

**SENATE 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, 1 OF THE FOLLOWING:

12 (A) THE ELECTED COUNTY BOARD OF COMMISSIONERS.

13 (B) A SUBCOMMITTEE OF THE COUNTY BOARD OF COMMISSIONERS IF
14 THE COUNTY BOARD OF COMMISSIONERS DELEGATES ITS POWERS AND DUTIES
15 UNDER THIS ACT TO SUCH A SUBCOMMITTEE.

16 (C) THE REGIONAL PLANNING COMMISSION FOR THE REGION IN WHICH
17 THE COUNTY IS LOCATED IF THE COUNTY BOARD OF COMMISSIONERS DELE-
18 GATES ITS POWERS AND DUTIES UNDER THIS ACT TO THE REGIONAL PLAN-
19 NING COMMISSION.

20 (D) ~~-(3)-~~ "Planning commission" means township planning
21 commission.

22 Sec. 6. (1) The TOWNSHIP planning commission shall make and
23 ~~adopt~~ APPROVE a basic plan as a guide for the development of
24 unincorporated portions of the township. As a basis for the
25 plan, the TOWNSHIP planning commission may do any of the
26 following:

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1 (a) Make inquiries, investigations, and surveys of all the
2 resources of the township.

3 (b) Assemble and analyze data and formulate plans for the
4 proper conservation and uses of all resources, including a deter-
5 mination of the extent of probable future need for the most
6 advantageous designation of lands having various use potentials
7 and for services, facilities, and utilities required to equip
8 those lands.

9 (C) MEET WITH OTHER GOVERNMENTAL PLANNING COMMISSIONS TO
10 DELIBERATE.

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

24 (3) In addition to the basic plan provided in subsection
25 (1), by a majority vote of the members, the TOWNSHIP planning
26 commission may adopt a plan for a geographic area less than the
27 entire unincorporated area of the township if, because of the

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1 unique physical characteristics of that area, more intensive
2 planning is necessary for the purposes set forth in section 2.
3 Before adoption of a plan under this subsection, the TOWNSHIP
4 planning commission shall hold at least 1 public hearing on the
5 plan after giving notice as provided in section ~~9~~ 8(1).

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

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

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

26 (a) A land use plan and program, in part consisting of a
27 classification and allocation of land for agriculture,

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1 ~~residence~~ RESIDENCES, commerce, industry, recreation, ways and
2 grounds, public buildings, schools, soil conservation, ~~forest,~~
3 ~~wild life~~ FORESTS, WOODLOTS, OPEN SPACE, WILDLIFE refuges, and
4 other uses and purposes.

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

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

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

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

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

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

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1 (B) THE REGIONAL PLANNING COMMISSION FOR THE REGION IN WHICH
2 THE TOWNSHIP IS LOCATED, IF THERE IS NO COUNTY PLANNING
3 COMMISSION FOR THE COUNTY WHERE THE TOWNSHIP IS LOCATED. IF
4 THERE IS A COUNTY PLANNING COMMISSION FOR THE COUNTY WHERE THE
5 TOWNSHIP IS LOCATED, THE TOWNSHIP PLANNING COMMISSION MAY CONSULT
6 WITH THE REGIONAL PLANNING COMMISSION BUT IS NOT REQUIRED TO DO
7 SO.

8 (C) THE COUNTY PLANNING COMMISSION, OR IF THERE IS NO COUNTY
9 PLANNING COMMISSION, THE COUNTY BOARD OF COMMISSIONERS, FOR THE
10 COUNTY IN WHICH THE TOWNSHIP IS LOCATED.

11 (D) EACH PUBLIC UTILITY COMPANY AND RAILROAD COMPANY OWNING
12 OR OPERATING A PUBLIC UTILITY OR RAILROAD WITHIN THE TOWNSHIP,
13 AND ANY GOVERNMENT ENTITY, THAT REGISTERS ITS NAME AND MAILING
14 ADDRESS FOR THIS PURPOSE WITH THE TOWNSHIP PLANNING COMMISSION.

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

23 SEC. 7B. (1) A PLAN MAY BE ADOPTED AS A WHOLE OR BY SUCCESSIVE
24 PARTS CORRESPONDING WITH MAJOR GEOGRAPHICAL AREAS OF THE
25 TOWNSHIP OR WITH FUNCTIONAL SUBJECT MATTER AREAS OF THE PLAN.

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1 (2) AFTER PREPARING A PROPOSED PLAN, THE TOWNSHIP PLANNING
2 COMMISSION SHALL SUBMIT THE PROPOSED PLAN TO THE TOWNSHIP BOARD
3 FOR REVIEW AND COMMENT.

