

Senate Fiscal Agency
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SFA**BILL ANALYSIS**

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House Bill 5038 (Substitute S-1 as reported)
Sponsor: Representative Ruth Johnson
House Committee: Land Use and Environment
Senate Committee: Natural Resources and Environmental Affairs

CONTENT

The bill would amend Public Act 168 of 1959, which provides for township planning commissions, to require a township planning commission to adopt a basic plan that would address land use issues and could project 20 years or more into the future, under procedures described in the bill. The bill would do the following:

- Require a township planning commission, before preparing a plan, to notify various local entities, including the planning commission or legislative body of each township, city, or village located within or contiguous to the township, and the county planning commission or the county board of commissioners.
- Require the township planning commission to submit a proposed plan to the township board for review and comment.
- Allow planning commissions and other entities 65 days to submit comments on the proposed plan to the township and county planning commissions.
- Require the county planning commission or board of commissioners to submit comments at least 75 days but not more than 95 days after the plan was submitted.
- Require the township planning commission to hold a public hearing before approving the plan.
- Provide that the planning commission's approval would be final unless the township board asserted the right to approve or reject the plan.
- Require a township planning commission to review its plan at least every five years and determine whether to commence the procedure to amend the plan or adopt a new plan.
- Allow a township planning commission to meet with other governmental planning commissions to deliberate.
- Allow a township to adopt a capital improvement program.

MCL 125.321 et al.

Legislative Analyst: N. Nagata

FISCAL IMPACT

The bill would have no direct fiscal impact on State revenues and minimal fiscal impact on local units. By potentially altering the future uses of property, the bill could affect future property values and thus affect both State and local revenues. The impact of such secondary effects is indeterminate.

Date Completed: 12-5-01

Fiscal Analyst: D. Zin