

**MICHIGAN PLANNING ENABLING ACTS COMPARISON TABLE**  
**Current Planning Acts and SB 206 as Passed the Senate March 1, 2007**  
 Prepared by the Law Committee of the Michigan Association of Planning

Black ..... Statutory text  
 Red ..... Important new text  
 Blue ..... Text only found in that particular act  
 Green ..... [Special note]

*NOTE: Municipal Planning Act used as the basis for new codified Michigan Planning Enabling Act.  
 (pt.) means only part of a subsection is presented (the rest is elsewhere)  
 (repeat) means this subsection was previously presented*

Almost all the definitions are new. Important definitions include:

- “chief administrative official,” “chief elected official,” “ex officio member,” “legislative body,” “local unit of government,” “planning jurisdiction,” and “street”
- “master plan,” and “planning commission” are especially important.

County Planning Act (PA 282 of 1945)	Township Planning Act (PA 168 of 1959)	Municipal Planning Act (PA 285 of 1931)	Michigan Planning Enabling Act (SB206)
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.	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 provide penalties for violation of the provisions of this act.	A bill to codify the laws regarding and to provide for county, township, city, and village planning; to provide for the creation, organization, powers, and duties of local planning commissions; to provide for the powers and duties of certain state and local governmental officers and agencies; to provide for the regulation and subdivision of land; and to repeal acts and parts of acts.
Definitions			ARTICLE I. GENERAL PROVISIONS
Sec. 15. As used in this act: (a) “County board of commissioners” means 1 of the following, as applicable: (i) The county executive in a county organized under 1966 PA 293, MCL 45.501 to 45.521. (ii) In all other counties, the elected county board of commissioners. (b) “County plan”, “development plan”, or “plan” means a plan as described in section 4. (c) “County planning commission” or “planning commission” means a planning commission as provided for under section 1.	Sec. 1. As used in this act: (a) “Basic plan” or “plan” means a master plan, general development plan, guide 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. (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. (c) “County board of commissioners” means 1 of the following, as applicable: (i) The county executive in a county organized under 1966 PA 293, MCL 45.501 to 45.521. (ii) In all other counties, 1 of the following: (A) The elected county board of commissioners. (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. (C) The regional planning commission for the	Sec. 1. As used in this act: (a) “Council” or “legislative body” means the legislative body of the municipality. (b) “County board of commissioners” means 1 of the following, as applicable: (i) The county executive in a county organized under 1966 PA 293, MCL 45.501 to 45.521. (ii) In all other counties, 1 of the following: (A) The elected county board of commissioners. (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. (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. (c) “Master plan”, “municipal plan”, or “plan” means a master plan, as described in section 6(3) or (4), as applicable. (d) “Mayor” means the chief executive of the	Sec. 1. This act shall be known and may be cited as the “Michigan planning enabling act”.  Sec. 3. As used in this act: (a) “Chief administrative official” means the manager or other highest nonelected administrative official of a city or village. (b) “Chief elected official” means the mayor of a city, the president of a village, the supervisor of a township, or, subject to section 5, the chairperson of the county board of commissioners of a county. (c) “County board of commissioners”, subject to section 5, means the elected county board of commissioners, except that, as used in sections 39 and 41, county board of commissioners means 1 of the following: (i) A committee of the county board of commissioners, if the county board of commissioners delegates its powers and duties under this act to the committee. (ii) 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. (d) “Ex officio member”, in reference to a planning commission, means a member, with full voting rights unless

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	<p>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>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>otherwise provided by charter, who serves on the planning commission by virtue of holding another office, for the term of that other office.</p> <p>(e) "Legislative body" means the county board of commissioners of a county, the board of trustees of a township, or the council or other elected governing body of a city or village.</p> <p>(f) "Local unit of government" or "local unit" means a county or municipality.</p> <p>(g) "Master plan" means either of the following:</p> <p>(i) As provided in section 81(1), any plan adopted or amended before the effective date of this act under a planning act repealed under section 85.</p> <p>(ii) Any plan adopted or amended under this act. This includes, but is not limited to, a plan prepared by a planning commission authorized by this act and used to satisfy the requirement of section 203(1) of the Michigan zoning enabling act, 2006 PA 110, MCL 125.3203, regardless of whether it is entitled a master plan, basic plan, county plan, development plan, guide plan, land use plan, municipal plan, township plan, plan, or any other term.</p> <p>(h) "Municipality" or "municipal" means or refers to a city, village, or township.</p> <p>(i) "Planning commission" means either of the following, as applicable:</p> <p>(i) A planning commission created pursuant to section 11(1).</p> <p>(ii) A planning commission retained pursuant to section 81(2) or (3), subject to the limitations on the application of this act provided in section 81(2) and (3).</p> <p>(j) "Planning jurisdiction" for a county, city, or village refers to the areas encompassed by the legal boundaries of that county, city, or village, subject to section 31(1). Planning jurisdiction for a township refers to the areas encompassed by the legal boundaries of that township outside of the areas of incorporated villages and cities, subject to section 31(1).</p> <p>(k) "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>(l) "Street" means a street, avenue, boulevard, highway, road, lane, alley, viaduct, or other way intended for use by automobiles.</p>

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<b>Establishment of Planning Commission</b>			<b>ARTICLE II. PLANNING COMMISSION CREATION AND ADMINISTRATION</b>
<p>Sec. 1. (pt) Any county is hereby authorized and empowered to make, adopt, amend, extend, add to, or carry out a county plan as provided in this act and create by ordinance a planning commission with the powers and duties herein set forth. The planning commission of a county shall be designated the county planning commission.</p>	<p>Sec. 3. (1) The township board of any township may create, by resolution, a township planning commission with power 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.</p>	<p>Sec. 2. (1) Any municipality is authorized and empowered to make, adopt, amend, extend, add to, or carry out a municipal 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 shall be designated city planning or city plan commission; of a village, village planning or village plan commission <b>and of any other municipality, such designation as its council may specify. The legislative body of any city or village now or hereafter having a plan commission created by charter may by ordinance extend the powers and duties of the 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 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.</b></p>	<p>Sec. 11. (1) A local unit of government may adopt an ordinance creating a planning commission with powers and duties provided in this act. The planning commission of a local unit of government shall be officially called "the planning commission", even if a charter, ordinance, or resolution uses a different name such as "plan board" or "planning board".  (2) Within 14 days after a local unit of government adopts an ordinance under subsection (1) creating a planning commission, the clerk of the local unit shall transmit notice of the adoption to the planning commission of the county where the local unit is located. However, if there is not a county planning commission or if the local unit adopting the ordinance is a county, notice shall be transmitted to the regional planning commission engaged in planning for the region within which the local unit is located. Notice under this subsection is not required when a planning commission created before the effective date of this act continues in existence under this act, but is required when an ordinance governing or creating a planning commission is amended or superseded under section 81(2)(b) or (3)(b).  (3) If, after the effective date of this act, a city or home rule village adopts a charter provision providing for a planning commission, the charter provision shall be implemented by an ordinance that conforms to this act. Section 81(2) provides for the continuation of a planning commission created by a charter provision adopted before the effective date of this act.  (4) Section 81(3) provides for the continuation of a planning commission created under a planning act repealed under section 85.  (5) Section 83 provides for the continued exercise by a planning commission, or the transfer to a planning commission, of the powers and duties of a zoning board or zoning commission.</p>
<p>Sec. 6. (2) (pt.) In general the commission shall have such powers as may be necessary to <b>fulfill its functions</b> and carry out the purposes of this act.</p>		<p>Sec. 11. (pt.) In general, the commission shall have such powers as may be necessary to enable it to <b>fulfill its functions, promote municipal planning,</b> or carry out the purposes of this act.</p>	<p>Sec. 31. (4) In general, a planning commission has such lawful powers as may be necessary to enable it to carry out the purposes of this act. <b>[Perhaps should add in the "fulfill its functions, promote planning" language.]</b></p>
<b>Referendum</b>			
	<p><b>Sec. 3. (2) The resolution creating a planning commission shall become effective 60 days after publication in a newspaper having general</b></p>		<p>Sec. 13. (1) Subject to subsection (2), a township ordinance creating a planning commission under this act shall take effect 63 days after the ordinance is published by the</p>

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	<p>circulation in a township.</p> <p>Within 60 days following the publication of the 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 resolution to the electors residing in the unincorporated portion of the township for their approval or rejection. Upon the filing of the petition,</p> <p>the 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.</p> <p>The township board shall provide the manner of submitting such resolution to the 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 to adopt a 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 resolution to the secretary of state and to the planning commission of the county of which</p>		<p>township board in a newspaper having general circulation in the township.</p> <p>(2) Subject to subsection (3), before a township ordinance creating a planning commission takes effect, a petition may be filed with the township clerk requesting the submission of the ordinance to the electors residing in the unincorporated portion of the township for their approval or rejection. The petition shall be signed by a number of qualified and registered electors 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. If such a petition is filed,</p> <p>the ordinance shall not take effect until approved by a majority of the electors residing in the unincorporated portion of the township voting thereon at the next regular or special election that allows reasonable time for proper notices and printing of ballots or at any special election called for that purpose, as determined by the township board. The township board shall specify the language of the ballot question.</p> <p>(3) Subsection (2) does not apply if the planning commission created by the ordinance is the successor to an existing zoning commission or zoning board as provided for under section 301 of the Michigan zoning enabling act, 2006 PA 110, MCL 125.3301.</p> <p>(4) If a township board does not on its own initiative adopt an ordinance under this act creating a planning commission, a petition may be filed with the township clerk requesting the township board to adopt such an ordinance.</p> <p>The petition shall be signed by a number of qualified and registered electors as provided in subsection (2). If such a petition is filed, the township board, at its first meeting following the filing shall submit the question to the electors of the township in the same manner as provided under subsection (2).</p>

