

# HOUSE BILL No. 4518

March 11, 1991, Introduced by Reps. Trim, Willis Bullard, Ouwinga, Kosteva and Strand and referred to the Committee on Towns and Counties.

A bill to amend the title and section 1 of Act No. 184 of the Public Acts of 1943, entitled as amended "The township rural zoning act," being section 125.271 of the Michigan Compiled Laws.

## THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

1 Section 1. The title and section 1 of Act No. 184 of the  
2 Public Acts of 1943, being section 125.271 of the Michigan  
3 Compiled Laws, are amended to read as follows:

### 4 TITLE

5 An act to provide for the establishment in townships of  
6 zoning districts within which the proper use of land, WATER, and  
7 natural resources may be encouraged or regulated by ordinance,  
8 and within which districts provisions may also be adopted  
9 designating the location of, the size of, the uses that may be  
10 made of, the minimum open spaces, sanitary, safety, and

1 protective measures that shall be required for, and the maximum  
2 number of families that may be housed in dwellings, buildings,  
3 and structures, including tents and trailer coaches, that may be  
4 erected or altered after the effective date of this act; to des-  
5 ignate the use of certain state licensed residential facilities;  
6 to provide for a method for the adoption of ordinances and amend-  
7 ments thereto; to provide for emergency interim ordinances; to  
8 provide for the acquisition by purchase, condemnation, or other-  
9 wise of nonconforming property; to provide for the administering  
10 of ordinances adopted; to provide for conflicts with other acts,  
11 ordinances, or regulations; to provide penalties for violations;  
12 to provide for the assessment, levy, and collection of taxes; to  
13 provide for the collection of fees for building permits; to pro-  
14 vide for petitions, public hearings, and referenda; to provide  
15 for appeals; and to provide for the repeal of acts in conflict  
16 with this act.

17       Sec. 1. The township board of an organized township in this  
18 state may provide by zoning ordinance for the regulation of land  
19 development, THE REGULATION OF ACTIVITIES AND STRUCTURES IN AND  
20 RELATING TO INLAND LAKES, STREAMS, AND OTHER BODIES OF WATER  
21 WITHIN THE TERRITORIAL LIMITS OF THIS STATE INCLUDING THOSE  
22 WATERS OF THE GREAT LAKES THAT ARE UNDER THE JURISDICTION OF THIS  
23 STATE, and the establishment of districts in the portions of the  
24 township outside the limits of cities and villages which regulate  
25 the use of land and structures; to meet the needs of the state's  
26 citizens for food, fiber, energy, and other natural resources,  
27 places of residence, recreation, industry, trade, service, and

1 other uses of land; to ~~insure~~ ENSURE that use of the land  
2 ~~shall be~~ IS situated in appropriate locations and relation-  
3 ships; to limit the inappropriate overcrowding of land and con-  
4 gestion of population, transportation systems, and other public  
5 facilities; to facilitate adequate and efficient provision for  
6 transportation systems, sewage disposal, water, energy, educa-  
7 tion, recreation, and other public service and facility require-  
8 ments; and to promote public health, safety, and welfare. For  
9 these purposes, the township board may divide the township into  
10 districts of such number, shape, and area as it considers best  
11 suited to carry out this act. The township board of an organized  
12 township may use this act to provide by ordinance for the regula-  
13 tion of land development and the establishment of districts which  
14 apply only to land areas and activities which are involved in a  
15 special program to achieve specific land management objectives  
16 and avert or solve specific land use problems, including the reg-  
17 ulation of land development and the establishment of districts in  
18 areas subject to damage from flooding or beach erosion, and for  
19 that purpose may divide the township into districts of a number,  
20 shape, and area considered best suited to accomplish those  
21 objectives. Ordinances regulating land development may also be  
22 adopted designating or limiting the location, the height, number  
23 of stories, and size of dwellings, buildings, and structures that  
24 may be erected or altered, including tents and trailer coaches,  
25 and the specific uses for which dwellings, buildings, and struc-  
26 tures, including tents and trailer coaches, may be erected or  
27 altered; the area of yards, courts, and other open spaces; 7

1 ~~and~~ the sanitary, safety, and protective measures that shall be  
2 required for the dwellings, buildings, and structures, including  
3 tents and trailer coaches; and the maximum number of families  
4 which may be housed in buildings, dwellings, and structures,  
5 including tents and trailer coaches, erected or altered. The  
6 provisions shall be uniform for each class of land or buildings,  
7 dwellings, and structures, including tents and trailer coaches,  
8 throughout each district, but the provisions in 1 district may  
9 differ from those in other districts. A township board shall not  
10 regulate or control the drilling, completion, or operation of oil  
11 or gas wells ~~—~~ or other wells drilled for oil or gas explora-  
12 tion purposes and ~~shall~~ DOES not have jurisdiction with refer-  
13 ence to the issuance of permits for the location, drilling, com-  
14 pletion, operation, or abandonment of those wells. The jurisdic-  
15 tion relative to wells shall be vested exclusively in the super-  
16 visor of wells of this state, as provided in Act No. 61 of the  
17 Public Acts of 1939, being sections 319.1 to 319.27 of the  
18 Michigan Compiled Laws.