

**SENATE SUBSTITUTE FOR
HOUSE BILL NO. 5267**

A bill to amend 1931 PA 285, entitled
"An act to provide for city, village and municipal planning; the
creation, organization, powers and duties of planning commis-
sions; the regulation and subdivision of land; and to provide
penalties for violation of the provisions of this act,"
by amending sections 1, 6, and 8 (MCL 125.31, 125.36, and
125.38), section 1 as amended by 1997 PA 18 and section 8 as
amended by 1999 PA 14, and by adding sections 7a, 7b, 8a, and
8b.

THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

- 1 Sec. 1. As used in this act:
2 (a) "Council" or "legislative body" means the ~~chief~~ legis-
3 lative body of the municipality.
4 (B) "COUNTY BOARD OF COMMISSIONERS" MEANS 1 OF THE FOLLOW-
5 ING, AS APPLICABLE:

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

3 (ii) IN ALL OTHER COUNTIES, 1 OF THE FOLLOWING:

4 (A) THE ELECTED COUNTY BOARD OF COMMISSIONERS.

5 (B) A SUBCOMMITTEE OF THE COUNTY BOARD OF COMMISSIONERS IF
6 THE COUNTY BOARD OF COMMISSIONERS DELEGATES ITS POWERS AND DUTIES
7 UNDER THIS ACT TO SUCH A SUBCOMMITTEE.

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

12 (C) ~~(b) "County commissioners" or "board of county~~
13 ~~auditors" means the chief administrative or legislative body or~~
14 ~~board of the county~~ "MASTER PLAN", "MUNICIPAL PLAN", OR "PLAN"
15 MEANS A MASTER PLAN AS DESCRIBED IN SECTION 6(3) OR (4), AS
16 APPLICABLE.

17 (D) ~~(c)~~ "Mayor" means the chief executive of the munici-
18 pality, whether the official designation of his or her office
19 ~~be~~ IS mayor, city manager, or otherwise.

20 (E) ~~(d)~~ "Municipality" or "municipal" means or relates to
21 cities, villages, townships, and other incorporated political
22 subdivisions.

23 (F) "MUNICIPAL PLANNING COMMISSION" OR "PLANNING COMMISSION"
24 MEANS A PLANNING COMMISSION AS PROVIDED FOR UNDER SECTION 2.

25 (G) ~~(e)~~ "Population" means the population according to the
26 most recent federal decennial census or according to a special
27 census conducted ~~pursuant to~~ UNDER section 7 of the GLENN STEIL

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1 state revenue sharing act of 1971, 1971 PA 140, MCL 141.907,
2 whichever is the more recent.

3 (H) ~~(f)~~ "Streets" means streets, avenues, boulevards,
4 HIGHWAYS, roads, lanes, alleys, viaducts, and other ways.

5 Sec. 6. (1) The PLANNING commission shall make and ~~adopt~~
6 APPROVE a master plan for the physical development of the munici-
7 pality, including any areas outside of its boundaries which, in
8 the commission's judgment, bear relation to the planning of the
9 municipality. THE PLANNING COMMISSION MAY MEET WITH OTHER GOV-
10 ERNMENTAL PLANNING COMMISSIONS TO DELIBERATE.

11 (2) A MUNICIPAL PLAN SHALL COMPLY WITH SUBSECTION (3) OR (4)
12 IF THE PROCESS OF ADOPTING THE PLAN BEGAN UNDER THIS ACT BEFORE
13 THE EFFECTIVE DATE OF THE 2001 AMENDATORY ACT THAT ADDED THIS
14 SUBSECTION OR IF THE PLAN IS A REVISED PLAN AND THE PROCESS OF
15 REVISION BEGAN UNDER THIS ACT BEFORE THE EFFECTIVE DATE OF THE
16 2001 AMENDATORY ACT THAT ADDED THIS SUBSECTION. OTHERWISE, A
17 MUNICIPAL PLAN SHALL COMPLY WITH SUBSECTION (4). IF A PLAN IS
18 AMENDED, BUT NOT REVISED, BEFORE 1 YEAR AFTER THE EFFECTIVE DATE
19 OF THE 2001 AMENDATORY ACT THAT ADDED THIS SUBSECTION, THE AMEND-
20 MENT SHALL COMPLY WITH RELEVANT PROVISIONS OF SUBSECTION (3) OR
21 (4). OTHERWISE, THE AMENDMENT SHALL COMPLY WITH RELEVANT PROVI-
22 SIONS OF SUBSECTION (4).