4 (3) IF THE TOWNSHIP BOARD APPROVES THE DISTRIBUTION OF THE
5 PROPOSED PLAN, IT SHALL NOTIFY THE SECRETARY OF THE PLANNING COM-
6 MISSION AND THE SECRETARY OF THE TOWNSHIP PLANNING COMMISSION
7 SHALL SUBMIT A COPY OF THE PROPOSED PLAN, FOR REVIEW AND COMMENT,
8 TO ALL OF THE FOLLOWING:

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

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

19 (C) THE COUNTY PLANNING COMMISSION, OR IF THERE IS NO COUNTY
20 PLANNING COMMISSION, THE COUNTY BOARD OF COMMISSIONERS, FOR THE
21 COUNTY IN WHICH THE TOWNSHIP IS LOCATED. THE SECRETARY OF THE
22 TOWNSHIP PLANNING COMMISSION SHALL CONCURRENTLY SUBMIT TO THE
23 COUNTY PLANNING COMMISSION OR, IF THERE IS NO COUNTY PLANNING
24 COMMISSION, THE COUNTY BOARD OF COMMISSIONERS, A STATEMENT,
25 SIGNED BY THE SECRETARY, THAT THE REQUIREMENTS OF SUBDIVISIONS
26 (A) AND (B) HAVE BEEN MET. THE STATEMENT SHALL INCLUDE THE NAME
27 AND ADDRESS OF EACH PLANNING COMMISSION OR LEGISLATIVE BODY TO

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1 WHICH A COPY OF THE PROPOSED PLAN WAS SUBMITTED UNDER SUBDIVISION
2 (A) OR (B) AND THE DATE OF SUBMITTAL.

3 (D) EACH PUBLIC UTILITY COMPANY AND RAILROAD COMPANY OWNING
4 OR OPERATING A PUBLIC UTILITY OR RAILROAD WITHIN THE TOWNSHIP,
5 AND ANY GOVERNMENT ENTITY, THAT REGISTERS ITS NAME AND ADDRESS
6 FOR THIS PURPOSE WITH THE SECRETARY OF THE TOWNSHIP PLANNING
7 COMMISSION. AN ENTITY THAT, PURSUANT TO THIS SUBDIVISION,
8 RECEIVES A COPY OF A PROPOSED PLAN, OR OF A PLAN AS PROVIDED IN
9 SECTION 8(5), SHALL REIMBURSE THE TOWNSHIP FOR ANY COPYING AND
10 POSTAGE COSTS THEREBY INCURRED BY THE TOWNSHIP.

11 (4) AN ENTITY DESCRIBED IN SUBSECTION (3)(A), (B), OR (D)
12 MAY SUBMIT COMMENTS ON THE PROPOSED PLAN TO THE TOWNSHIP PLANNING
13 COMMISSION WITHIN 65 DAYS AFTER THE PROPOSED PLAN WAS SUBMITTED
14 TO THAT ENTITY UNDER SUBSECTION (3). A PLANNING COMMISSION OR
15 LEGISLATIVE BODY DESCRIBED IN SUBSECTION (3)(A) OR (B) SHALL CON-
16 CURRENTLY SUBMIT A COPY OF THE COMMENTS TO THE COUNTY PLANNING
17 COMMISSION, OR IF THERE IS NO COUNTY PLANNING COMMISSION, THE
18 COUNTY BOARD OF COMMISSIONERS, FOR THE COUNTY IN WHICH THE TOWN-
19 SHIP PROPOSING THE PLAN IS LOCATED.

20 (5) NOT LESS THAN 75 DAYS OR MORE THAN 95 DAYS AFTER THE
21 DATE THE PROPOSED PLAN WAS SUBMITTED TO THE COUNTY PLANNING COM-
22 MISSION OR THE COUNTY BOARD OF COMMISSIONERS UNDER
23 SUBSECTION (3), THE COUNTY PLANNING COMMISSION OR THE COUNTY
24 BOARD OF COMMISSIONERS, RESPECTIVELY, SHALL SUBMIT TO THE TOWN-
25 SHIP PLANNING COMMISSION ITS COMMENTS ON THE PROPOSED BASIC
26 PLAN. THE COMMENTS SHALL INCLUDE, BUT NEED NOT BE LIMITED TO,
27 BOTH OF THE FOLLOWING, AS APPLICABLE:

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

6 (B) IF THE COUNTY HAS A COUNTY PLAN, A STATEMENT WHETHER THE
7 COUNTY PLANNING COMMISSION CONSIDERS THE PROPOSED BASIC PLAN TO
8 BE INCONSISTENT WITH THE COUNTY PLAN.