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	<p>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 resolutions so received.</p> <p>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>		<p>[SB 206 has no language on this – it was cut intentionally.]</p> <p>(5) A petition under this section, 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>
<b>Other Commissions Serving As Planning Commission</b>			
		<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>(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>Sec. 15. (7) Subject to subsection (8), a city or village that has a population of less than 5,000, and that has not created a planning commission by charter, may by an ordinance adopted under section 11(1) provide that 1 of the following boards serve as its planning commission:</p> <p>(a) The board of directors of the economic development corporation of the city of village created under the economic development corporations act, 1974 PA 338, MCL 125.1601 to 125.1636</p> <p>(b) The board of a downtown development authority created under 1975 PA 197, MCL 125.1651 to 125.1681, if the boundaries of the downtown district are the same as the boundaries of the city or village.</p> <p>(c) A board created under the tax increment finance authority act, 1980 PA 450, MCL 125.1801 to 125.1830, if the boundaries of the authority district are the same as the boundaries of the city or village.</p> <p>Sec. 15.(8) Subsections (1) to (5) do not apply to a planning commission established under subsection (7). All other provisions of this act apply to a planning commission established under subsection (7).</p>

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<b>Transfer of Jurisdiction of County Planning Commission in Other Than General Law Counties</b>			
<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>Sec. 5. The assignment of power or duty under this act to a county officer or body is subject to 1966 PA 293, MCL 45.501 to 45.521, or 1973 PA 139, MCL 45.551 to 45.573, in a county organized under 1 of those acts.</p>
<b>Appointment of Planning Commission Members</b>			
<p>Sec. 2. (1) (pt) The method of appointment, and the term of office of members of the commission shall be determined by resolution of a <u>majority of the full membership of the county board of commissioners.</u></p>	<p>Sec. 4. (2) (pt) All members of the planning commission shall be <u>appointed by the township supervisor with the approval of the township board.</u></p>	<p>Sec. 3. (1) 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, and who shall be <u>appointed by the mayor, if the mayor is an elective officer, otherwise by the officer as the legislative body may in the ordinance creating the commission designate as the appointing officer.</u> However, an appointment shall always be subject to the approval by a majority vote of the members elect of the legislative body of the municipality. All members of the planning commission may be compensated at a rate to be determined by the appointing or legislative body and shall hold no other municipal office, except that 1 of the members may be a member fo the zoning board of adjustment or appeals or a member of a joint fire administrative board. The term of each member shall be 3 years, except that 3 members of the first planning commission to be so appointed shall serve for the term of 1 year, 3 for a term of 2 years, and 3 for a term of 3 years. A member shall hold office until his or successor is appointed. A member may, after a public hearing, be removed by the mayor for inefficiency, neglect of duty, or malfeasance in office.</p> <p>Sec 3. (2) (pt) 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</p>	<p>Sec. 15. (1) (pt) In a city or village, the mayor or village president shall appoint members of the planning commission, subject to approval by a majority vote of the members of the legislative body elected and serving. In a township or county, the legislative body shall appoint members of the planning commission, by majority vote of the members of the legislative body.</p> <p>Sec. 15. (10) An ordinance creating a planning commission may impose additional requirements relevant to the subject matter of, but not inconsistent with, this section.</p>

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		<p><u>to be selected by the legislative body</u> 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) 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 <u>to be selected by resolution of the legislative body</u> 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) 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 <u>to be selected by resolution of the legislative body</u> 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.</p>	
<b>Planning Commission Membership</b>			
<p>Sec. 2. (1) (pt) The county planning commission shall consist of not less than 5 nor more than 11 members who shall individually</p> <p>be representative of important segments of the economic, governmental, educational, social</p>	<p>Sec. 4. (1) (pt) The planning commission shall consist of not less than 5 nor more than 9 members, who shall</p> <p>be representative of major interests as they exist in the township, such as agriculture,</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,</p> <p>(repeat) represent insofar as is possible different professions or occupations, and</p>	<p>Sec. 15. (2) A city, village, or township planning commission shall consist of 5, 7, or 9 members. A county planning commission shall consist of 5, 7, 9, or 11 members. Members of a planning commission other than ex officio members under subsection (5) shall be appointed for 3-year terms. However, of the members of the planning commission, other than ex officio members, first appointed, a number shall be appointed to 1-year or 2-year terms such that, as nearly as possible, the terms of 1/3 of all the planning commission members will expire each year.</p> <p>Sec. 15. (3) The membership of a planning commission shall be representative of important segments of the community,</p>

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<p>life, and development of the particular county, in accordance with the major interests as they exist in the county, such as agriculture, recreation, education, government, transportation, industry, and commerce. <a href="#">The county board of commissioners shall establish the basis for representative membership on the commission.</a></p> <p><a href="#">A majority of commission members shall not hold another office or position in the county government.</a></p> <p><a href="#">(2) Where the commission consists of 5 members, 1 member may be a member of the county board of commissioners elected and serving. Where the commission consists of from 6 to 8 members, 2 members may be members of the county board of commissioners elected and serving. Where the commission consists of from 9 to 11 members, 3 members may be members of the county board of commissioners elected and serving.</a></p> <p><a href="#">(3)The county board of commissioners shall appoint to the planning commission 1 member</a></p>	<p>recreation, education, public health, government, commerce, transportation and industry.</p> <p>All members shall be qualified electors and property owners of the township.</p> <p>One member of the township board shall be a member of the planning commission.</p>	<p>Sec. 3. (2) (pt.) 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 or a member of a joint fire administrative board.</p>	<p>such as the economic, governmental, educational, and social development of the local unit of government, in accordance with the major interests as they exist in the local unit of government, such as agriculture, natural resources, recreation, education, public health, government, transportation, industry, and commerce. The membership shall also be representative of the entire geography of the local unit of government to the extent practicable.</p> <p><a href="#">[See Sec.15(3) and ]</a> Sec. 15. (10) An ordinance creating a planning commission may impose additional requirements relevant to the subject matter of, but not inconsistent with, this section.</p> <p>Sec. 15. (4) Members of a planning commission shall be qualified electors of the local unit of government, except that the following number of planning commission members may be individuals who are not qualified electors of the local unit of government:</p> <p>(a) 3, in a city that on the effective date of this act had a population of more than 2,700 but less than 2,800.</p> <p>(b) 2, in a city or village that has, or on the effective date of this act had, a population of less than 5,000, except as provided in subdivision (a).</p> <p>(c) 1, in local units of government other than those described in subdivision (a) or (b).</p> <p>(5) (pt.) In a township that on the effective date of this act had a planning commission created under former 1931 PA 285, 1 member of the legislative body or the chief elected official, or both, may be appointed to the planning commission, as ex officio members. In any other township, 1 member of the legislative body shall be appointed to the planning commission, as an ex officio member.</p> <p>In a city, village, or county, the chief administrative official, if any, the chief elected official, 1 or more members of the legislative body, or any combination thereof, may be appointed to the planning commission , as ex officio members, unless prohibited by charter.</p> <p>However, in a city, village, or county, not more than 1/3 of the members of the planning commission may be ex officio members.</p>

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<p>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>Sec. 3. (3) (pt.) 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, <u>but the term shall not exceed the member's term of office as a member of the legislative body.</u> All ex officio members appointed under this subsection shall have full voting rights. [Full voting rights is also under Sec. 3. (2) and (4).]</p>	<p>Except as provided in this subsection, an elected officer or employee of the local unit of government is not eligible to be a member of the planning commission.</p> <p>Sec. 15. (6) For a county planning commission, the county shall make every reasonable effort to ensure that the membership of the county planning commission includes a 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 requirements of this subsection apply whenever an appointment is to be made to the planning commission, unless an incumbent is being reappointed or an ex officio member is being appointed under subsection (5).</p> <p><b>[IMPORTANT BUT NOT COVERED IN NEW ACT]</b></p> <p>[Voting covered under definition of "ex officio."]</p>
<b>Planning Commission Terms/Vacancies/Removal From Office</b>			
<p>Sec. 2. (4) (pt) The term of each appointed member shall be for 3 years, except 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.</p>	<p>Sec. 4. (3) (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.</p> <p>A successor shall be appointed not more than 1 month after the term of the preceding 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><b>[NOT COVERED, BUT IMPORTANT]</b></p> <p>Sec. 15. (1) (repeat) In a city or village, the mayor or village president shall appoint members of the planning commission, subject to approval by a majority vote of the members of the legislative body elected and serving. In a township or county, the legislative body shall appoint members of the planning commission, by majority vote of the members of the legislative body. However, if the legislative body does not make an appointment to fill a vacancy on the planning commission within 63 days after the vacancy is created, the chief elected official of the township or county shall make the appointment.</p> <p>(2) A city, village, or township planning commission shall consist of 5, 7, or 9 members. A county planning commission</p>

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<p>(5) The county board of commissioners shall provide for the filling of a vacancy in the membership of the commission for the unexpired terms</p> <p>Sec. 2. (5) (pt) and may remove a member for nonperformance of duty or misconduct upon public hearing.</p>	<p>All vacancies for unexpired terms shall be filled for the remainder of such term.</p> <p>Sec. 4. (2) (pt) Members may be removed by the township supervisor, after a hearing, with the approval of the township board.</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, 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 on the planning commission occurring otherwise than through the expiration of term shall be filled for the unexpired term by the mayor <b>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.</b></p> <p>Sec. 3. (2) (3) (4) (pt) 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. <b>The legislative body may for like cause remove the member selected by the legislative body.</b></p>	<p>shall consist of 5, 7, 9, or 11 members. If a vacancy occurs on a planning commission, the vacancy shall be filled for the unexpired term in the same manner as provided for an original appointment. A member shall hold office until his or her successor is appointed. Members of a planning commission other than ex officio members under subsection (5) shall be appointed for 3-year terms. However, of the members of the planning commission, other than ex officio members, first appointed, a number shall be appointed to 1-year or 2-year terms such that, as nearly as possible, the terms of 1/3 of all the planning commission members will expire each year. If a vacancy occurs on a planning commission, the vacancy shall be filled for the unexpired term in the same manner as provided for an original appointment. A member shall hold office until his or her successor is appointed.</p> <p><b>[SEE IMMEDIATELY ABOVE]</b></p> <p>Sec. 15. (9) The legislative body may remove a member of the planning commission for misfeasance, malfeasance, or nonfeasance in office upon written charges and after a public hearing. Before casting a vote on a matter on which a member may reasonably be considered to have a conflict of interest, the member shall disclose the potential conflict of interest to the planning commission. The member is disqualified from voting on the matter if so provided by the bylaws or by a majority vote of the remaining members of the planning commission. Failure of a member to disclose a potential conflict of interest as required by this subsection constitutes malfeasance in office. Unless the legislative body, by ordinance, defines conflict of interest for the purposes of this subsection, the planning commission shall do so in its bylaws.</p>

