

SUBSTITUTE FOR
HOUSE BILL NO. 5038

A bill to amend 1959 PA 168, entitled
"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 pen-
alties and provide remedies,"
by amending sections 1, 6, 7, 8, 9, and 10 (MCL 125.321, 125.326,
125.327, 125.328, 125.329, and 125.330), section 6 as amended by
1987 PA 73 and section 9 as amended by 1999 PA 197, and by adding
sections 7a and 7b.

THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

1 Sec. 1. As used in this act:

2 (A) ~~—(1)—~~ "Basic plan" OR "PLAN" means A master plan, gen-
3 eral development plan, guide plan, or the plan referred to in
4 ~~Act No. 184 of the Public Acts of 1943, as amended, being sec-~~
5 ~~tions 125.271 to 125.301 of the Compiled Laws of 1948— 1943~~

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1 PA 184, MCL 125.271 TO 125.310, being the basis on which the
2 zoning plan is developed.

3 (B) ~~—(2)—~~ "Citizen member" means a member of a township
4 planning commission holding no other township office except that
5 ~~he~~ A CITIZEN MEMBER may be a member of a township zoning board
6 of adjustment or appeals.

7 (C) "COUNTY BOARD OF COMMISSIONERS" MEANS 1 OF THE FOLLOW-
8 ING, AS APPLICABLE:

9 (i) THE COUNTY EXECUTIVE IN A COUNTY ORGANIZED UNDER 1966
10 PA 293, MCL 45.501 TO 45.521.

11 (ii) IN ALL OTHER COUNTIES, THE ELECTED COUNTY BOARD OF COM-
12 MISSIONERS OR A SUBCOMMITTEE OF THE COUNTY BOARD OF COMMISSIONERS
13 IF THE COUNTY BOARD OF COMMISSIONERS DELEGATES ITS POWERS AND
14 DUTIES UNDER THIS ACT TO SUCH A SUBCOMMITTEE.

15 (D) ~~—(3)—~~ "Planning commission" means township planning
16 commission.

17 Sec. 6. (1) The TOWNSHIP planning commission shall make and
18 ~~adopt~~ APPROVE a basic plan as a guide for the development of
19 unincorporated portions of the township. As a basis for the
20 plan, the TOWNSHIP planning commission may do any of the
21 following:

22 (a) Make inquiries, investigations, and surveys of all the
23 resources of the township.

24 (b) Assemble and analyze data and formulate plans for the
25 proper conservation and uses of all resources, including a deter-
26 mination of the extent of probable future need for the most
27 advantageous designation of lands having various use potentials

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1 and for services, facilities, and utilities required to equip
2 those lands.

3 (C) MEET WITH OTHER GOVERNMENTAL PLANNING COMMISSIONS TO
4 DELIBERATE.

5 (2) ~~The planning commission shall consult, in respect to~~
6 ~~its planning, with representatives of adjacent townships; with~~
7 ~~the county planning commission, if any; with any representatives~~
8 ~~of incorporated municipalities within the township; and with the~~
9 ~~regional planning commission, if any.~~ The TOWNSHIP planning com-
10 mission may make use of expert advice and information which may
11 be furnished by appropriate federal, state, county, and municipal
12 officials, departments, and agencies having information, maps,
13 and data pertinent to township planning. State, regional,
14 county, and municipal officials, departments, and agencies shall
15 make available public information for the use of township plan-
16 ning commissions and may furnish such other technical assistance
17 and advice as they may have for planning purposes.

18 (3) In addition to the basic plan provided in subsection
19 (1), by a majority vote of the members, the TOWNSHIP planning
20 commission may adopt a plan for a geographic area less than the
21 entire unincorporated area of the township if, because of the
22 unique physical characteristics of that area, more intensive
23 planning is necessary for the purposes set forth in section 2.
24 Before adoption of a plan under this subsection, the TOWNSHIP
25 planning commission shall hold at least 1 public hearing on the
26 plan after giving notice as provided in section ~~9~~ 8(1).

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1 (4) After adoption of a plan under this ~~section~~ ACT, a
2 site plan for a property located in the plan area that is
3 required to be submitted under section 16e of the township
4 ~~rural~~ zoning act, ~~Act No. 184 of the Public Acts of 1943,~~
5 ~~being section 125.286e of the Michigan Compiled Laws~~ 1943
6 PA 184, MCL 125.286E, shall comply with the plan adopted under
7 this ~~section~~ ACT.

