**SUBSTITUTE FOR**

**SENATE BILL NO. 517**

A bill to amend 1943 PA 184, entitled

"Township zoning act,"

by amending section 20 (MCL 125.290).

**THE PEOPLE OF THE STATE OF MICHIGAN ENACT:**

1   Sec. 20.  (1) The township board of appeals shall ~~act upon~~

2 ~~all questions as they may~~ HEAR AND DECIDE QUESTIONS THAT arise

3 in the administration of the zoning ordinance, including the

4 interpretation of the zoning maps, and may ~~fix~~ ADOPT rules to

5 govern its procedures sitting as a board of appeals.  It shall

6 hear and decide appeals from and review any order, ~~requirements~~

7 REQUIREMENT, decision, or determination made by an administrative

8 official or body charged with enforcement of an ordinance adopted

9 pursuant to this act.  It shall hear and decide ~~all~~ matters

10 referred to it or upon which it is required to pass under an

11 ordinance adopted pursuant to this act.  ~~With regard to~~ FOR

01652'99 b (S-1)                                                    TMV

Senate Bill No. 517                     2

1 special land use and planned unit development decisions, an

2 appeal may be taken to the board of appeals only if provided for

3 in the zoning ordinance.

4     (2) The concurring vote of a majority of the members of the

5 TOWNSHIP board of appeals ~~shall be~~ IS necessary to reverse an

6 order, requirement, decision, or determination of the administra-

7 tive official or body, or to decide in favor of the applicant any

8 matter upon which ~~they are~~ THE BOARD IS required to pass under

9 ~~or to effect any variation in an ordinance adopted under this~~

10 ~~act. The~~ THE ORDINANCE, OR TO GRANT A VARIANCE IN THE

11 ORDINANCE.  AN appeal may be taken by ~~any~~ A person aggrieved or

12 by ~~any~~ AN officer, department, board, or bureau of the town-

13 ship, county, or state.  IN ADDITION, A VARIANCE IN THE ORDINANCE

14 MAY BE APPLIED FOR AND GRANTED PURSUANT TO SECTION 4 OF THE UNI-

15 FORM CONDEMNATION PROCEDURES ACT, 1980 PA 87, MCL 213.54, AND

16 THIS ACT. The TOWNSHIP zoning board of appeals shall state the

17 grounds of each determination.