County Planning Act (PA 282 of 1945)	Township Planning Act (PA 168 of 1959)	Municipal Planning Act (PA 285 of 1931)	Michigan Planning Enabling Act (SB206)
<b>Planning Commission Compensation/Budgets/Gifts</b>			
<p>Sec. 2. (6) Members of the commission may 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 necessary expenses incurred in the discharge of their duties.</p> <p>Sec. 3. (pt) The county board may appropriate funds for reimbursement of the members of the commission for 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. (1) (pt) The commission shall have the right to accept and use gifts.</p>	<p>Sec. 4. (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>The planning commission shall prepare a detailed budget and submit same to the township board for approval or disapproval. The township board 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>The township board may accept and use gifts and grants for planning commission purposes. <a href="#">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.</a></p>	<p>Sec. 3. (1)(2)(3)(4)(pt) All members of the planning commission may be compensated at a rate to be determined by the municipality.</p> <p>Sec. 11. (pt) The commission shall have the right to accept and use gifts for the exercise of its functions.</p>	<p>Sec. 23. (1) Members of a planning commission may be compensated for their services as provided by the legislative body. A planning commission may adopt bylaws relative to compensation and expenses of its members and employees for travel when engaged in the performance of activities authorized by the legislative body, including, but not limited to, attendance at conferences, workshops, educational and training programs, and meetings.</p> <p>Sec. 23.(2) After preparing the annual report required under section 19, a planning commission may prepare a detailed budget and submit the budget to the legislative body for approval or disapproval. The legislative body annually may appropriate funds for carrying out the purposes and functions permitted under this act, and may match local government funds with federal, state, county, or other local government or private grants.</p> <p>Sec. 23. (3) A planning commission may accept gifts for the exercise of its functions. However, in a township, other than a township that on the effective date of this act had a planning commission created under former 1931 PA 285, only the township board may accept such gifts, on behalf of the planning commission. A gift of money so accepted in either case shall be deposited with the treasurer of the local unit of government in a special nonreverting planning commission fund for expenditure by the planning commission for the purpose designated by the donor. The treasurer shall draw a warrant against the special nonreverting fund only upon receipt of a voucher signed by the chairperson and secretary of the planning commission and an order drawn by the clerk of the local unit of government. The expenditures of a planning commission, exclusive of gifts and grants, shall be within the amounts appropriated by the legislative body.</p>
<b>Planning Commission Officers</b>			
<p>Sec. 3. (pt) The commission shall elect a chairman from its appointive members; and appoint a secretary; and create and fill such other offices as it may determine advisable.</p> <p>Sec. 7. The county planning commission may appoint advisory committees or councils which</p>	<p>Sec. 5. (1) (pt) The planning commission shall elect a chairperson, vice-chairperson, and secretary from its members and shall create and fill other offices or committees as it considers advisable. The term of each officer shall be 1 year.</p>	<p>Sec. 4. (pt) The commission shall elect its chairman from amongst the appointed members and create and fill such other of its offices as it may determine. The term of chairman shall be 1 year, with eligibility for reelection.</p>	<p>Sec. 17. (1) A planning commission shall elect a chairperson and secretary from its members and create and fill other offices as it considers advisable. <b>An ex officio member of the planning commission is not eligible to serve as chairperson.</b> The term of each officer shall be 1 year, with opportunity for reelection as specified in bylaws adopted under section 19.</p>

County Planning Act (PA 282 of 1945)	Township Planning Act (PA 168 of 1959)	Municipal Planning Act (PA 285 of 1931)	Michigan Planning Enabling Act (SB206)
<p>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>The planning commission may appoint advisory committees outside of its membership.</p>		<p>(2) A planning commission may appoint advisory committees whose members are not members of the planning commission.</p>
<b>Planning Commission Meetings/Open Meetings/Notice</b>			
<p>Sec. 3. (pt) The commission shall hold meetings as often as is determined necessary, but not less than 4 regular meetings shall be held each year.</p>	<p>Sec. 5. (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.</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 commission members not less than 48 hours in advance of the meeting.</p>	<p>Sec. 4. (pt) The commission shall hold at least 1 regular meetings in each year month.</p>	<p>Sec. 21. (1) (pt.) A planning commission shall hold not less than 4 regular meetings each year, and by resolution shall determine the time and place of the meetings. Unless the bylaws provide otherwise, a special meeting of the planning commission may be called by the chairperson or by 2 other members, upon written request to the secretary.</p> <p>(2) The business that a planning commission may perform shall be conducted at a public meeting of the planning commission held in compliance with the open meetings act, 1976 PA 267, MCL 15.261 to 15.275. Public notice of the time, date, and place of a regular or special meeting shall be given in the manner required by that act.</p> <p>(1) (pt.) Unless the bylaws provide otherwise, the secretary shall send written notice of a special meeting to planning commission members not less than 48 hours before the meeting.</p>
<b>Planning Commission Employ Planner/Contract for Service</b>			
<p>Sec. 3. (pt) The commission may employ a director and such personnel as it may deem necessary, contract for the part time or full time services of planning and other technicians, and pay such other expenses within total funds provided 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>Sec. 5. (3) The township board, upon recommendation of the planning commission, may employ a planning director or other planning personnel, contract for the services of planning and other technicians, and pay or authorize the payment of expenses within the funds budgeted and provided for planning purposes.</p>	<p>Sec. 5. The commission may appoint such employees as it may deem necessary for its work, whose appointment, promotion, demotion, and removal shall be subject to the same provisions of law as govern other corresponding civil employees of the municipality. 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>	<p>Sec. 25. (1) A local unit of government may employ a planning director and other personnel as it considers necessary, contract for the services of planning and other technicians, and incur other expenses, within a budget authorized by the legislative body. This authority shall be exercised by the legislative body, unless a charter provision or ordinance delegates this authority to the planning commission or another body or official. The appointment of employees is subject to the same provisions of law as govern other corresponding civil employees of the local unit of government.</p>

County Planning Act (PA 282 of 1945)	Township Planning Act (PA 168 of 1959)	Municipal Planning Act (PA 285 of 1931)	Michigan Planning Enabling Act (SB206)
<b>Planning Commission Rules/Public Record</b>			
<p>Sec. 3. (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>(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,</p> <p><i>It shall make an annual written report to the township board concerning its operations and the status of planning activities, including recommendations regarding actions by the township board related to planning and development.</i></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>Sec. 19.(1) A planning commission shall adopt bylaws for the transaction of business, and shall keep a public record of its resolutions, transactions, findings, and determinations.</p> <p>(2) A planning commission 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>Sec. 21. (3) A writing prepared, owned, used, in the possession of, or retained by a planning commission in the performance of an official function shall be made available to the public in compliance with the freedom of information act, 1976 PA 442, MCL 15.231 to 15.246.</p>
<b>Planning Commission Expert Advice</b>			
<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 planning.</p> <p>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>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 planning.</p> <p>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>Sec. 11. (pt) All public officials shall, upon request, furnish to the commission, within a reasonable time, such available information as it may require for its work.</p>	<p>Sec.25. (2) For the purposes of this act, a planning commission may make use of maps, data, and other information and expert advice provided by appropriate federal, state, regional, county, and municipal officials, departments, and agencies.</p> <p>All public officials, departments, and agencies shall make available public information for the use of planning commissions and furnish such other technical assistance and advice as they may have for planning purposes.</p>
<b>Planning Commission – Entering onto Property</b>			
		<p>Sec. 11. (pt) The 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.</p>	<p><b>[Entry onto land for inspection has been eliminated.]</b></p>

County Planning Act (PA 282 of 1945)	Township Planning Act (PA 168 of 1959)	Municipal Planning Act (PA 285 of 1931)	Michigan Planning Enabling Act (SB206)
<b>Purpose of Plans</b>			<b>ARTICLE I. GENERAL PROVISIONS</b>
	<p>Sec. 2. The purpose of plans prepared pursuant to this act shall be to promote public health, and general welfare; 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 and streets; to facilitate provision for a system of transportation, sewage disposal, safe and adequate water supply, recreation and other public improvements; 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>Sec. 7. (pt) The 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 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 traffic, 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 and other public requirements.</p>	<p>Sec. 7. (1) A local unit of government may adopt, amend, and implement a master plan as provided in this act.  (2) The general purpose of a master plan is to guide and accomplish, in the planning jurisdiction and its environs, development that satisfies all of the following criteria:  (a) Is coordinated, adjusted, harmonious, efficient, and economical.  (b) Considers the character of the planning jurisdiction and its suitability for particular uses, judged in terms of such factors as trends in land and population development.  (c) Will, in accordance with present and future needs, best promote public health, safety, morals, order, convenience, prosperity, and general welfare.  (d) Includes, among other things, promotion of or adequate provision for 1 or more of the following:  (i) A system of transportation to lessen congestion on streets.  (ii) Safety from fire and other dangers.  (iii) Light and air.  (iv) Healthful and convenient distribution of population.  (v) Good civic design and arrangement and wise and efficient expenditure of public funds.  (vi) Public utilities such as sewage disposal and water supply and other public improvements.  (vii) Recreation.  (viii) The use of resources in accordance with their character and adaptability.</p>
<b>Planning Commission – Plan Development</b>			<b>ARTICLE III. PREPARATION AND ADOPTION OF MASTER PLAN</b>
<p>Sec. 4. (1) The county planning commission shall make and approve a plan for the development of the county. The county plan may include planning 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. The plan with accompanying maps, plats, charts, and all pertinent and descriptive explanatory matter shall show the planning commission's recommendations for the development of the county. In the preparation of a county development plan, the planning commission shall make careful and comprehensive studies</p>	<p>Sec. 6. (1) The township planning commission shall make and approve a basic 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 for the physical development of the municipality, <b>including any areas outside of its boundaries which, in the commission's judgment, bear relation to the planning of the municipality.</b></p>	<p>Sec. 31. (1) A planning commission shall make and approve a master plan as a guide for development within the planning jurisdiction, subject to section 81 and the following:  (a) For a county, the master plan may include planning 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.  (b) For a township that on the effective date of this act had a planning commission created under former 1931 PA 285, or for a city or village, the planning jurisdiction may include any areas outside of the municipal boundaries that, in the planning commission's judgment, are related to the planning of the municipality.</p>

