

HOUSE BILL No. 4573

April 17, 2001, Introduced by Reps. Lockwood, Birkholz, Vander Veen, Minore, DeWeese, LaSata, Mans, Scranton, Zelenko, Dennis, Kolb, Hansen, Jamnick, Rison, Woodward, Neumann, Stallworth, Richner, DeVuyst and Thomas and referred to the Committee on Local Government and Urban Policy.

A bill to amend 1943 PA 184, entitled
"Township zoning act,"
by amending section 3 (MCL 125.273).

THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

1 Sec. 3. (1) The zoning ordinance shall be based upon a plan
2 designed to promote the public health, safety, and general wel-
3 fare; to encourage the use of lands in accordance with their
4 character and adaptability, and to limit the improper use of
5 land; to conserve natural resources and energy; to meet the needs
6 of the state's residents for food, fiber, and other natural
7 resources, places of residence, recreation, industry, trade,
8 service, and other uses of land; to ~~insure~~ ENSURE that uses of
9 the land ~~shall be~~ ARE situated in appropriate locations and
10 relationships; to avoid the overcrowding of population; to
11 provide adequate light and air; to lessen congestion on the

1 public roads and streets; to reduce hazards to life and property;
2 to facilitate adequate provision for a system of transportation,
3 sewage disposal, safe and adequate water supply, education, rec-
4 reation, and other public requirements; and to conserve the
5 expenditure of funds for public improvements and services to con-
6 form with the most advantageous uses of land, resources, and
7 properties.

8 (2) THE PLAN UPON WHICH THE ZONING ORDINANCE IS BASED SHALL
9 BE 1 OF THE FOLLOWING:

10 (A) A MUNICIPAL PLAN OR JOINT MUNICIPAL PLAN THAT HAS BEEN
11 CONSENTED TO BY ALL REVIEWING ENTITIES AND ADOPTED UNDER THE
12 COORDINATED PLANNING ACT.

13 (B) UNTIL 7 YEARS AFTER THE EFFECTIVE DATE OF THE COORDI-
14 NATED PLANNING ACT, A PLAN ADOPTED UNDER 1931 PA 285, MCL 125.31
15 TO 125.45, OR 1959 PA 168, MCL 125.321 TO 125.333.

16 (C) UNTIL 7 YEARS AFTER THE EFFECTIVE DATE OF THE COORDI-
17 NATED PLANNING ACT, ANY OTHER PLAN ADOPTED TO PROMOTE AND ACCOM-
18 PLISH THE PURPOSES OF THIS ACT.

19 (3) The zoning ordinance shall be made with reasonable con-
20 sideration, among other things, to the character of each
21 district, ~~→~~ its peculiar suitability for particular uses, ~~→~~
22 the conservation of property values and natural resources, ~~→~~
23 and the general and appropriate trend and character of land,
24 building, and population development.

25 Enacting section 1. This amendatory act does not take
26 effect unless Senate Bill No. _____ or House Bill No. 4571

1 (request no. 00347'01 *) of the 91st Legislature is enacted into
2 law.