8 (5) The purpose of ~~this amendatory act is~~ THE 1987 AMEND-
9 MENTS TO THIS SECTION WAS to clarify the authority of a planning
10 commission, which ~~is~~ WAS implied from the language of this act,
11 but ~~which is~~ WAS not specifically set forth in this act.

12 Sec. 7. ~~(1)~~ The basic plan SHALL ADDRESS LAND USE ISSUES
13 AND MAY PROJECT 20 YEARS OR MORE INTO THE FUTURE. THE PLAN shall
14 include maps, plats, charts and descriptive, explanatory and
15 other related matter and shall show the planning commission's
16 recommendations for the physical development of the unincorpor-
17 ated area of the township. ~~(2)~~ The basic plan shall ALSO
18 include those of the following subjects which reasonably can be
19 considered as pertinent to the future development of the
20 township:

21 (a) A land use plan and program, in part consisting of a
22 classification and allocation of land for agriculture,
23 ~~residence~~ RESIDENCES, commerce, industry, recreation, ways and
24 grounds, public buildings, schools, soil conservation, ~~forest,~~
25 ~~wild life~~ FORESTS, WOODLOTS, OPEN SPACE, WILDLIFE refuges, and
26 other uses and purposes.

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1 (b) The general location, character and extent of streets,
2 roads, highways, railroads, AIRPORTS, BICYCLE PATHS, PEDESTRIAN
3 WAYS, bridges, waterways, and water front developments; flood
4 prevention works, drainage, sanitary sewers and water supply sys-
5 tems, works for preventing pollution, and works for maintaining
6 water levels; and public utilities and structures.

7 (c) Recommendations as to the general character, extent, and
8 layout for the redevelopment or rehabilitation of blighted
9 ~~districts and slum~~ areas; and the removal, relocation, widen-
10 ing, narrowing, vacating, abandonment, OR changes or use or
11 extension of ways, grounds, open spaces, buildings, utilities, or
12 other facilities.

13 (d) Recommendations for implementing any of its proposals.

14 SEC. 7A. (1) A BASIC PLAN SHALL BE ADOPTED UNDER THE PROCE-
15 DURES SET FORTH IN THIS SECTION AND SECTIONS 7B AND 8.

16 (2) BEFORE PREPARING A PLAN, A TOWNSHIP PLANNING COMMISSION
17 SHALL MAIL BY FIRST-CLASS MAIL A NOTICE, EXPLAINING THAT THE
18 PLANNING COMMISSION INTENDS TO PREPARE A PLAN AND REQUESTING THE
19 RECIPIENT'S COOPERATION AND COMMENT, TO ALL OF THE FOLLOWING:

20 (A) THE PLANNING COMMISSION, OR IF THERE IS NO PLANNING COM-
21 MISSION, THE LEGISLATIVE BODY, OF EACH TOWNSHIP, CITY, OR VILLAGE
22 LOCATED WITHIN OR CONTIGUOUS TO THE TOWNSHIP.

23 (B) THE REGIONAL PLANNING COMMISSION FOR THE REGION IN WHICH
24 THE TOWNSHIP IS LOCATED, IF THERE IS NO COUNTY PLANNING COMMIS-
25 SION FOR THE COUNTY WHERE THE TOWNSHIP IS LOCATED. IF THERE IS A
26 COUNTY PLANNING COMMISSION FOR THE COUNTY WHERE THE TOWNSHIP IS

1 LOCATED, THE TOWNSHIP PLANNING COMMISSION MAY CONSULT WITH THE
2 REGIONAL PLANNING COMMISSION BUT IS NOT REQUIRED TO DO SO.

3 (C) THE COUNTY PLANNING COMMISSION, OR IF THERE IS NO COUNTY
4 PLANNING COMMISSION, THE COUNTY BOARD OF COMMISSIONERS, FOR THE
5 COUNTY IN WHICH THE TOWNSHIP IS LOCATED.

6 (D) EACH PUBLIC UTILITY COMPANY AND RAILROAD COMPANY OWNING
7 OR OPERATING A PUBLIC UTILITY OR RAILROAD WITHIN THE TOWNSHIP
8 THAT REGISTERS ITS NAME AND MAILING ADDRESS FOR THIS PURPOSE WITH
9 THE TOWNSHIP PLANNING COMMISSION.