County Planning Act (PA 282 of 1945)	Township Planning Act (PA 168 of 1959)	Municipal Planning Act (PA 285 of 1931)	Michigan Planning Enabling Act (SB206)
<p>of the existing conditions and probable growth of the territory within its jurisdiction. The plan shall be made with the purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the county that will be in accordance with present and future needs for best promoting the health, safety, morals, order, convenience, prosperity, and general welfare of the residents, as well as for efficiency and economy in the process of development.</p> <p>Sec. 4. (3) The county planning commission shall do all of the following:</p> <p>(a) Conduct studies, investigations, and surveys relative to the economic, social, and physical development of the county.</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) The county planning commission may meet with other governmental planning commissions to deliberate</p>	<p>As a basis for the plan, the township planning commission may do any of the following:</p> <p>(a) Make inquiries, investigations, and surveys 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) Meet with other governmental planning commissions to deliberate.</p>	<p>Sec. 7. (pt) In the preparation of such plan the commission shall 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>Sec. 6. (1) (pt.) The planning commission may meet with other governmental planning commissions to deliberate.</p> <p>(2) A municipal master plan shall comply with subsection (3) or (4) if the process of adopting the plan began under this act before the effective date of the 2001 amendatory act that added this subsection or if the 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</p>	<p>Sec.31. (2) In the preparation of a master plan, a planning commission shall do all of the following, as applicable:</p> <p>(a) Make careful and comprehensive surveys and studies of present conditions and future growth within the planning jurisdiction with due regard to its relation to neighboring jurisdictions.</p> <p>(c) Cooperate with all departments of the state and federal governments and other public agencies concerned with programs for economic, social, and physical development within the planning jurisdiction and seek the maximum coordination of the local unit of government's programs with these agencies.</p> <p>(b) Consult with representatives of adjacent local units of government in respect to their planning so that conflicts in master plans and zoning may be avoided.</p> <p>(3) In the preparation of the master plan, the planning commission may meet with other governmental planning commissions or agency staff to deliberate.</p>

County Planning Act (PA 282 of 1945)	Township Planning Act (PA 168 of 1959)	Municipal Planning Act (PA 285 of 1931)	Michigan Planning Enabling Act (SB206)
<p>Sec. 4. (2) The 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 county.</p> <p>The plan shall also include those of the following subjects which reasonably can be considered as pertinent to the future development of the 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 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>(b) The general location, character, and extent of streets, 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</p>	<p>Sec. 7. The 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 unincorporated area of the township.</p> <p>The basic plan shall also include those of the following subjects which reasonably can be considered as pertinent to the future development of the township:</p> <p>(a) A land use plan and program in part consisting 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>(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</p>	<p>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</p>	<p>Sec. 33. (1) A master plan shall address land use and infrastructure issues and may project 20 years or more into the future. A 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 planning jurisdiction.</p> <p>Sec. 33. (2) A master plan shall also include those of the following subjects that reasonably can be considered as pertinent to the future development of the planning jurisdiction:</p> <p>(a) A land use plan that consists 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 a county has not adopted a zoning ordinance under former 1943 PA 183 or the Michigan zoning enabling act, 2006 PA 110, MCL 125.3101 to 125.3702, a land use plan and program for the county may be a general plan with a generalized future land use map.</p> <p>(b) The general location, character, and extent of streets, railroads, airports, bicycle paths, pedestrian ways, bridges, waterways, and waterfront developments; sanitary sewers and water supply systems; facilities for flood prevention, drainage, pollution prevention, and maintenance of water levels; and public utilities and structures. <b>[note "streets" is a defined word.]</b></p>

County Planning Act (PA 282 of 1945)	Township Planning Act (PA 168 of 1959)	Municipal Planning Act (PA 285 of 1931)	Michigan Planning Enabling Act (SB206)
<p>or use or extension of ways, grounds, open spaces, buildings, utilities, or other facilities.</p> <p>(d) Recommendations for implementing any of its proposals.</p> <p>Sec. 4. (4) The county planning commission may serve as a coordinating agency for all planning committees and commissions within the county.</p>	<p>or use or extension of ways, grounds, open spaces, buildings, utilities, or other facilities.</p> <p>(d) Recommendations for implementing any of its proposals.</p> <p><a href="#">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.</a></p>	<p>use, or extension of any of the ways, grounds, open spaces, buildings, property, utilities, or terminals described in subdivision (a), (b), or (c).</p> <p>(e) The general location, character, layout, and extent of community centers and neighborhood units.</p> <p>(f) The general character, extent, and layout of the replanning and redevelopment of blighted areas.</p> <p>(g) A zoning plan for the control of the height, area, bulk, location, and use of buildings and premises.</p> <p>(4) The municipal 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 municipality.</p> <p>The plan shall also include those of the following subjects which reasonably can be considered as pertinent to the future development of the municipality:</p> <p>(a) A land use plan and program in part consisting 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>(b) The general location, character, and extent of streets, 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</p>	<p><b>[Text from SB 206 does not include the substance of Section 6(4) of the TPA, it was dropped because it should be in MZEA if included at all.]</b></p> <p>(c) Recommendations as to the general character, extent, and layout of redevelopment or rehabilitation of blighted areas; and the removal, relocation, widening, narrowing,</p>

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	<p>[Zoning plan referenced in the definition of “basic plan” in Section 1.]</p>	<p>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>	<p>vacating, abandonment, change of use, or extension of streets, grounds, open spaces, buildings, utilities, or other facilities.</p> <p>(d) For a local unit of government that has adopted a zoning ordinance, a zoning plan for various zoning districts controlling the height, area, bulk, location, and use of buildings and premises. <b>The zoning plan shall include an explanation of how the land use categories on the future land use map relate to the districts on the zoning map.</b></p> <p>(e) Recommendations for implementing any of the master plan's proposals.</p>
<b>County Planning Commission as Metropolitan County Planning Commission</b>			
<p>Sec. 4a. (1) The county planning commission may be designated by the board of supervisors as the metropolitan county planning commission. Any commission so organized shall perform metropolitan and regional planning, whenever necessary or desirable. The 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 related planned activities among the state and local governmental agencies concerned.</p> <p>(2) In addition to the powers conferred by other</p>			<p>Sec. 37. (1) A county board of commissioners may designate the county planning commission as the metropolitan county planning commission. A county planning commission so designated shall perform metropolitan and regional planning whenever necessary or desirable. The metropolitan county planning commission may engage in comprehensive planning, including, but not limited to, the following:</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 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 local governmental agencies within the metropolitan area or region.</p> <p>(d) Intergovernmental coordination of all related planning activities among the state and local governmental agencies within the metropolitan area or region.</p> <p>Sec. 37. (2) In addition to the powers conferred by other</p>

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<p>provisions of this act, the 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 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 commission, when approved by a 2/3 vote of the board of supervisors.</p>			<p>provisions of this act, a metropolitan county planning commission may apply for, receive, and accept grants from any local, regional, state, or federal governmental agency and agree to and comply with the terms and conditions of such grants. A metropolitan county planning commission may do any and all things necessary or desirable to secure the financial aid or cooperation of a regional, state, or federal governmental agency in carrying out its functions, when approved by a 2/3 vote of the county board of commissioners.</p>
<b>Sub Area Plan</b>			
	<p>Sec. 6. (3) In addition to the basic 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>		<p>Sec. 35. A planning commission may, by a majority vote of the members, adopt a subplan for a geographic area less than the entire planning jurisdiction, if, because of the unique physical or demographic characteristics of that area, more intensive planning is necessary for the purposes set forth in section 7.</p>
<b>Adoption of Master Plan</b>			
<p>Sec. 4b. (1) A county plan shall be adopted under the procedures set forth in this section and sections 4c and 5.</p> <p>(2) Before preparing a plan, a county planning commission shall send a written notice, explaining that the planning commission intends to prepare a 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</p>	<p>Sec. 7a. (1) A basic plan shall be adopted under the procedures set forth in this section and sections 7b and 8.</p> <p>(2) Before preparing a plan, a township planning commission shall mail by first-class mail a notice, explaining that the planning commission intends to prepare a 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</p>	<p>Sec. 7a. (1) A municipal plan shall be adopted under the procedures set forth in this section and sections 7b and 8.</p> <p>(2) Before preparing a plan, a municipal planning commission shall mail by first-class mail a notice, explaining that the planning commission intends to prepare a 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</p>	<p>Sec. 39. (1) (pt.) A master plan shall be adopted under the procedures set forth in this section and sections 41 and 43.</p> <p>(2) Before preparing a master plan, a planning commission shall send to all of the following, by first-class mail or personal delivery, a notice explaining that the planning commission intends to prepare a master plan and requesting the recipient's cooperation and comment:</p> <p>(a) For any local unit of government undertaking a master plan, the planning commission, or if there is no planning</p>

<b>County Planning Act (PA 282 of 1945)</b>	<b>Township Planning Act (PA 168 of 1959)</b>	<b>Municipal Planning Act (PA 285 of 1931)</b>	<b>Michigan Planning Enabling Act (SB206)</b>
<p>each city, village, or township located within or contiguous to the county.</p> <p>(b) The regional planning commission for the region in which the county is located, if 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>each township, city, or village located within or contiguous to the township.</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>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>	<p>commission, the legislative body, of each municipality located within or contiguous to the local unit of government.</p> <p>(b) For a county undertaking a master plan, the regional planning commission for the region in which the county is located, if any.</p> <p>(c) For a county undertaking a master plan, 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) For a municipality undertaking a master plan, the regional planning commission for the region in which the municipality is located, if there is no county planning commission for the county in which that municipality is located. If there is a county planning commission, the municipal planning commission may consult with the regional planning commission but is not required to do so.</p> <p>(e) For a municipality undertaking a master plan, the county planning commission, or if there is no county planning commission, the county board of commissioners, for the county in which that municipality is located.</p> <p>(f) For any local unit of government undertaking a master plan, each public utility company and railroad company owning or operating a public utility or railroad within the local unit of government, and any government entity that registers its name and mailing address for this purpose with the planning commission.</p> <p>(g) If the master plan will include a master street plan, the county road commission and the state transportation department.</p>
<b>Submission of Information Electronically</b>			
<p>Sec. 4b. (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 4c or 5. If the entity to which the notice is sent grants this permission, information submitted to or by that entity under section 4c or 5 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>	<p>Sec. 39. (3) A submittal under section 41 or 43 by or to an entity described in subsection (2) may be made by personal or first-class mail delivery of a hard copy or by electronic mail. <b>However, the planning commission preparing the plan shall not make such submittals by electronic mail unless, in the notice described in subsection (2), the planning commission states that it intends to make such submittals by electronic mail and the entity receiving that notice does not respond by objecting to the use of electronic mail. Electronic mail may contain a link to a website on which the submittal is posted if the website is accessible to the public free of charge.</b></p>
<b>Plan Adoption In Parts/Submission to Legislative Body/Notice/Submission of Comments/Advisory Statements</b>			
<p>Sec. 4c. (1) The plan may be adopted as a whole or by successive parts corresponding</p>	<p>Sec. 7b. (1) A plan may be adopted as a whole or by successive parts corresponding with</p>	<p>Sec. 7b. (1) A municipal plan may be adopted as a whole or by successive parts</p>	<p>Sec. 39. (1) (pt.) A master plan may be adopted as a whole or by successive parts corresponding with major</p>

