

SENATE BILL NO. 434

March 11, 1999, Introduced by Senators BULLARD, BENNETT,
HAMMERSTROM and STILLE and referred to the Committee on
Local, Urban and State Affairs.

A bill to amend 1943 PA 184, entitled
"Township zoning act,"
by amending section 1 (MCL 125.271), as amended by 1996 PA 47.

THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

1 Sec. 1. (1) The township board of ~~an organized~~ A township
2 ~~in this state~~ may provide by zoning ordinance for the regula-
3 tion of land development and the establishment of districts in
4 the portions of the township outside the limits of cities and
5 villages ~~which~~ THAT regulate the use of land and structures ~~→~~
6 ~~to~~ FOR ANY OF THE FOLLOWING PURPOSES:

7 (A) TO meet the needs of the state's citizens for food,
8 fiber, energy, and other natural resources ~~—~~ AND FOR places of
9 residence, recreation, industry, trade, service, and other ~~uses~~
10 ~~of land; to insure that use of the land shall be~~ LAND USES.

1 (B) TO ENSURE THAT LAND USES ARE situated in appropriate
2 locations and relationships. ~~;/ to~~

3 (C) TO limit the ~~inappropriate~~ overcrowding of land and
4 congestion of population ~~;/~~ AND OF transportation systems ~~;/~~
5 and other public facilities. ~~;/ to~~

6 (D) TO facilitate adequate and efficient provision for
7 transportation systems, sewage disposal, water, energy, educa-
8 tion, recreation, and other public ~~service and facility require-~~
9 ~~ments; and to~~ SERVICES AND FACILITIES.

10 (E) TO promote public health, safety, and welfare. ~~For~~
11 ~~these purposes, the township board may divide~~

12 (2) FOR THE PURPOSES LISTED IN SUBSECTION (1), A ZONING
13 ORDINANCE MAY DO 1 OR MORE OF THE FOLLOWING:

14 (A) DIVIDE the township into districts of ~~such~~ A number,
15 shape, and area ~~as it~~ THAT THE TOWNSHIP BOARD considers best.
16 ~~suited to carry out this act. The township board of an orga-~~
17 ~~nized township may use this act to provide by ordinance~~

18 (B) PROVIDE for the regulation of land development and the
19 establishment of districts ~~which~~ THAT apply only to land areas
20 and activities ~~which~~ THAT are involved in a special program to
21 achieve specific land management objectives and avert or solve
22 specific land use problems, including the regulation of land
23 development and the establishment of districts in areas subject
24 to damage from flooding or beach erosion, and for that purpose
25 may divide the township into districts of a number, shape, and
26 area ~~considered~~ THAT THE TOWNSHIP BOARD CONSIDERS best suited

1 to accomplish those objectives. ~~Ordinances regulating land~~
 2 ~~development may also be adopted designating or limiting the~~

3 (C) REGULATE 1 OR MORE OF THE FOLLOWING:

4 (i) THE location, ~~the~~ height, number of stories, ~~and size~~
 5 ~~of dwellings, buildings, and structures that may be erected or~~
 6 ~~altered, including tents and trailer coaches, and the specific~~
 7 ~~uses for which~~ SIZE, AND SPECIFIC USES OF dwellings, buildings,
 8 and structures, including tents and trailer coaches, THAT may be
 9 erected or altered. ~~the~~

10 (ii) THE area of yards, courts, and other open spaces, and
 11 the sanitary, safety, and protective measures that shall be
 12 required for the dwellings, buildings, and structures. ~~, includ-~~
 13 ~~ing tents and trailer coaches; and the~~

14 (iii) THE maximum number of families ~~which~~ THAT may be
 15 housed in ~~buildings,~~ THE dwellings, BUILDINGS, and structures.
 16 ~~, including tents and trailer coaches, erected or altered.~~

17 (3) The provisions OF A ZONING ORDINANCE shall be uniform
 18 for each class of land or buildings, dwellings, and structures ~~,~~
 19 ~~including tents and trailer coaches,~~ throughout each district,
 20 but the provisions in 1 district may differ from those in other
 21 districts. ~~A township board shall not regulate or control the~~
 22 ~~drilling, completion, or operation of oil or gas wells, or other~~
 23 ~~wells drilled for oil or gas exploration purposes and shall not~~
 24 ~~have jurisdiction with reference to the issuance of permits for~~
 25 ~~the location, drilling, completion, operation, or abandonment of~~
 26 ~~those wells. The jurisdiction relative to wells shall be vested~~
 27 ~~exclusively in the supervisor of wells of this state, as provided~~

~~1 in part 615 (supervisor of wells) of the natural resources and
2 environmental protection act, Act No. 451 of the Public Acts of
3 1994, being sections 324.61501 to 324.61527 of the Michigan
4 Compiled Laws.~~

5 (4) ~~-(2)-~~ An ordinance adopted ~~pursuant to~~ UNDER this act
6 is subject to the electric transmission line certification act,
7 1995 PA 30, MCL 460.561 TO 460.575.