10 (3) THE NOTICE TO AN ENTITY UNDER SUBSECTION (2) MAY REQUEST
11 PERMISSION FOR THE TOWNSHIP OR COUNTY, AS APPLICABLE, TO SUBMIT
12 ELECTRONICALLY ANY INFORMATION REQUIRED TO BE SUBMITTED TO THAT
13 ENTITY UNDER SECTION 7B OR 8. IF THE ENTITY TO WHICH THE NOTICE
14 IS SENT GRANTS THIS PERMISSION, INFORMATION SUBMITTED TO OR BY
15 THAT ENTITY UNDER SECTION 7B OR 8 MAY BE SUBMITTED
16 ELECTRONICALLY. OTHERWISE, SUCH INFORMATION SHALL BE SUBMITTED
17 IN WRITING BY FIRST-CLASS MAIL OR PERSONAL DELIVERY.

18 SEC. 7B. (1) A PLAN MAY BE ADOPTED AS A WHOLE OR BY SUCCES-
19 SIVE PARTS CORRESPONDING WITH MAJOR GEOGRAPHICAL AREAS OF THE
20 TOWNSHIP OR WITH FUNCTIONAL SUBJECT MATTER AREAS OF THE PLAN.

21 (2) AFTER PREPARING A PROPOSED PLAN, THE TOWNSHIP PLANNING
22 COMMISSION SHALL SUBMIT THE PROPOSED PLAN TO THE TOWNSHIP BOARD
23 FOR REVIEW AND COMMENT. [THE PROCESS OF ADOPTING A PLAN SHALL NOT
PROCEED FURTHER UNLESS THE TOWNSHIP BOARD APPROVES THE DISTRIBUTION
OF THE PROPOSED PLAN.]

24 (3) IF THE TOWNSHIP BOARD APPROVES THE DISTRIBUTION OF THE
25 PROPOSED PLAN, IT SHALL NOTIFY THE SECRETARY OF THE PLANNING COM-
26 MISSION AND THE SECRETARY OF THE TOWNSHIP PLANNING COMMISSION
27 SHALL SUBMIT A COPY OF THE PROPOSED PLAN, FOR REVIEW AND COMMENT,

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1 TO THE COUNTY PLANNING COMMISSION, OR IF THERE IS NO COUNTY
2 PLANNING COMMISSION, THE COUNTY BOARD OF COMMISSIONERS, FOR THE
3 COUNTY IN WHICH THE TOWNSHIP IS LOCATED. THE SECRETARY OF THE
4 COUNTY PLANNING COMMISSION, OR IF THERE IS NO COUNTY PLANNING
5 COMMISSION, THE CLERK FOR THE COUNTY BOARD OF COMMISSIONERS,
6 SHALL PROMPTLY SUBMIT A COPY OF THE PROPOSED BASIC PLAN TO ALL OF
7 THE FOLLOWING FOR REVIEW AND COMMENT:

8 (A) THE PLANNING COMMISSION, OR IF THERE IS NO PLANNING COM-
9 MISSION, THE LEGISLATIVE BODY, OF EACH CITY, VILLAGE, OR TOWNSHIP
10 LOCATED WITHIN OR CONTIGUOUS TO THE TOWNSHIP.

11 (B) THE REGIONAL PLANNING COMMISSION, IF ANY, FOR THE REGION
12 IN WHICH THE TOWNSHIP IS LOCATED, IF THERE IS NO COUNTY PLANNING
13 COMMISSION FOR THE COUNTY IN WHICH THE TOWNSHIP IS LOCATED. IF
14 THERE IS A COUNTY PLANNING COMMISSION FOR THE COUNTY IN WHICH THE
15 TOWNSHIP IS LOCATED, THE SECRETARY OF THE TOWNSHIP PLANNING COM-
16 MISSION MAY SUBMIT A COPY OF THE PROPOSED PLAN TO THE REGIONAL
17 PLANNING COMMISSION BUT IS NOT REQUIRED TO DO SO.

18 (C) EACH PUBLIC UTILITY COMPANY AND RAILROAD COMPANY OWNING
19 OR OPERATING A PUBLIC UTILITY OR RAILROAD WITHIN THE TOWNSHIP
20 THAT REGISTERS ITS NAME AND ADDRESS FOR THIS PURPOSE WITH THE
21 SECRETARY OF THE COUNTY PLANNING COMMISSION, OR IF THERE IS NO
22 COUNTY PLANNING COMMISSION, WITH THE CLERK OF THE COUNTY BOARD OF
23 COMMISSIONERS. AN ENTITY THAT, PURSUANT TO THIS SUBDIVISION,
24 RECEIVES A COPY OF A PROPOSED PLAN, OR OF A PLAN AS PROVIDED IN
25 SECTION 8(5), SHALL REIMBURSE THE COUNTY FOR ANY COPYING AND
26 POSTAGE COSTS THEREBY INCURRED BY THE COUNTY.