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<p>with major geographical areas of the county or with functional subject matter areas of the plan.            (2) After preparing a proposed plan, the county planning commission shall submit the proposed plan to the county board of commissioners for review and comment.</p> <p>The process of adopting a plan shall not proceed further unless the county board of commissioners approves the distribution of the proposed plan.</p> <p>(3) If the county board of commissioners approves the distribution of the proposed plan, it shall notify the secretary of the planning commission and the secretary shall submit a copy of the proposed plan, for review and comment, to all of the following:            (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.            (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>major geographical areas of the township or with functional subject matter areas of the plan.            (2) After preparing a proposed plan, the township planning commission shall submit the proposed plan to the township board for review and comment.</p> <p>(3) If the township board approves the distribution of the proposed plan, it shall notify the secretary of the planning commission and the secretary shall submit a copy of the proposed plan, for review and comment, to all of the following:            (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.            (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 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 is located.</p> <p>The secretary of the township planning</p>	<p>corresponding with major geographical areas of the municipality or with functional subject matter areas of the plan.            (2) After preparing a proposed plan, the municipal planning commission shall submit the proposed plan to the legislative body of the municipality for review and comment. The process of adopting a plan shall not proceed further unless the legislative body of the municipality approves the distribution of the proposed plan.</p> <p>(3) If the legislative body of the municipality approves the distribution of the proposed plan, it shall notify the secretary of the municipal planning commission and the secretary shall submit a copy of the proposed plan, for review and comment, to all of the following:            (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.            (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 planning commission may submit a copy of the proposed 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.</p> <p>The secretary of the municipal planning</p>	<p>geographical areas of the planning jurisdiction or with functional subject matter areas of the master plan.</p> <p>Sec. 41. (1) After preparing a proposed master plan, a planning commission shall submit the proposed master plan to the legislative body for review and comment.</p> <p>The process of adopting a master plan shall not proceed further unless the legislative body approves the distribution of the proposed master plan.</p> <p>Sec. 41. (2) If the legislative body approves the distribution of the proposed master plan, it shall notify the secretary of the planning commission, and the secretary of the planning commission shall submit, in the manner provided in section 39(3), a copy of the proposed master plan, for review and comment, to all of the following:            (a) For any local unit of government proposing a master plan, the planning commission, or if there is no planning commission, the legislative body, of each municipality located within or contiguous to the local unit of government.            (b) For a county proposing a master plan, the regional planning commission for the region in which the county is located, if any.            (c) For a county proposing a master plan, 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.            (d) For a municipality proposing a master plan, the regional planning commission for the region in which the municipality is located, if there is no county planning commission for the county in which that local unit of government is located. If there is a county planning commission, the secretary of the planning commission may submit a copy of the proposed master plan to the regional planning commission but is not required to do so.            (e) For a municipality proposing a master plan, the county planning commission, or if there is no county planning commission, the county board of commissioners, for the county in which that municipality is located.</p> <p>The secretary of the planning commission shall concurrently</p>

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<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 plan, or of a plan as provided in section 5(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) may submit comments on the proposed plan to the county planning commission within 65 days after the proposed plan was submitted to that entity under subsection (3).</p>	<p>commission shall concurrently submit to the county planning commission a statement that the requirements of subdivision (a) have been met or, if there is no county planning commission, shall submit to the county board of commissioners a statement that the requirements for subdivisions (a) and (b) have been met. The statement shall be signed by the secretary and shall include the name and address of each planning commission or legislative body to which a copy of the proposed 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 plan, or of a 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) may submit comments on the proposed plan to the township planning commission within 63 days after the proposed plan was submitted to that entity under subsection (3). If the county planning commission or the county board of commissioners that receives a copy of the plan under subsection (3)(c) submits comments, the comments shall include, but need not be limited to, both of the following, as applicable: (a) A statement whether the county planning commission or county board of commissioners considers the proposed plan to be inconsistent with the plan of any city, village, township, or region described in subsection (3)(a) or (b). (b) If the county has a county plan, a statement whether the county planning commission</p>	<p>commission shall concurrently submit to the county planning commission or, if there is no county planning commission a statement that the requirements of subdivision (a) have been met or, if there is no county planning commission, shall submit to the county board of commissioners a statement that the requirements of subdivisions (a) and (b) have been met. The statement shall be signed by the secretary and shall include the name and address of each planning commission or legislative body to which a copy of the proposed 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 plan, or of a 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) may submit comments on the proposed plan to the municipal planning commission within 63 days after the proposed plan was submitted to that entity under subsection (3). If the county planning commission or the county board of commissioners that receives a copy of the proposed plan under subsection (3)(c) submits comments, the comments shall include, but need not be limited to, both of the following, as applicable: (a) A statement whether the county planning commission or county board of commissioners considers the proposed plan to be inconsistent with the plan of any city, village, township, or region described in subsection (3)(a) or (b).</p>	<p>submit to the county planning commission, in the manner provided in section 39(3), a statement that the requirements of subdivision (a) have been met or, if there is no county planning commission, shall submit to the county board of commissioners, in the manner provided in section 39(3), a statement that the requirements of subdivisions (a) and (d) have been met. The statement shall be signed by the secretary and 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 (d), as applicable, and the date of submittal.</p> <p>(f) For any local unit of government proposing a master plan, each public utility company and railroad company owning or operating a public utility or railroad within the local unit of government, and any government entity that registers its name and address for this purpose with the secretary of the planning commission. An entity described in this subdivision that receives a copy of a proposed master plan, or of a final master plan as provided in section 43(5), shall reimburse the local unit of government for any copying and postage costs thereby incurred.</p> <p>(g) If the proposed master plan is or includes a proposed master street plan, the county road commission and the state transportation department.</p> <p>Sec. 41. (3) An entity described in subsection (2) may submit comments on the proposed master plan to the planning commission in the manner provided in section 39(3) within 63 days after the proposed master plan was submitted to that entity under subsection (2). If the county planning commission or the county board of commissioners that receives a copy of a proposed master plan under subsection (2)(e) submits comments, the comments shall include, but need not be limited to, both of the following, as applicable: (a) A statement whether the county planning commission or county board of commissioners considers the proposed master plan to be inconsistent with the master plan of any municipality or region described in subsection (2)(a) or (d). (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>

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	<p>considers the proposed basic plan to be inconsistent with the county plan.</p> <p>(5) The statements provided for in subsection (4)(a) and (b) are advisory only.</p>	<p>(b) If the county has a county plan, a statement whether the county planning commission considers the proposed plan to be inconsistent with the county plan.</p> <p>(5) The statements provided for in subsection (4)(a) and (b) are advisory only.</p>	<p>(4) The statements provided for in subsection (3)(a) and (b) are advisory only.</p>
<b>Master Plan Public Hearing Procedure/Approval by Legislative Body/Final Adoption</b>			
<p>Sec. 5. (1) 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. The hearing shall be held after the expiration of the deadline for comment under section 4c(4).</p> <p>The resolution shall refer expressly to the maps, plats, charts, and descriptive and explanatory matter intended by the planning commission to form the whole or part of the plan, and the action taken shall be recorded on the maps, plats, charts, and descriptive and explanatory matter and signed by the chairperson of the planning commission.</p> <p>(2) Following approval of the proposed plan by the county planning commission, the secretary of the planning commission shall submit a copy of the proposed plan to the county board of commissioners.</p> <p>(3) Approval of the plan by the planning commission under subsection (1) is the final</p>	<p>Sec. 8. (1) Before approving a proposed basic plan, the township planning commission shall hold a public hearing on the proposed plan. The hearing shall be held after the expiration of the deadline for comment under section 7b(4).</p> <p>The township planning commission shall publish notice of the hearing twice in a newspaper of general circulation in the township. The first publication shall be not more than 30 days or less than 20 days before the date of the hearing. The second publication shall be not more than 8 days before the date of the hearing.</p> <p>(2) At or after the hearing under subsection (1), the township planning commission may approve the proposed plan by majority vote of its membership.</p> <p>Following approval of the proposed plan by the township planning commission, the secretary of the planning commission shall submit a copy of the proposed plan to the township board.</p> <p>(3) Approval of the plan by the planning commission under subsection (2) is the final</p>	<p>Sec. 8. (1) Before approving a proposed municipal plan, the municipal planning commission shall hold not less than 1 public hearing on the proposed plan. The hearing shall be held after the expiration of the deadline for comment under section 7b(4).</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. The planning commission shall also submit notice to each entity described in section 7a(2).</p> <p>(2) The approval of the plan shall be by resolution of the planning commission carried by the affirmative votes of not less 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 plan or part of the 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 plan by the municipal planning commission, the secretary of the planning commission shall submit a copy of the proposed plan to the legislative body of the municipality.</p> <p>(3) Approval of the plan by the planning commission under subsection (2) is the final</p>	<p>Sec. 43. (1) Before approving a proposed master plan, a 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 41(3).</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 within the local unit of government. The planning commission shall also submit notice of the public hearing in the manner provided in section 39(3) to each entity described in section 39(2). This notice may accompany the proposed master plan submitted under section 41.</p> <p>Sec. 43. (2) The approval of the proposed master plan shall be by resolution of the planning commission carried by the affirmative votes of not less than 2/3 of the members of a city or village planning commission or not less than a majority of the members of a township or county 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 master plan. A statement recording the planning commission's approval of the master plan, signed by the chairperson or secretary of the planning commission, shall be included on the inside of the front or back cover of the master plan and, if the future land use map is a separate document from the text of the master plan, on the future land use map.</p> <p>Following approval of the proposed master plan by the planning commission, the secretary of the planning commission shall submit a copy of the master plan to the legislative body.</p> <p>Sec. 43. (3) Approval of the proposed master plan by the planning commission under subsection (2) is the final step for</p>

