, shall, from time to time, recommend to the appropriate public officials programs for public structures and improvements and for the financing thereof.</p> <p>It shall be part of its duties to consult and advise with public officials and public agencies, public utility companies, civic, educational, professional, and other other planning commissions or committees, private organizations and agencies, and with citizens with relation to the protecting or carrying out the master plan.</p>	<p>plan and to that end, shall may publish and distribute copies of the master plan or and of any report, and may employ such other means of publicity and education as it may determines necessary.</p>	<p>that end may publish and distribute copies of the master plan or of any report and may employ such other means of publicity and education as it may determine.</p> <p>Members of the planning commission, when duly authorized by the planning commission, may attend city planning conferences or meetings of city planning institutes, or hearings upon pending city planning legislation, and the planning commission may, by resolution spread upon its minutes, pay the reasonable traveling expenses incident to such attendance.</p> <p>It shall be part of its duties to consult and advise with public officials and agencies, public utility companies, civic, educational, professional, and other organizations, and with citizens with relation to the protecting or carrying out the master plan.</p>	
County Plan Not Official Plan of Municipality			
<p>Sec. 5. (10) A county master plan describing the recommended development of an incorporated area shall not be recognized as the official master plan or part of the official master plan for that area unless adopted by the municipality in the manner prescribed by law or charter for the adoption of such plans by municipalities.</p>			
Authority of Planning Department			
		<p>Sec. 8b. This act does not alter the authority of a planning department established by charter to submit a proposed master plan, or a proposed extension, addition, revision, or other amendment to a master plan, to a planning commission, whether directly or indirectly as provided by charter. This section notwithstanding, a planning commission must comply with the requirements of this act.</p>	

County Planning Act (PA 282 of 1945)	Township Planning Act (PA 168 of 1959)	Municipal Planning Act (PA 285 of 1931)	Notes
Approval of Public Way/Capital Improvement Plan			
	<p>Sec. 40. (1) 9. Whenever the planning commission shall have has adopted the basic master plan of the township municipality of 1 or more major sections or districts thereof, no street, square, park or other public way, ground or open space, or public building or structure, shall be constructed or authorized in the township municipality or in the such such planned section and district until the location, character and extent thereof shall have been submitted to and approved by the planning commission. The planning commission shall communicate its reasons for approval or disapproval to the township board legislative body, which shall have the power to overrule such disapproval the planning commission by a recorded vote of not less than a majority of its entire membership: Provided, however, That if the public way, ground, space, building, structure or utility is be one, the authorization or financing of which does not, under the law or charter provisions governing same, fall within the province of the township board legislative body, then the submission to the planning commission shall be by the board, commission or body having such jurisdiction, and the planning commission's disapproval may be overruled by resolution of the by said board, commission or body by a vote of not less than a majority 2/3 of its membership. The failure of the planning commission to act within 60 days from and after the official submission to the planning commission shall be deemed approval.</p>	<p>Sec. 9. Whenever the planning commission shall have adopted the master plan of the municipality or of 1 or more major sections or districts thereof no street, square, park, or other public way, ground, or open space, or public building or structure, shall be constructed or authorized in the municipality or in such planned section and district until the location, character, and extent thereof shall have been submitted to and approved by the commission: Provided, That in case of disapproval the commission shall communicate its reasons to council legislative body, which shall have the power to overrule such disapproval by a recorded vote of not less than 2/3 of its entire membership: Provided, however, That if the public way, ground, space, building, structure, or utility be one the authorization or financing of which does not under the law or charter provisions governing same, fall within the province of the municipal council legislative body, then the submission to the planning commission shall be by the board, commission, or body having such jurisdiction, and the planning commission's disapproval may be overruled by said board, commission, or body by a vote of not less than 2/3 of its membership.</p> <p>The failure of the planning commission to act within 60 days from and after the date of official submission to the planning commission shall be deemed approval.</p>	<p>B = Waive if PC has reviewed and commented on the plan</p>
Capital Improvement Plan			
<p>For the purpose of furthering the desirable future development of the municipality under the master plan the planning commission, after the planning commission may have adopted a master plan, shall prepare coordinated and comprehensive programs of public structures and improvements.</p>	<p>(2) A township may adopt a capital improvement program. For the purpose of furthering the desirable future development of the municipality under the master plan the planning commission, after the planning commission may have adopted a master plan, shall prepare coordinated and comprehensive programs of public structures and improvements.</p>	<p>For the purpose of furthering the desirable future development of the municipality under the master plan the city planning commission, after the planning commission shall have adopted a master plan, shall prepare coordinated and comprehensive programs of public structures and improvements.</p>	<p>B = Refine CIP definition</p>