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1 (4) AN ENTITY DESCRIBED IN SUBSECTION (3)(A), (B), OR (C)
2 MAY SUBMIT COMMENTS ON THE PROPOSED PLAN TO THE TOWNSHIP PLANNING
3 COMMISSION WITHIN 65 DAYS AFTER THE PROPOSED PLAN WAS SUBMITTED
4 TO THAT ENTITY UNDER SUBSECTION (3). A PLANNING COMMISSION OR
5 LEGISLATIVE BODY DESCRIBED IN SUBSECTION (3)(A) OR (B) SHALL CON-
6 CURRENTLY SUBMIT A COPY OF THE COMMENTS TO THE COUNTY PLANNING
7 COMMISSION, OR IF THERE IS NO COUNTY PLANNING COMMISSION, THE
8 COUNTY BOARD OF COMMISSIONERS, FOR THE COUNTY IN WHICH THE TOWN-
9 SHIP PROPOSING THE PLAN IS LOCATED.

10 (5) NOT LESS THAN 75 DAYS OR MORE THAN 95 DAYS AFTER THE
11 DATE THE PROPOSED PLAN WAS SUBMITTED TO THE COUNTY PLANNING COM-
12 MISSION OR THE COUNTY BOARD OF COMMISSIONERS UNDER
13 SUBSECTION (3), THE COUNTY PLANNING COMMISSION OR THE COUNTY
14 BOARD OF COMMISSIONERS, RESPECTIVELY, SHALL SUBMIT TO THE TOWN-
15 SHIP PLANNING COMMISSION ITS COMMENTS ON THE PROPOSED BASIC
16 PLAN. THE COMMENTS SHALL INCLUDE, BUT NEED NOT BE LIMITED TO,
17 BOTH OF THE FOLLOWING, AS APPLICABLE:

18 (A) A STATEMENT WHETHER THE COUNTY PLANNING COMMISSION OR
19 COUNTY BOARD OF COMMISSIONERS, AFTER CONSIDERING ANY COMMENTS
20 RECEIVED UNDER SUBSECTION (4), CONSIDERS THE PROPOSED PLAN TO BE
21 INCONSISTENT WITH THE PLAN OF ANY CITY, VILLAGE, TOWNSHIP, OR
22 REGION DESCRIBED IN SUBSECTION (3)(A) OR (B).

23 (B) IF THE COUNTY HAS A COUNTY PLAN, A STATEMENT WHETHER THE
24 COUNTY PLANNING COMMISSION CONSIDERS THE PROPOSED BASIC PLAN TO
25 BE INCONSISTENT WITH THE COUNTY PLAN.

26 Sec. 8. (1) ~~The~~ BEFORE APPROVING A PROPOSED BASIC PLAN,
27 THE TOWNSHIP PLANNING COMMISSION SHALL HOLD A PUBLIC HEARING ON

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1 THE PROPOSED PLAN. THE HEARING SHALL BE HELD AFTER THE
2 EXPIRATION OF THE DEADLINE FOR COMMENT UNDER SECTION 7B(4). THE
3 TOWNSHIP PLANNING COMMISSION SHALL PUBLISH NOTICE OF THE HEARING
4 TWICE IN A NEWSPAPER OF GENERAL CIRCULATION IN THE TOWNSHIP. THE
5 FIRST PUBLICATION SHALL BE NOT MORE THAN 30 DAYS OR LESS THAN 20
6 DAYS BEFORE THE DATE OF THE HEARING. THE SECOND PUBLICATION
7 SHALL BE NOT MORE THAN 8 DAYS BEFORE THE DATE OF THE HEARING.