23 (3) The MUNICIPAL plan, with the accompanying maps, plats,
24 charts, and descriptive matter shall show the PLANNING
25 commission's recommendations for the development of the territo-
26 ry, including, ~~among other things, the~~ BUT NOT LIMITED TO, ALL
27 OF THE FOLLOWING:

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1 (A) THE general location, character, and extent of streets,
2 viaducts, subways, bridges, waterways, flood plains, water
3 fronts, boulevards, parkways, playgrounds, and open spaces. ~~—~~
4 ~~the—~~

5 (B) THE general location of public buildings and other
6 public property. ~~—, and the—~~

7 (C) THE general location and extent of public utilities and
8 terminals, whether publicly or privately owned or operated, for
9 water, light, sanitation, transportation, communication, power,
10 and other purposes. ~~—; also the—~~

11 (D) THE removal, relocation, widening, narrowing, vacating,
12 abandonment, change of use, or extension of any of the
13 ~~foregoing~~ ways, grounds, open spaces, buildings, property,
14 utilities, or terminals ~~—; the—~~ DESCRIBED IN SUBDIVISION (A),
15 (B), OR (C).

16 (E) THE general location, character, layout, and extent of
17 community centers and neighborhood units. ~~—; and the—~~

18 (F) THE general character, extent, and layout of the replan-
19 ning and redevelopment of blighted ~~districts and slum~~ areas. ~~—~~
20 ~~as well as a—~~

21 (G) A zoning plan for the control of the height, area, bulk,
22 location, and use of buildings and premises. ~~—As the work of~~
23 ~~making the whole master plan progresses, the commission from time~~
24 ~~to time may adopt and publish parts thereof, any such part to~~
25 ~~cover 1 or more major sections or divisions of the municipality~~
26 ~~or 1 or more of the aforesaid or other functional matters to be~~

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1 ~~included in the plan. The commission from time to time may~~
2 ~~amend, extend, or add to the plan.~~

3 (4) THE MUNICIPAL PLAN SHALL ADDRESS LAND USE ISSUES AND MAY
4 PROJECT 20 YEARS OR MORE INTO THE FUTURE. THE PLAN SHALL INCLUDE
5 MAPS, PLATS, CHARTS, AND DESCRIPTIVE, EXPLANATORY, AND OTHER
6 RELATED MATTER AND SHALL SHOW THE PLANNING COMMISSION'S RECOMMEN-
7 DATIONS FOR THE PHYSICAL DEVELOPMENT OF THE MUNICIPALITY. THE
8 PLAN SHALL ALSO INCLUDE THOSE OF THE FOLLOWING SUBJECTS WHICH
9 REASONABLY CAN BE CONSIDERED AS PERTINENT TO THE FUTURE DEVELOP-
10 MENT OF THE MUNICIPALITY:

11 (A) A LAND USE PLAN AND PROGRAM, IN PART CONSISTING OF A
12 CLASSIFICATION AND ALLOCATION OF LAND FOR AGRICULTURE, RESI-
13 DENCES, COMMERCE, INDUSTRY, RECREATION, WAYS AND GROUNDS, PUBLIC
14 BUILDINGS, SCHOOLS, SOIL CONSERVATION, FORESTS, WOODLOTS, ████████
15 ████████ OPEN SPACE, WILDLIFE REFUGES, AND OTHER USES AND
16 PURPOSES.

17 (B) THE GENERAL LOCATION, CHARACTER, AND EXTENT OF STREETS,
18 RAILROADS, AIRPORTS, BICYCLE PATHS, PEDESTRIAN WAYS, BRIDGES,
19 WATERWAYS, AND WATER FRONT DEVELOPMENTS; FLOOD PREVENTION WORKS,
20 DRAINAGE, SANITARY SEWERS AND WATER SUPPLY SYSTEMS, WORKS FOR
21 PREVENTING POLLUTION, AND WORKS FOR MAINTAINING WATER LEVELS; AND
22 PUBLIC UTILITIES AND STRUCTURES.