9 (6) THE STATEMENTS PROVIDED FOR IN SUBSECTION (5)(A) AND (B)
10 ARE ADVISORY ONLY.

11 Sec. 8. (1) ~~The~~ BEFORE APPROVING A PROPOSED BASIC PLAN,
12 THE TOWNSHIP PLANNING COMMISSION SHALL HOLD A PUBLIC HEARING ON
13 THE PROPOSED PLAN. THE HEARING SHALL BE HELD AFTER THE EXPIRA-
14 TION OF THE DEADLINE FOR COMMENT UNDER SECTION 7B(5). THE TOWN-
15 SHIP PLANNING COMMISSION SHALL PUBLISH NOTICE OF THE HEARING
16 TWICE IN A NEWSPAPER OF GENERAL CIRCULATION IN THE TOWNSHIP. THE
17 FIRST PUBLICATION SHALL BE NOT MORE THAN 30 DAYS OR LESS THAN 20
18 DAYS BEFORE THE DATE OF THE HEARING. THE SECOND PUBLICATION
19 SHALL BE NOT MORE THAN 8 DAYS BEFORE THE DATE OF THE HEARING.

20 (2) AT OR AFTER THE HEARING UNDER SUBSECTION (1), THE
21 TOWNSHIP planning commission MAY APPROVE THE PROPOSED PLAN by
22 majority vote of its membership. ~~may approve the basic plan as a~~
23 ~~whole by a single resolution, or may by successive resolutions~~
24 ~~adopt successive parts of the plan, the parts corresponding with~~
25 ~~major geographical sections or divisions of the township or with~~
26 ~~functional subdivisions of the subject matter of the basic plan,~~
27 ~~and may adopt any amendment or extension thereof or addition~~

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1 ~~thereto as herein provided. The plan or parts thereof shall be~~
2 ~~referred to the county planning commission of the county of which~~
3 ~~the township is a part for its approval. The county planning~~
4 ~~commission shall approve or disapprove the plans within 45 days~~
5 ~~after date of receipt. In the event of disapproval, a notice of~~
6 ~~such disapproval shall be forwarded to the township clerk within~~
7 ~~15 days after disapproval. In counties where there is no county~~
8 ~~planning commission, the referral shall be made to the regional~~
9 ~~planning commission, if any, having planning jurisdiction over~~
10 ~~the township. The referral shall be subject to the conditions~~
11 ~~applicable to the procedure of referral to the county planning~~
12 ~~commission.~~ FOLLOWING APPROVAL OF THE PROPOSED PLAN BY THE TOWN-
13 SHIP PLANNING COMMISSION, THE SECRETARY OF THE PLANNING COMMIS-
14 SION SHALL SUBMIT A COPY OF THE PROPOSED PLAN TO THE TOWNSHIP
15 BOARD.

16 (3) APPROVAL OF THE PLAN BY THE PLANNING COMMISSION UNDER
17 SUBSECTION (2) IS THE FINAL STEP FOR ADOPTION OF THE PLAN, UNLESS
18 THE TOWNSHIP BOARD BY RESOLUTION HAS ASSERTED THE RIGHT TO
19 APPROVE OR REJECT THE PLAN. IN THAT CASE, AFTER APPROVAL OF THE
20 PLAN BY THE PLANNING COMMISSION, THE TOWNSHIP BOARD SHALL APPROVE
21 OR REJECT THE PLAN.

22 (4) IF THE TOWNSHIP BOARD REJECTS THE PROPOSED PLAN, THE
23 TOWNSHIP BOARD SHALL SUBMIT TO THE PLANNING COMMISSION A STATE-
24 MENT OF ITS OBJECTIONS TO THE PROPOSED PLAN. THE PLANNING COM-
25 MISSION SHALL CONSIDER THE TOWNSHIP BOARD'S OBJECTIONS AND REVISE
26 THE PROPOSED PLAN SO AS TO ADDRESS THOSE OBJECTIONS. THE
27 PROCEDURES PROVIDED IN SUBSECTIONS (1) TO (3) AND THIS SUBSECTION

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1 SHALL BE REPEATED UNTIL A PROPOSED PLAN IS APPROVED BY THE
2 TOWNSHIP BOARD.

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

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

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

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

26 (A) THE 65-DAY PERIOD OTHERWISE PROVIDED FOR IN SECTION
27 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.