8 (2) AT OR AFTER THE HEARING UNDER SUBSECTION (1), THE
9 TOWNSHIP planning commission MAY APPROVE THE PROPOSED PLAN by
10 majority vote of its membership. ~~may approve the basic plan as a~~
11 ~~whole by a single resolution, or may by successive resolutions~~
12 ~~adopt successive parts of the plan, the parts corresponding with~~
13 ~~major geographical sections or divisions of the township or with~~
14 ~~functional subdivisions of the subject matter of the basic plan,~~
15 ~~and may adopt any amendment or extension thereof or addition~~
16 ~~thereto as herein provided. The plan or parts thereof shall be~~
17 ~~referred to the county planning commission of the county of which~~
18 ~~the township is a part for its approval. The~~ FOLLOWING APPROVAL
19 OF THE PROPOSED PLAN BY THE TOWNSHIP PLANNING COMMISSION, THE
20 SECRETARY OF THE PLANNING COMMISSION SHALL SUBMIT A COPY OF THE
21 PROPOSED PLAN TO THE TOWNSHIP BOARD.

22 (3) APPROVAL OF THE PLAN BY THE PLANNING COMMISSION UNDER
23 SUBSECTION (2) IS THE FINAL STEP FOR ADOPTION OF THE PLAN, UNLESS
24 THE TOWNSHIP BOARD BY RESOLUTION ASSERTS THE RIGHT TO APPROVE OR
25 REJECT THE PLAN. IN THAT CASE, AFTER APPROVAL OF THE PLAN BY THE
26 PLANNING COMMISSION, THE TOWNSHIP BOARD SHALL APPROVE OR REJECT
27 THE PLAN.

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1 (4) IF THE TOWNSHIP BOARD REJECTS THE PROPOSED PLAN, THE
2 TOWNSHIP BOARD SHALL SUBMIT TO THE PLANNING COMMISSION A STATE-
3 MENT OF ITS OBJECTIONS TO THE PROPOSED PLAN. THE PLANNING COM-
4 MISSION SHALL CONSIDER THE TOWNSHIP BOARD'S OBJECTIONS AND REVISE
5 THE PROPOSED PLAN SO AS TO ADDRESS THOSE OBJECTIONS. THE PROCE-
6 DURES PROVIDED IN SUBSECTION (2) AND THIS SUBSECTION SHALL BE
7 REPEATED UNTIL A PROPOSED PLAN IS APPROVED BY THE TOWNSHIP
8 BOARD.

9 (5) THE PLAN IS EFFECTIVE UPON FINAL ADOPTION. UPON FINAL
10 ADOPTION OF THE PLAN, COPIES OF THE ADOPTED PLAN SHALL BE SUBMIT-
11 TED IN THE SAME MANNER AS PROVIDED FOR SUBMITTING COPIES OF THE
12 PROPOSED PLAN UNDER SECTION 7A(3).

13 (6) WITHIN 45 DAYS AFTER RECEIVING THE PLAN UNDER SUBSECTION
14 (5), THE county planning commission OR, IF THERE IS NO COUNTY
15 PLANNING COMMISSION FOR THE COUNTY WHERE THE TOWNSHIP IS LOCATED,
16 THE REGIONAL PLANNING COMMISSION shall approve or disapprove the
17 ~~plans within 45 days after date of receipt. In the event of~~
18 ~~disapproval, a notice of such disapproval shall be forwarded to~~
19 ~~the township clerk within 15 days after disapproval. In counties~~
20 ~~where there is no county planning commission, the referral shall~~
21 ~~be made to the regional planning commission, if any, having plan-~~
22 ~~ning jurisdiction over the township. The referral shall be~~
23 ~~subject to the conditions applicable to the procedure of referral~~
24 ~~to the county planning commission.~~ PLAN. THE APPROVAL OR DISAP-
25 PROVAL IS ADVISORY ONLY.

26 (7) WITHIN 15 DAYS AFTER THE COUNTY PLANNING COMMISSION OR
27 REGIONAL PLANNING COMMISSION APPROVES OR DISAPPROVES THE PLAN,

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1 THE COUNTY PLANNING COMMISSION OR REGIONAL PLANNING COMMISSION
2 SHALL SEND NOTICE OF THE APPROVAL OR DISAPPROVAL TO THE TOWNSHIP
3 PLANNING COMMISSION, TO THE TOWNSHIP BOARD, AND TO EVERY OTHER
4 ENTITY THAT WAS ENTITLED TO RECEIVE A COPY OF THE PROPOSED PLAN
5 UNDER SECTION 7A(3).