County Planning Act (PA 282 of 1945)	Township Planning Act (PA 168 of 1959)	Municipal Planning Act (PA 285 of 1931)	Notes
<p>The commission shall annually prepare such a program for the ensuing 6 years, which program shall show those public structures and improvements, in the general order of their priority, which in the commission's judgment will be needed or desirable and can be undertaken within the 6-year period. The above comprehensive coordinated programs shall be based upon the requirements of the community for all types of public improvements, and, to that end, each agency or department of such municipality concerned with such improvements shall upon request furnish the planning commission with lists, plans and estimates of time and cost of public structures and improvements within the purview of such department.</p> <p>Sec. 5. (9) Following adoption of the county plan or any part of a county plan and the master certification by the county planning commission to the county board of commissioners of a copy of the plan, work shall not be initiated on any project involving the expenditure of funds by a county board, department, or agency for the acquisition of land, the erection of structures, the extension, construction, or improvement of any physical facility by any county board, department, or agency unless a full description of the project, including, but not limited to, its proposed location and extent, has been submitted to the county planning commission and the report and advice of the planning commission has been received by the county board of commissioners and by the county board, department, or agency submitting the proposal. The requirement for planning commission's review is waived if within 30 days after the proposal has been filed with the planning commission, the planning commission fails to furnish in writing its report and advice upon the</p>	<p>The commission shall annually prepare such a program for the ensuing 6 years, which program shall show those public structures and improvements, in the general order of their priority, which in the commission's judgment will be needed or desirable and can be undertaken within the 6-year period. The above comprehensive coordinated programs shall be based upon the requirements of the community for all types of public improvements, and, to that end, each agency or department of such municipality concerned with such improvements shall upon request furnish the planning commission with lists, plans and estimates of time and cost of public structures and improvements within the purview of such department.</p>	<p>The commission shall annually prepare such a program for the ensuing 6 years, which program shall show those public structures and improvements, in the general order of their priority, which in the commission's judgment will be needed or desirable and can be undertaken within the 6-year period. The above comprehensive coordinated programs shall be based upon the requirements of the community for all types of public improvements, and, to that end, each agency or department of such municipality concerned with such improvements shall upon request furnish the planning commission with lists, plans and estimates of time and cost of public structures and improvements within the purview of such department.</p> <p>Sec. 10. Whenever the council or legislative body of any municipality shall have ordered the opening, widening or extension of any street, avenue or boulevard, or whenever the council or other legislative body shall have ordered that proceedings be instituted for the acquisition or enlargement of any park, playground, playfield or other public open space, such resolution shall not be rescinded until after the matter has been referred back to the city planning commission for a report and until after a public hearing shall have been held. The council shall have power to overrule the recommendation of the city planning commission by a vote of not less than 2/3 of its entire membership.</p> <p>Sec. 11. (pt) The planning commission shall, from time to time, recommend to the appropriate public officials programs for public structures and improvements and for the financing thereof.</p>	

County Planning Act (PA 282 of 1945)	Township Planning Act (PA 168 of 1959)	Municipal Planning Act (PA 285 of 1931)	Notes
<p>proposal. The planning commission shall provide copies of the report and advice to the county board, department, or agency sponsoring the proposal.</p>			
Transfer of Power From Zoning Commission to Planning Commission			
<p>Sec. 12 6. (2) The board of county commissioners, by resolution, may transfer to the planning commission all powers, duties and responsibilities prescribed by Act No. 183 of the Public Acts of 1943, as amended, being sections 125.201 to 125.232 of the Compiled Laws of 1948, for zoning boards created thereunder. If the existing zoning board is nearing completion of its zoning plan, the board of county commissioners legislative body shall postpone transfer of the zoning board's powers until completion of the zoning plan, but the postponement shall not exceed 1 year. In a county where the planning commission has been granted powers of the zoning commission, 1 member of the planning commission shall be designated as a member of the zoning board of appeals. In general the commission shall have such powers as may be necessary to fulfill its functions and carry out the purposes of this act.</p>	<p>Sec. 12 44. The township board, by resolution, may transfer to the planning commission all powers and duties provided by the township rural zoning act, Act No. 184 of the Public Acts of 1943, as amended, being sections 125.271 to 125.301 of the Michigan Compiled Laws, for zoning boards created under that act. If the existing zoning board is nearing the completion of its zoning plan, the township board legislative body shall postpone the transfer of the zoning board's powers and duties until the completion of the zoning plan, but the postponement shall not exceed 1 year. In a county in which a county planning commission is established, the township planning commission shall file with the county planning commission a copy of the township zoning ordinances and any amendments to the ordinances.</p>	<p>Sec. 12. The planning commission shall have all powers heretofore granted by law to the zoning commission of the municipality, and, from and after the creation of a planning commission in such municipality, all powers and records of the zoning commission shall be transferred to the planning commission: Provided, however, That in the event that the existing zoning commission shall be nearing the completion of its zoning plan, council the legislative body may, by resolution, postpone the said transfer of the zoning commission's powers until the completion of such zoning plan; but such postponement shall not exceed a period of 1 year.</p>	<p>B = Require authority of ZC to be given to PC</p>