23 (C) RECOMMENDATIONS AS TO THE GENERAL CHARACTER, EXTENT, AND
24 LAYOUT FOR THE REDEVELOPMENT OR REHABILITATION OF BLIGHTED AREAS;
25 AND THE REMOVAL, RELOCATION, WIDENING, NARROWING, VACATING, ABAN-
26 DONMENT, OR CHANGES OR USE OR EXTENSION OF WAYS, GROUNDS, OPEN
27 SPACES, BUILDINGS, UTILITIES, OR OTHER FACILITIES.

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1 (D) A ZONING PLAN FOR THE CONTROL OF THE HEIGHT, AREA, BULK,
2 LOCATION, AND USE OF BUILDINGS AND PREMISES.

3 (E) RECOMMENDATIONS FOR IMPLEMENTING ANY OF ITS PROPOSALS.

4 SEC. 7A. (1) A MUNICIPAL PLAN SHALL BE ADOPTED UNDER THE
5 PROCEDURES SET FORTH IN THIS SECTION AND SECTIONS 7B AND 8.

6 (2) BEFORE PREPARING A PLAN, A MUNICIPAL PLANNING COMMISSION
7 SHALL MAIL BY FIRST-CLASS MAIL A NOTICE, EXPLAINING THAT THE
8 PLANNING COMMISSION INTENDS TO PREPARE A PLAN AND REQUESTING THE
9 RECIPIENT'S COOPERATION AND COMMENT, TO ALL OF THE FOLLOWING:

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

13 (B) THE REGIONAL PLANNING COMMISSION FOR THE REGION IN WHICH
14 THE MUNICIPALITY IS LOCATED, IF THERE IS NO COUNTY PLANNING COM-
15 MISSION FOR THE COUNTY WHERE THE MUNICIPALITY IS LOCATED. IF
16 THERE IS A COUNTY PLANNING COMMISSION FOR THE COUNTY WHERE THE
17 MUNICIPALITY IS LOCATED, THE MUNICIPAL PLANNING COMMISSION MAY
18 CONSULT WITH THE REGIONAL PLANNING COMMISSION BUT IS NOT REQUIRED
19 TO DO SO.

20 (C) THE COUNTY PLANNING COMMISSION, OR IF THERE IS NO COUNTY
21 PLANNING COMMISSION, THE COUNTY BOARD OF COMMISSIONERS, FOR THE
22 COUNTY IN WHICH THE MUNICIPALITY IS LOCATED.

23 (D) EACH PUBLIC UTILITY COMPANY AND RAILROAD COMPANY OWNING
24 OR OPERATING A PUBLIC UTILITY OR RAILROAD WITHIN THE MUNICIPALI-
25 TY, AND ANY GOVERNMENT ENTITY, THAT REGISTERS ITS NAME AND MAIL-
26 ING ADDRESS FOR THIS PURPOSE WITH THE MUNICIPAL PLANNING
27 COMMISSION.

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1 (3) THE NOTICE TO AN ENTITY UNDER SUBSECTION (2) MAY REQUEST
2 PERMISSION FOR THE MUNICIPALITY TO SUBMIT ELECTRONICALLY ANY
3 INFORMATION REQUIRED TO BE SUBMITTED TO THAT ENTITY UNDER SECTION
4 7B OR 8. IF THE ENTITY TO WHICH THE NOTICE IS SENT GRANTS THIS
5 PERMISSION, INFORMATION SUBMITTED TO OR BY THAT ENTITY UNDER SEC-
6 TION 7B OR 8 MAY BE SUBMITTED ELECTRONICALLY. OTHERWISE, SUCH
7 INFORMATION SHALL BE SUBMITTED IN WRITING BY FIRST-CLASS MAIL OR
8 PERSONAL DELIVERY.

9 SEC. 7B. (1) A MUNICIPAL PLAN MAY BE ADOPTED AS A WHOLE OR
10 BY SUCCESSIVE PARTS CORRESPONDING WITH MAJOR GEOGRAPHICAL AREAS
11 OF THE MUNICIPALITY OR WITH FUNCTIONAL SUBJECT MATTER AREAS OF
12 THE PLAN.