6 Sec. 9. ~~-(1) Before the adoption of the plan or any part,~~
7 ~~amendment, extension, or addition to the plan, the planning com-~~
8 ~~mission shall hold at least 1 public hearing thereon. Notice of~~
9 ~~the hearing shall be given by 2 publications in a newspaper of~~
10 ~~general circulation in the township, the first not more than 30~~
11 ~~days or less than 20 days and the second not more than 8 days~~
12 ~~before the date of the hearing.~~

13 ~~-(2) Following the adoption of the basic plan or any part~~
14 ~~thereof by the planning commission, the planning commission shall~~
15 ~~transmit copies of the plan to the township board and to the~~
16 ~~county planning commission of the county of which the township is~~
17 ~~a part, or, if there is no county planning commission, to the~~
18 ~~regional planning commission that is exercising planning juris-~~
19 ~~dition over the township.~~

20 (1) AN EXTENSION, ADDITION, REVISION, OR OTHER AMENDMENT TO
21 A BASIC PLAN SHALL BE ADOPTED UNDER THE SAME PROCEDURE AS A PLAN
22 OR A SUCCESSIVE PART OF A PLAN UNDER SECTIONS 7A, 7B, AND 8.
23 HOWEVER, FOR AN AMENDMENT OTHER THAN A REVISION OF THE PLAN, BOTH
24 OF THE FOLLOWING APPLY:

25 (A) THE 65-DAY PERIOD OTHERWISE PROVIDED FOR IN SECTION
26 7B(4) SHALL BE 40 DAYS.

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1 (B) THE 75- TO 95-DAY PERIOD OTHERWISE PROVIDED FOR IN
2 SECTION 7B(5) SHALL BE 55 TO 75 DAYS.

3 (2) AT LEAST EVERY 5 YEARS AFTER ADOPTION OF THE PLAN, THE
4 PLANNING COMMISSION SHALL REVIEW THE PLAN AND DETERMINE WHETHER
5 TO COMMENCE THE PROCEDURE TO AMEND THE PLAN OR ADOPT A NEW PLAN.

6 (3) UNTIL 1 YEAR AFTER THE EFFECTIVE DATE OF THE 2001 AMEND-
7 MENTS THAT ADDED THIS SUBSECTION, A TOWNSHIP MAY ADOPT A PLAN OR
8 AN EXTENSION, ADDITION, REVISION, OR OTHER AMENDMENT TO A PLAN
9 UNDER THE PROCEDURES PROVIDED FOR BY THIS ACT IMMEDIATELY BEFORE
10 THE EFFECTIVE DATE OF THE 2001 AMENDMENTS THAT ADDED THIS
11 SUBSECTION.

12 (4) THE PLANNING COMMISSION SHALL PROMOTE PUBLIC UNDERSTAND-
13 ING OF AND INTEREST IN THE PLAN, SHALL PUBLISH AND DISTRIBUTE
14 COPIES OF THE PLAN AND OF ANY REPORT, AND MAY EMPLOY SUCH OTHER
15 MEANS OF PUBLICITY AND EDUCATION AS IT DETERMINES NECESSARY.

16 Sec. 10. (1) Whenever the planning commission has adopted
17 the basic plan of the township of 1 or more major sections or
18 districts thereof, no street, square, park or other public way,
19 ground or open space, or public building or structure, shall be
20 constructed or authorized in the township or in the planned sec-
21 tion and district until the location, character and extent
22 thereof shall have been submitted to and approved by the planning
23 commission. The planning commission shall communicate its rea-
24 sons for approval or disapproval to the township board, which
25 shall have the power to overrule the planning commission by a
26 recorded vote of not less than a majority of its entire
27 membership. If the public way, ground, space, building,

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1 structure or utility is one, the authorization or financing of
2 which does not, under the law governing same, fall within the
3 province of the township board, then the submission to the plan-
4 ning commission shall be by the board, commission or body having
5 jurisdiction, and the planning commission's disapproval may be
6 overruled by resolution of the board, commission or body by a
7 vote of not less than a majority of its membership. The failure
8 of the planning commission to act within 60 days after the offi-
9 cial submission to the planning commission shall be deemed
10 approval. ~~The planning commission shall promote public under-~~
11 ~~standing of an interest in the plan and shall publish and dis-~~
12 ~~tribute copies of the plan and of any report, and may employ such~~
13 ~~other means of publicity and education as it determines~~
14 ~~necessary.~~

15 (2) A TOWNSHIP MAY ADOPT A CAPITAL IMPROVEMENT PROGRAM.