County Planning Act (PA 282 of 1945)	Township Planning Act (PA 168 of 1959)	Municipal Planning Act (PA 285 of 1931)	Michigan Planning Enabling Act (SB206)
<p>step for adoption of the plan, unless the board of commissioners by resolution has asserted the right to approve or reject the plan. In that case, after approval of the plan by the planning commission, the county shall approve or reject the plan.</p> <p>(4) If the county board of commissioners rejects the proposed plan, the county board of commissioners shall submit to the planning commission a statement of its objections to the proposed plan. The planning commission shall consider the county board of commissioners' objections and revise the proposed plan so as to address those objections. The procedures provided in subsections (1) to (3) and this subsection shall be repeated until a proposed plan is approved by the county board of commissioners.</p> <p>(5) Upon final adoption of the plan by the county board of commissioners, copies of the plan shall be submitted in the same manner as provided for submitting copies of the proposed plan under section 4c (3).</p>	<p>step for adoption of the plan, unless the township board by resolution has asserted the right to approve or reject the plan. In that case, after approval of the plan by the planning commission, the township board shall approve or reject the plan.</p> <p>(4) If the township board rejects the proposed plan, the township board shall submit to the planning commission a statement of its objections to the proposed plan. The planning commission shall consider the township board's objections and revise the proposed plan so as to address those objections. The procedures provided in subsections (1) to (3) and this subsection shall be repeated until a proposed plan is approved by the township board.</p> <p>(5) The plan is effective upon final adoption. Upon final adoption of the plan, copies of the adopted plan shall be submitted in the same manner as provided for submitting copies of the proposed plan under section 7b(3).</p>	<p>step for adoption of the plan, unless the legislative body by resolution has asserted the right to approve or reject the plan. In that case, after approval of the plan by the planning commission, the legislative body shall approve or reject the plan.</p> <p>(4) If the legislative body rejects the proposed plan, the legislative body shall submit to the planning commission a statement of its objections to the proposed plan. The planning commission shall consider the legislative body's objections and revise the proposed plan so as to address those objections. The procedures provided in subsections (1) to (3) and this subsection shall be repeated until a proposed plan is approved by the legislative body.</p> <p>(5) Upon final adoption of the plan, copies of the adopted plan shall be submitted in the same manner as provided for submitting copies of the proposed plan under section 7b(3).</p>	<p>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 proposed master plan by the planning commission, the legislative body shall approve or reject the proposed master plan. A statement recording the legislative body's approval of the master plan, signed by the clerk of the legislative body, shall be included on the inside of the front or back cover of the master plan and, if the future land use map is a separate document from the text of the master plan, on the future land use map.</p> <p>Sec.43. (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. The procedures provided in subsections (1) to (3) and this subsection shall be repeated until the legislative body approves the proposed master plan.</p> <p>Sec. 43. (5) Upon final adoption of the master plan, the secretary of the planning commission shall submit, in the manner provided in section 39(3), copies of the adopted master plan to the same entities to which copies of the proposed master plan were required to be submitted under section 41(2).</p>
<b>Plan Amendment</b>			
<p>Sec. 5. (6) An extension, addition, revision, or other amendment to a county plan shall be adopted under the same procedure as a plan or a successive part of a plan under sections 4b and 4c and this section.</p> <p>However, for an amendment other than a revision of the plan, the 65-day period otherwise provided for in section 4c(4) shall be 40 days.</p>	<p>Sec. (9). (1) An extension, addition, revision, or other amendment to a basic plan shall be adopted under the same procedure as a plan or a successive part of a plan under sections 7a, 7b, and 8.</p> <p>However, for an amendment other than a revision of the plan, the 63-day period otherwise provided for in section 7b(4) shall be 40 days.</p>	<p>Sec. 8a. (1) An extension, addition, revision, or other amendment to a municipal plan shall be adopted under the same procedure as a plan or a successive part of a plan under sections 7a, 7b, and 8.</p> <p>However, for an amendment other than a revision of the plan, the 63-day period otherwise provided for in section 7b(4) shall be 40 days.</p>	<p>Sec. 45. (1) An extension, addition, revision, or other amendment to a master plan shall be adopted by following the procedure under sections 39, 41, and 43, <b>subject to all of the following:</b></p> <p><b>(a) Any of the following amendments to a plan may be made without following the procedure under sections 39, 41, and 43:</b></p> <p><b>(i) Grammatical, typographical, or similar editorial changes.</b></p> <p><b>(ii) A title change.</b></p> <p><b>(iii) Changes to conform to an adopted plat.</b></p> <p><b>(b) Subject to subdivision (a), the review period provided for in section 41(3) shall be 42 days instead of 63 days.</b></p> <p><b>(c) When a planning commission sends notice to an entity under section 39(2) that it intends to prepare a subplan, the notice may indicate that the local unit of government intends</b></p>

County Planning Act (PA 282 of 1945)	Township Planning Act (PA 168 of 1959)	Municipal Planning Act (PA 285 of 1931)	Michigan Planning Enabling Act (SB206)
<p>(7) At least every 5 years after adoption of the plan, the planning commission shall review the plan and determine whether to commence the procedure to amend the plan or adopt a new plan.</p> <p>(8) Until 1 year after the effective date of the 2001 amendments that added this subsection, a county may adopt a plan or an extension, addition, revision, or other amendment to a plan under the procedures provided for by this act immediately before the effective date of the 2001 amendments that added this subsection.</p>	<p>(2) At least every 5 years after adoption of the plan, the planning commission shall review the plan and determine whether to commence the procedure to amend the plan or adopt a new plan.</p> <p>(3) Until January 9, 2003, a township may adopt a plan or an extension, addition, revision, or other amendment to a plan under the procedures provided for by this act that were in effect on January 8, 2003.</p>	<p>(2) At least every 5 years after adoption of the plan, the planning commission shall review the plan and determine whether to commence the procedure to amend the plan or adopt a new plan.</p> <p>(3) Until January 9,2003, a municipality may adopt a plan or an extension, addition, revision, or other amendment to a plan under the procedures provided for by this act that were in effect on January 8, 2003.</p>	<p>not to provide that entity with further notices of or copies of proposed or final subplans otherwise required to be submitted to that entity under section 39, 41, or 43. Unless the entity responds that it chooses to receive notice of subplans, the local unit of government is not required to provide further notice of subplans to that entity.</p> <p>Sec. 45. (2) At least every 5 years after adoption of a master plan, a 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. <b>The review and its findings shall be recorded in the minutes of the relevant meeting or meetings of the planning commission.</b></p> <p><b>[Not applicable any more]</b></p>
<b>Promoting Public Interest in the Plan</b>			
<p>Sec. 6. (1) The commission shall have the power to promote public interest in an understanding of the plan and to that end may publish and distribute copies of the county plan or of any report thereon and may employ such other means of publicity and education as it may determine advisable.</p> <p>Members of the commission, when duly authorized by the commission, may attend conferences and meetings dealing with planning problems and techniques, and any hearings on pending planning legislation, and the commission may, by resolution, pay the reasonable traveling expenses incident to such attendance. The county planning commission, as a part of its duties, shall consult and advise with public officials and public agencies, other planning commissions or committees, private organizations and agencies, and citizens of the county to develop adequate support and understanding of the objectives of the county plan. The planning commission shall have the right to accept and use gifts.</p>	<p>Sec. 9. (4) The planning commission shall promote public understanding of and interest in the plan, shall publish and distribute copies of the plan and of any report, and may employ such other means of publicity and education as it determines necessary.</p>	<p>Sec. 11. (pt) The commission shall have the power to promote public interest in and understanding of the plan and to that end may publish and distribute copies of the plan or of any report and may employ such other means of publicity and education as it may determine.</p> <p>Members of the commission, when duly authorized by the commission, may attend city planning conferences or meetings of city planning institutes, or hearings upon pending city planning legislation, and the 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 plan.</p>	<p>Sec. 51. (1) To promote public interest in and understanding of the master plan, a planning commission may publish and distribute copies of the master plan or of any report, and employ other means of publicity and education.</p> <p>(2) A planning commission shall consult with and advise public officials and agencies, public utility companies, civic, educational, professional, and other organizations, and citizens concerning the promotion or implementation of the master plan.</p>

County Planning Act (PA 282 of 1945)	Township Planning Act (PA 168 of 1959)	Municipal Planning Act (PA 285 of 1931)	Michigan Planning Enabling Act (SB206)
<b>County Plan Not Official Plan of Municipality</b>			
<p>Sec. 5. (10) A county plan describing the recommended development of an incorporated area shall not be recognized as the official plan or part of the official 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>			<p>Sec. 47. (1) Subject to subsection (2), a part of a county master plan covering an incorporated area within the county shall not be recognized as the official master plan or part of the official master plan for that area unless adopted by the appropriate city or village in the manner prescribed by this act.</p> <p>(2) Subsection (1) does not apply if the incorporated area is subject to county zoning pursuant to the Michigan zoning enabling act, 2006 PA 110, MCL 125.3101 to 125.3702, and a contract under the urban cooperation act, 1967 (Ex Sess) PA 7, MCL 124.501 to 124.512, or 1967 (Ex Sess) PA 8, MCL 124.531 to 124.536.</p>
<b>Authority of Planning Department</b>			
		<p>Sec. 8b. This act does not alter the authority of a planning department established by charter to submit a proposed plan, or a proposed extension, addition, revision, or other amendment to a 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>	<p>Sec. 49. (1) This act does not alter the authority of a planning department of a city or village created by charter to submit a proposed master plan, or a proposed extension, addition, revision, or other amendment to a master plan, to the planning commission, whether directly or indirectly as provided by charter.</p> <p>(2) Subsection (1) notwithstanding, a planning commission described in subsection (1) shall comply with the requirements of this act.</p>
<b>Approval of Public Way/Capital Improvement Plan</b>			<b>ARTICLE IV. SPECIAL PROVISIONS INCLUDING CAPITAL IMPROVEMENTS &amp; SUBDIVISION REVIEW</b>
	<p>Sec. 10. (1) Whenever the planning commission has adopted the basic plan of the township 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 or in the planned section and district until the location, character and extent thereof shall have been submitted to and approved by the planning commission.</p> <p>The planning commission shall communicate its reasons for approval or disapproval to the township board, which shall have the power to overrule the planning commission by a recorded vote of not less than a majority of its entire membership. If the public way, ground, space, building, structure or utility is be one,</p>	<p>Sec. 9. (pt.) Whenever the 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:</p> <p>Provided, that in case of disapproval the commission shall communicate its reasons to council, 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,</p>	<p>Sec. 61. (1) A street; square, park, playground, public way, ground, or other open space; or public building or other structure shall not be constructed or authorized for construction in an area covered by a <u>municipal</u> master plan unless the location, character, and extent of the street, public way, open space, structure, or utility have been submitted to the planning commission by the legislative body or other body having jurisdiction over the authorization or financing of the project and has been approved by the planning commission. The planning commission shall submit its reasons for approval or disapproval to the body having jurisdiction.</p> <p>If the planning commission disapproves, the body having jurisdiction may overrule the planning commission by a vote of not less than 2/3 of its entire membership for a township that on the enactment date of this act had a planning commission created under former 1931 PA 285, or for a city or village, or by a vote of not less than a majority of its membership for any other township.</p>

