



Senate Fiscal Agency
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BILL ANALYSIS

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Senate Bill 206 (Substitute S-3 as reported by the Committee of the Whole)
Sponsor: Senator Patricia L. Birkholz
Committee: Natural Resources and Environmental Affairs

CONTENT

The bill would create the "Michigan Planning Enabling Act" to repeal and replace statutes that govern municipal, county, and township planning. The bill would do the following:

- Allow a local unit of government to adopt, amend, and implement a master plan.
- Prescribe the general purpose of a master plan.
- Allow a local unit to adopt an ordinance creating a planning commission.
- Require a planning commission to make and approve a master plan as a guide for development within the planning jurisdiction.
- Allow a planning commission to adopt a subplan for a geographic area less than the planning jurisdiction if that area needed more intensive planning.
- Allow a county planning commission to be designated as the metropolitan county planning commission to perform metropolitan and regional planning.
- Prescribe procedures for the adoption of, and amendments to, a master plan.
- Require a planning commission to review the master plan at least every five years.
- Require a planning commission's approval for the construction of particular structures and facilities, and allow the legislative body of the local unit to overrule a planning commission's disapproval under certain circumstances.
- Require a planning commission annually to prepare a capital improvements program.
- Allow a planning commission to recommend to the local unit's legislative body provisions of an ordinance or rules governing the subdivision of land.
- Require a planning commission to review and make recommendations on plats, under certain circumstances.
- Provide that an existing master plan or charter provision or ordinance creating a planning commission would continue in effect under the proposed Act, unless rescinded or repealed, subject to certain conditions.

The statutes that the bill would repeal are Public Act 285 of 1931, which governs planning by cities, villages, townships, and other incorporated political subdivisions; Public Act 282 of 1945, which governs county planning; and Public Act 168 of 1959, which governs township planning.

Legislative Analyst: Julie Cassidy

FISCAL IMPACT

The bill would have no fiscal impact on State government. The bill would have an unknown and likely negligible impact on local units.

Date Completed: 2-28-07

Fiscal Analyst: David Zin