Approval of Plats			
	<p>Sec. 12. The township board shall refer plats or other matters relating to land development to the planning commission before final action thereon by the township board and may request the planning commission to recommend regulations governing the subdivision of land. The recommendations may provide for the procedures of submittal, including recommendations for submitting a preliminary subdivision design, the standards of design and the physical improvements that may be required.</p> <p>Sec. 13. Whenever planning commission shall have adopted that sort of a master plan relating to the major street system of the territory within its subdivision jurisdiction or part thereof, and shall have filed a certified copy of such master</p>	<p>Sec. 13. Whenever planning commission shall have adopted that sort of a master plan relating to the major street system of the territory within its subdivision jurisdiction or part thereof, and shall have filed a certified</p>	<p>Note: This power is extended to Township PC's</p>

County Planning Act (PA 282 of 1945)	Township Planning Act (PA 168 of 1959)	Municipal Planning Act (PA 285 of 1931)	Notes
	<p>plan in the office of the county register of deeds of the county in which such territory or part is located, then no plat of a subdivision of land within such territory or part shall be filed or recorded until it shall have been approved by such planning commission and such approval entered in writing on the plat by the chairman or secretary of the commission.</p> <p>Sec. 14. Before exercising the powers referred to in section 13, the planning commission shall adopt regulations governing the subdivision of land within its jurisdiction. Such regulations may provide for the proper arrangement of streets in relation to other existing or planned streets and to the master plan, for adequate and convenient open spaces for traffic, utilities, access of fire-fighting apparatus, recreation, light and air, and for the avoidance of congestion of population, including minimum width and area of lots.</p> <p>Such regulations may include provisions as to the extent to which streets and other ways shall be graded and improved and to which water and sewer and other utility mains, piping, or other facilities shall be installed as a condition precedent to the approval of the plat. The regulations or practice of the planning commission may provide for a tentative approval of the plat previous to such installation; but any such tentative approval shall be revocable and shall not be entered on the plat.</p> <p>In lieu of the completion of such improvements and utilities prior to the final approval of the plat, the planning commission may accept a bond with surety to secure to the municipality the actual construction and installation of such improvements or utilities at a time and according to specifications fixed by or in accordance with the regulations of the planning commission.</p> <p>The municipality is hereby granted the power to enforce such bond by all appropriate legal</p>	<p>copy of such master plan in the office of the county register of deeds of the county in which such territory or part is located, then no plat of a subdivision of land within such territory or part shall be filed or recorded until it shall have been approved by such planning commission and such approval entered in writing on the plat by the chairman or secretary of the commission.</p> <p>Sec. 14. Before exercising the powers referred to in section 13, the planning commission shall adopt regulations governing the subdivision of land within its jurisdiction. Such regulations may provide for the proper arrangement of streets in relation to other existing or planned streets and to the master plan, for adequate and convenient open spaces for traffic, utilities, access of fire-fighting apparatus, recreation, light and air, and for the avoidance of congestion of population, including minimum width and area of lots.</p> <p>Such regulations may include provisions as to the extent to which streets and other ways shall be graded and improved and to which water and sewer and other utility mains, piping, or other facilities shall be installed as a condition precedent to the approval of the plat.</p> <p>The regulations or practice of the planning commission may provide for a tentative approval of the plat previous to such installation; but any such tentative approval shall be revocable and shall not be entered on the plat.</p> <p>In lieu of the completion of such improvements and utilities prior to the final approval of the plat, the planning commission may accept a bond with surety to secure to the municipality the actual construction and installation of such improvements or utilities at a time and according to specifications fixed by or in accordance with the regulations of the planning commission.</p>	<p>because they are already allowed to do so under the Municipal Planning Act and the authority to adopt subdivision control ordinances is granted them under the Land Division Act</p>

County Planning Act (PA 282 of 1945)	Township Planning Act (PA 168 of 1959)	Municipal Planning Act (PA 285 of 1931)	Notes