County Planning Act (PA 282 of 1945)	Township Planning Act (PA 168 of 1959)	Municipal Planning Act (PA 285 of 1931)	Michigan Planning Enabling Act (SB206)
<p>Sec. 5. (9) Following adoption of the county plan or any part of a county plan and the 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 proposal. The planning commission shall provide copies of the report and advice to the county board, department, or agency sponsoring the proposal.</p>	<p>the authorization or financing of which does not, under the law governing same, fall within the province of the township board, then the submission to the planning commission shall be by the board, commission or body having jurisdiction, and the planning commission's disapproval may be overruled by resolution of the board, commission or body by a vote of not less than a majority of its membership.</p> <p>The failure of the planning commission to act within 60 days after the official submission to the planning commission shall be deemed approval.</p>	<p>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, 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 commission to act within 60 days from and after the date of official submission to the commission shall be deemed approval.</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,</p>	<p>If the planning commission fails to act within 35 days after submission of the proposal to the planning commission, the project shall be considered to be approved by the planning commission.</p> <p>Sec. 61. (2) Following adoption of the <u>county</u> plan or any part of a county plan and the 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 money by a county board, department, or agency for the acquisition of land, the erection of structures, or 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 on the proposal have been received by the county board of commissioners and by the county board, department, or agency submitting the proposal. However, work on the project may proceed if the planning commission fails to provide in writing its report and advice upon the proposal within 35 days after the proposal is filed with the planning commission. The planning commission shall provide copies of the report and advice to the county board, department, or agency sponsoring the proposal.</p> <p>Sec. 63. If the opening, widening, or extension of a street, for the acquisition or enlargement of any square, park, playground, or other open space has been approved by a township planning commission that was created before the effective date of this act under former 1931 PA 285 or by a city or village planning commission and authorized by the legislative body as provided under section 61, the legislative body shall not rescind its authorization unless the matter has</p>

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		<p>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>been resubmitted to the planning commission and the rescission has been approved by the planning commission. The planning commission shall hold a public hearing on the matter. The planning commission shall submit its reasons for approval or disapproval of the rescission to the legislative body. If the planning commission disapproves the rescission, the legislative body may overrule the planning commission by a vote of not less than 2/3 of its entire membership. If the planning commission fails to act within 63 days after submission of the proposed rescission to the planning commission, the proposed rescission shall be considered to be approved by the planning commission.</p>
<b>Capital Improvement Plan</b>			
<p>Sec. 4a. (1) (repeat) The county planning commission may be designated by the board of supervisors as the metropolitan county planning commission. Any commission so organized shall perform metropolitan and regional planning, whenever necessary or desirable. The 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><u>(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.</u></p> <p>(c) Coordination of all related plans of the departments or subdivisions of the government concerned.</p> <p>(d) Intergovernmental coordination of all related planned activities among the state and local governmental agencies concerned.</p>	<p>(2) A township may adopt a capital improvement program.</p>	<p>Sec. 9. (pt) For the purpose of furthering the desirable future development of the municipality under the master plan the city planning commission, after the commission shall have adopted a master plan, shall prepare coordinated and comprehensive programs of public structures and improvements. 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.</p> <p>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 commission with lists, plans and estimates of time and cost of public structures and improvements within the purview of such department.</p>	<p>Sec. 65. (1) To further the desirable future development of the local unit of government under the master plan, a planning commission, after adoption of a master plan, shall annually prepare a capital improvements program of public structures and improvements, unless the planning commission is exempted from this requirement by charter or otherwise. If the planning commission is exempted, the legislative body either shall prepare and adopt a capital improvements program, separate from or as a part of the annual budget, or shall delegate the preparation of the capital improvements program to the chief elected official or a nonelected administrative official, subject to final approval by the legislative body. The capital improvements program shall show those public structures and improvements, in the general order of their priority, that in the commission's judgment will be needed or desirable and can be undertaken within the ensuing 6-year period. The capital improvements program shall be based upon the requirements of the local unit of government for all types of public structures and improvements. Consequently, each agency or department of the local unit of government with authority for public structures or improvements shall upon request furnish the planning commission with lists, plans, and estimates of time and cost of those public structures and improvements.</p> <p><b>(2) Subsection (1) does not apply to a township unless the township, alone or jointly with 1 or more other local units of government, owns or operates a water supply or sewage disposal system. [This needs work yet. Something like: "Subsection (1) only applies to a township if the township, alone or jointly with 1 or more other local units of government, owns or operates a water supply or sewage disposal system. Any other township may adopt</b></p>

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		<p>Sec. 11. (pt) The commission shall, from time to time, recommend to the appropriate public officials programs for public structures and improvements and for the financing thereof.</p>	<p><b>a CIP pursuant to subsection (1), this subsection notwithstanding.”]</b></p> <p>Sec. 67. A planning commission <b>may</b> recommend to the appropriate public officials programs for public structures and improvements and for the financing thereof, regardless of whether the planning commission is exempted from the requirement to prepare a capital improvements program under section 65.</p>
<b>Approval of Plats &amp; Relationship to Master Street Plan</b>			
	<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 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.</p>	<p>Sec. 33. (3) If a master plan is or includes a master street plan, the means for implementing the master street plan in cooperation with the county road commission and the state transportation department shall be specified in the master street plan in a manner consistent with the respective powers and duties of and any written agreements between these entities and the municipality. <b>[See also Sec. 39(2)g.]</b></p> <p>(4) This section is subject to section 81(1).</p> <p>Sec. 71. (4) If a municipality has adopted a master plan or master street plan, the planning commission of that municipality shall review and make recommendations on plats before action thereon by the legislative body under section 112 of the land division act, 1967 PA 288, MCL 560.112. If a township is subject to county zoning consistent with section 209 of the Michigan zoning enabling act, 2006 PA 110, MCL 125.3209, or a city or village is subject to county zoning pursuant to the Michigan zoning enabling act, 2006 PA 110, MCL 125.3101 to 125.3702, and a contract under the urban cooperation act of 1967, 1967 (Ex Sess) PA 7, MCL 124.501 to 124.512, or 1967 (Ex Sess) PA 8, MCL 124.531 to 124.536, and the municipality has adopted a master plan or master street plan, the county planning commission shall also review and make recommendations on plats before action thereon by the legislative body of the municipality under section 112 of the land division act, 1967 PA 288, MCL 560.112.</p> <p>Sec. 71. (1) A planning commission may recommend to the</p>

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		<p>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. 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 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. In lieu of the completion of such improvements and utilities prior to the final approval of the plat, the 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</p>	<p>legislative body provisions of an ordinance or rules governing the subdivision of land authorized under section 105 of the land division act, 1967 PA 288, MCL 560.105. If a township is subject to county zoning consistent with section 209 of the Michigan zoning enabling act, 2006 PA 110, MCL 125.3209, or a city or village is subject to county zoning pursuant to the Michigan zoning enabling act, 2006 PA 110, MCL 125.3101 to 125.3702, and a contract under the urban cooperation act of 1967, 1967 (Ex Sess) PA 7, MCL 124.501 to 124.512, or 1967 (Ex Sess) PA 8, MCL 124.531 to 124.536, the county planning commission may recommend to the legislative body of the municipality provisions of an ordinance or rules governing the subdivision of land authorized under section 105 of the land division act, 1967 PA 288, MCL 560.105. A planning commission may proceed under this subsection on its own initiative or upon request of the appropriate legislative body.</p> <p>Sec. 71. (2) Recommendations for a subdivision ordinance or rule may address plat design, including the proper arrangement of streets in relation to other existing or planned streets and to the master plan; adequate and convenient open spaces for traffic, utilities, access of firefighting apparatus, recreation, light, and air; and the avoidance of congestion of population, including minimum width and area of lots. The recommendations may also address the extent to which streets 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 a plat.</p> <p><b>[Completely redrafted to be consistent with the Land Division Act and current practice.]</b></p>

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		<p>accordance with the regulations of the commission. The municipality is hereby granted the power to enforce such bond by all appropriate legal and equitable remedies.</p> <p>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 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 commission.</p> <p>Any plat submitted to the 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 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</p>	<p>Sec. 71. (3) Before recommending an ordinance or rule described in subsection (1), the planning commission shall hold a public hearing on the proposed ordinance or rule. 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 within the local unit of government.</p> <p>Sec. 71. (6) A planning commission shall recommend approval, approval with conditions, or disapproval of a plat within 63 days after the plat is submitted to the planning commission. If applicable standards under the land division act, 1967 PA 288, MCL 560.101 to 560.293, and an ordinance or published rules governing the subdivision of land authorized under section 105 of that act, MCL 560.105, are met, the planning commission shall recommend approval of the plat. If the planning commission fails to act within the required period, the plat shall be considered to have been recommended for approval, and a certificate to that effect shall be issued by the planning commission upon request of the proprietor. However, the proprietor may waive this requirement and consent to an extension of the 63-day period. The grounds for any recommendation of disapproval of a plat shall be stated upon the records of the planning commission.</p> <p>Sec. 71(5) A planning commission shall not take action on a proposed plat without affording an opportunity for a public hearing thereon. A plat submitted to the planning commission shall contain the name and address of the proprietor or other person to whom notice of a hearing shall be sent. Not less than 15 days before the date of the hearing, notice of the date, time, and place of the hearing shall be sent to that person at that address by mail and shall be published in a newspaper of general circulation in the municipality. Similar notice shall be mailed to the owners of land immediately adjoining the proposed platted land.</p>

County Planning Act (PA 282 of 1945)	Township Planning Act (PA 168 of 1959)	Municipal Planning Act (PA 285 of 1931)	Michigan Planning Enabling Act (SB206)
		<p>municipality or county.</p> <p>Every plat approved by the commission shall, by virtue of such approval, be deemed to be an amendment of or an addition to or a detail of the municipal 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 open space shown upon the plat.</p> <p>The planning commission may, from time to time, recommend to council amendments of the zoning ordinance or map or additions thereto to conform to the commission's recommendations for the zoning regulation of the territory comprised within approved subdivisions. The 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>Sec. 71 (7) A plat approved by a municipality and recorded under section 172 of the land division act, 1967 PA 288, MCL 560.172, shall be considered to be an amendment to the master plan and a part thereof.</p> <p>Approval of a plat by a municipality does not constitute or effect an acceptance by the public of any street or other open space shown upon the plat.</p> <p>Sec. 71 (1) (repeat) A planning commission may recommend to the legislative body provisions of an ordinance or rules governing the subdivision of land authorized under section 105 of the land division act, 1967 PA 288, MCL 560.105. If a township is subject to county zoning consistent with section 209 of the Michigan zoning enabling act, 2006 PA 110, MCL 125.3209, or a city or village is subject to county zoning pursuant to the Michigan zoning enabling act, 2006 PA 110, MCL 125.3101 to 125.3702, and a contract under the urban cooperation act of 1967, 1967 (Ex Sess) PA 7, MCL 124.501 to 124.512, or 1967 (Ex Sess) PA 8, MCL 124.531 to 124.536, the county planning commission may recommend to the legislative body of the municipality provisions of an ordinance or rules governing the subdivision of land authorized under section 105 of the land division act, 1967 PA 288, MCL 560.105. A planning commission may proceed under this subsection on its own initiative or upon request of the appropriate legislative body.</p>
<b>Transfer of Power From Zoning Commission to Planning Commission &amp; Replacing the Planning Commission</b>			<b>ARTICLE V. TRANSITIONAL PROVISIONS &amp; REPEALER</b>
			<p>Sec. 81. (1) Unless rescinded by the local unit of government, any plan adopted or amended under a planning act repealed under section 85 need not be readopted under this act but continues in effect as a master plan under this act, regardless of whether it is entitled a master plan, basic plan, county plan, development plan, guide plan, land use plan, municipal plan, township plan, plan, or any other term. This includes, but is not limited to, a plan prepared by a planning commission and adopted before the effective date of this act to satisfy the requirements of section 1 of the former city and village zoning act, 1921 PA 207, section 3 of</p>

County Planning Act (PA 282 of 1945)	Township Planning Act (PA 168 of 1959)	Municipal Planning Act (PA 285 of 1931)	Michigan Planning Enabling Act (SB206)
			<p>the former township zoning act, 1943 PA 184, or section 3 of the former county zoning act, 1943 PA 183, or section 203(1) of the Michigan zoning enabling act, 2006 PA 110, MCL 125.3203. The master plan is subject to the requirements of this act, including, but not limited to, the requirement for periodic review under section 45(2) and the amendment procedures set forth in this act. However, the master plan is not subject to the requirements of section 33 until it is first amended under this act.</p> <p>(2) Unless repealed, a city or home rule village charter provision creating a planning commission before the effective date of this act and any ordinance adopted before the effective date of this act implementing that charter provision continues in effect under this act, and the planning commission need not be newly created by an ordinance adopted under this act. However, both of the following apply:</p> <p>(a) The legislative body may by ordinance increase the powers and duties of the planning commission to correspond with the powers and duties of a planning commission created under this act. Provisions of this act regarding planning commission powers and duties do not otherwise apply to a planning commission created by charter before the effective date of this act and provisions of this act regarding planning commission membership, appointment, and organization do not apply to such a planning commission. All other provisions of this act, including, but not limited to, provisions regarding planning commission selection of officers, meetings, rules, records, appointment of employees, contracts for services, and expenditures, do apply to such a planning commission.</p> <p>(b) The legislative body shall amend any ordinance adopted before the effective date of this act to implement the charter provision, or repeal the ordinance and adopt a new ordinance, to fully conform to the requirements of this act made applicable by subdivision (a), by the earlier of the following dates:</p> <p>(i) The date when an amendatory or new ordinance is first adopted under this act for any purpose.</p> <p>(ii) July 1, 2011.</p> <p>(3) Unless repealed, an ordinance creating a planning commission under former 1931 PA 285 or former 1945 PA 282 or a resolution creating a planning commission under former 1959 PA 168 continues in effect under this act, and the planning commission need not be newly created by an ordinance adopted under this act.. However, all of the following apply:</p>

County Planning Act (PA 282 of 1945)	Township Planning Act (PA 168 of 1959)	Municipal Planning Act (PA 285 of 1931)	Michigan Planning Enabling Act (SB206)
<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 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>Sec. 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.</p> <p>If the existing zoning board is nearing completion of its zoning plan, the board of</p>	<p>Sec. 13. (pt.) 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>Sec. 11. 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.</p> <p>If the existing zoning board is nearing the completion of its zoning plan, the township</p>	<p>Sec. 12. The 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:</p> <p>Provided, however, that in the event that the existing zoning commission shall be nearing</p>	<p>(a) Beginning on the effective date of this act, the duties of the planning commission are subject to the requirements of this act.</p> <p>(b) The legislative body shall amend the ordinance, or repeal the ordinance or resolution and adopt a new ordinance, to fully conform to the requirements of this act by the earlier of the following dates:</p> <p>(i) The date when an amendatory or new ordinance is first adopted under this act for any purpose.</p> <p>(ii) July 1, 2011.</p> <p>(c) An ordinance adopted under subdivision (b) is not subject to referendum.</p> <p>(4) Unless repealed or rescinded by the legislative body, an ordinance or published rules governing the subdivision of land authorized under section 105 of the land division act, 1967 PA 288, MCL 560.105, need not be readopted under this act or amended to comply with this act but continue in effect under this act. However, if amended, the ordinance or published rules shall be amended under the procedures of this act.</p> <p>Sec. 83. (1) If, on the effective date of this act, a planning commission had the powers and duties of a zoning board or zoning commission under the former city and village zoning act, 1921 PA 207, the former county zoning act, 1943 PA 183, or the former township zoning act, 1943 PA 184, and under the Michigan zoning enabling act, 2006 PA 110, MCL 125.3101 to 125.3702, the planning commission may continue to exercise those powers and duties without amendment of the ordinance, resolution, or charter provision that created the planning commission.</p> <p>Sec. 83. (2) If, on the effective date of this act, a local unit of government had a planning commission without zoning authority created under former 1931 PA 285, former 1945 PA 282, or former 1959 PA 168, the legislative body may by amendment to the ordinance creating the planning commission, or, if the planning commission was created by resolution, may by resolution, transfer to the planning commission all the powers and duties provided to a zoning board or zoning commission created under the Michigan zoning enabling act, 2006 PA 110, MCL 125.3101 to 125.3702.</p> <p>If an existing zoning board or zoning commission in the local unit of government is nearing the completion of its draft</p>

County Planning Act (PA 282 of 1945)	Township Planning Act (PA 168 of 1959)	Municipal Planning Act (PA 285 of 1931)	Michigan Planning Enabling Act (SB206)
<p>county commissioners shall postpone transfer of the zoning board's powers until completion of the zoning plan, but the postponement shall not exceed 1 year.</p> <p>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>board 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.</p> <p>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>the completion of its zoning plan, council 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>zoning ordinance, the legislative body shall postpone the transfer of the zoning board's or zoning commission's powers, duties, and records until the completion of the draft zoning ordinance, but is not required to postpone the transfer more than 1 year.</p> <p>(3) If, on or after the effective date of this act, a planning commission is created in a local unit of government that has had a zoning board or zoning commission since before the effective date of this act, the legislative body shall transfer all the powers, duties, and records of the zoning board or zoning commission to the planning commission before July 1, 2011.</p> <p>If the existing zoning board or zoning commission is nearing the completion of its draft zoning ordinance, the legislative body may, by resolution, postpone the transfer of the zoning board's or zoning commission's powers, duties, and records until the completion of the draft zoning ordinance, but not later than until 1 year after creation of the planning commission or July 1, 2011, whichever comes first. <b>[Lost provision in Sec. 6(2) of county planning act about a member of county planning commission shall serve on the ZBA. See if in the MZEA.]</b></p> <p>Sec. 69. If a municipal planning commission has zoning duties pursuant to section 83 and the municipality has adopted a zoning ordinance, the county planning commission, if any, may, by first-class mail or personal delivery, request the municipal planning commission to submit to the county planning commission a copy of the zoning ordinance and any amendments. The municipal planning commission shall submit the requested documents to the county planning commission within 63 days after the request is received and shall submit any future amendments to the zoning ordinance within 63 days after the amendments are adopted. The municipal planning commission may submit a zoning ordinance or amendment under this subsection electronically.</p>
<b>Inconsistent Acts</b>			
	<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</p>		<p><b>[First sentence eliminated as no longer relevant.]</b>  <b>[Second sentence covered by Section 81 discussed above.]</b>  <b>[The following language is new:]</b>  <b>Sec. 85. (1) The following acts are repealed:</b>  <b>(a) 1931 PA 285, MCL 125.31 to 125.45.</b></p>

County Planning Act (PA 282 of 1945)	Township Planning Act (PA 168 of 1959)	Municipal Planning Act (PA 285 of 1931)	Michigan Planning Enabling Act (SB206)
	<p>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. (repeated)</p>		<p>(b) 1945 PA 282, MCL 125.101 to 125.115.  (c) 1959 PA 168, MCL 125.321 to 125.333.  (2) Any plan adopted or amended under an act repealed under subsection (1) is subject to section 81(1).</p>