	<p>and equitable remedies. All such regulations shall be published as provided by law for the publication of ordinances, and before adoption, a public hearing shall be held thereon. A copy thereof shall be certified by the commission to the recorders of the counties in which the municipality and territory are located.</p> <p>Sec. 15. The planning commission shall approve, modify or disapprove a plat within 60 days after the submission thereof to it; otherwise such plat shall be deemed to have been approved, and a certificate to that effect shall be issued by the commission on demand: Provided, however, That the applicant for the planning commission's approval may waive this requirement and consent to an extension of such period. The ground of disapproval of any plat shall be stated upon the records of the planning commission. Any plat submitted to the planning commission shall contain the name and address of a person to whom notice of a hearing shall be sent; and no plat shall be acted on by the planning commission without affording a hearing thereon. Notice shall be sent to the said address by registered mail of the time and place of such hearing not less than 5 days before the date fixed therefore. Similar notice shall be mailed to the owners of land immediately adjoining the platted land, as their names appear upon the plats in the county auditor's office and their addresses appear in the directory of the municipality or on the tax records of the municipality or county. Every plat approved by the planning commission shall, by virtue of such approval, be deemed to be an amendment of or an addition to or a detail of the municipal master plan and a part thereof. Approval of a plat shall not be deemed to constitute or effect an acceptance by the public of any street or other</p>	<p>The municipality is hereby granted the power to enforce such bond by all appropriate legal and equitable remedies. All such regulations shall be published as provided by law for the publication of ordinances, and before adoption, a public hearing shall be held thereon. A copy thereof shall be certified by the commission to the recorders of the counties in which the municipality and territory are located.</p> <p>Sec. 15. The planning commission shall approve, modify or disapprove a plat within 60 days after the submission thereof to it; otherwise such plat shall be deemed to have been approved, and a certificate to that effect shall be issued by the commission on demand: Provided, however, That the applicant for the planning commission's approval may waive this requirement and consent to an extension of such period. The ground of disapproval of any plat shall be stated upon the records of the planning commission. Any plat submitted to the planning commission shall contain the name and address of a person to whom notice of a hearing shall be sent; and no plat shall be acted on by the planning commission without affording a hearing thereon. Notice shall be sent to the said address by registered mail of the time and place of such hearing not less than 5 days before the date fixed therefore. Similar notice shall be mailed to the owners of land immediately adjoining the platted land, as their names appear upon the plats in the county auditor's office and their addresses appear in the directory of the municipality or on the tax records of the municipality or county. Every plat approved by the planning commission shall, by virtue of such approval, be deemed to be an amendment of or an addition to or a detail of the municipal master plan and a part thereof. Approval of a plat shall not be deemed to constitute or effect an</p>	

County Planning Act (PA 282 of 1945)	Township Planning Act (PA 168 of 1959)	Municipal Planning Act (PA 285 of 1931)	Notes
	<p>open space shown upon the plat. The planning commission may, from time to time, recommend to council legislative body amendments of the zoning ordinance or map or additions thereto to conform to the planning commission's recommendations for the zoning regulation of the territory comprised within approved subdivisions. The planning commission shall have the power to agree with the applicant upon use, height, area or bulk requirements or restrictions governing buildings and premises within the subdivision, provided such requirements or restrictions do not authorize the violation of the then effective zoning ordinance of the municipality. Such requirements or restrictions shall be stated upon the plat prior to the approval and recording thereof and shall have the same force of law and be enforceable in the same manner and with the same sanctions and penalties and subject to the same power of amendment or repeal as though set out as a part of the zoning ordinance or map of the municipality.</p>	<p>acceptance by the public of any street or other open space shown upon the plat. The planning commission may, from time to time, recommend to council legislative body amendments of the zoning ordinance or map or additions thereto to conform to the planning commission's recommendations for the zoning regulation of the territory comprised within approved subdivisions. The planning commission shall have the power to agree with the applicant upon use, height, area or bulk requirements or restrictions governing buildings and premises within the subdivision, provided such requirements or restrictions do not authorize the violation of the then effective zoning ordinance of the municipality. Such requirements or restrictions shall be stated upon the plat prior to the approval and recording thereof and shall have the same force of law and be enforceable in the same manner and with the same sanctions and penalties and subject to the same power of amendment or repeal as though set out as a part of the zoning ordinance or map of the municipality.</p>	
Inconsistent Acts			
	<p>Sec. 13. Insofar as the provisions of this act are inconsistent with the provisions of any other law, the provisions of this act shall be controlling except that this act shall not supersede Act No. 240 of the Public Acts of 1937, as amended, being sections 338.551 to 338.576 of the Compiled Laws of 1948, as to work required to be performed by registered architects, professional engineers or land surveyors. This act shall not preclude the creation or continuance of a township planning commission created pursuant to Act No. 285 of the Public Acts of 1931, as amended, being sections 125.31 to 125.45 of the Compiled Laws of 1948.</p>		<p>If these acts are unified, the last sentence must be deleted.</p>