13 (2) AFTER PREPARING A PROPOSED PLAN, THE MUNICIPAL PLANNING
14 COMMISSION SHALL SUBMIT THE PROPOSED PLAN TO THE LEGISLATIVE BODY
15 OF THE MUNICIPALITY FOR REVIEW AND COMMENT. THE PROCESS OF
16 ADOPTING A PLAN SHALL NOT PROCEED FURTHER UNLESS THE LEGISLATIVE
17 BODY OF THE MUNICIPALITY APPROVES THE DISTRIBUTION OF THE PRO-
18 POSED PLAN.

19 (3) IF THE LEGISLATIVE BODY OF THE MUNICIPALITY APPROVES THE
20 DISTRIBUTION OF THE PROPOSED PLAN, IT SHALL NOTIFY THE SECRETARY
21 OF THE MUNICIPAL PLANNING COMMISSION AND THE SECRETARY SHALL
22 SUBMIT A COPY OF THE PROPOSED PLAN, FOR REVIEW AND COMMENT, TO
23 ALL OF THE FOLLOWING:

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

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1 (B) THE REGIONAL PLANNING COMMISSION, IF ANY, FOR THE REGION
2 IN WHICH THE MUNICIPALITY IS LOCATED, IF THERE IS NO COUNTY
3 PLANNING COMMISSION FOR THE COUNTY IN WHICH THE MUNICIPALITY IS
4 LOCATED. IF THERE IS A COUNTY PLANNING COMMISSION FOR THE COUNTY
5 IN WHICH THE MUNICIPALITY IS LOCATED, THE SECRETARY OF THE MUNIC-
6 IPAL PLANNING COMMISSION MAY SUBMIT A COPY OF THE PROPOSED PLAN
7 TO THE REGIONAL PLANNING COMMISSION BUT IS NOT REQUIRED TO DO
8 SO.

9 (C) THE COUNTY PLANNING COMMISSION, OR IF THERE IS NO COUNTY
10 PLANNING COMMISSION, THE COUNTY BOARD OF COMMISSIONERS, FOR THE
11 COUNTY IN WHICH THE MUNICIPALITY IS LOCATED. THE SECRETARY OF
12 THE MUNICIPAL PLANNING COMMISSION SHALL CONCURRENTLY SUBMIT TO
13 THE COUNTY PLANNING COMMISSION OR, IF THERE IS NO COUNTY PLANNING
14 COMMISSION, THE COUNTY BOARD OF COMMISSIONERS, A STATEMENT,
15 SIGNED BY THE SECRETARY, THAT THE REQUIREMENTS OF
16 SUBDIVISIONS (A) AND (B) HAVE BEEN MET. THE STATEMENT SHALL
17 INCLUDE THE NAME AND ADDRESS OF EACH PLANNING COMMISSION OR LEG-
18 ISLATIVE BODY TO WHICH A COPY OF THE PROPOSED PLAN WAS SUBMITTED
19 UNDER SUBDIVISION (A) OR (B) AND THE DATE OF SUBMITTAL.

20 (D) EACH PUBLIC UTILITY COMPANY AND RAILROAD COMPANY OWNING
21 OR OPERATING A PUBLIC UTILITY OR RAILROAD WITHIN THE MUNICIPALITY,
22 AND ANY GOVERNMENT ENTITY, THAT REGISTERS ITS NAME AND
23 ADDRESS FOR THIS PURPOSE WITH THE SECRETARY OF THE MUNICIPAL
24 PLANNING COMMISSION. AN ENTITY THAT, PURSUANT TO THIS SUBDIVI-
25 SION, RECEIVES A COPY OF A PROPOSED PLAN, OR OF A PLAN AS PRO-
26 VIDED IN SECTION 8(5), SHALL REIMBURSE THE MUNICIPALITY FOR ANY
27 COPYING AND POSTAGE COSTS THEREBY INCURRED BY THE MUNICIPALITY.

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1 (4) AN ENTITY DESCRIBED IN SUBSECTION (3)(A), (B), OR (D)
2 MAY SUBMIT COMMENTS ON THE PROPOSED PLAN TO THE MUNICIPAL PLAN-
3 NING COMMISSION WITHIN 65 DAYS AFTER THE PROPOSED PLAN WAS SUB-
4 MITTED TO THAT ENTITY UNDER SUBSECTION (3). A PLANNING COMMIS-
5 SION OR LEGISLATIVE BODY DESCRIBED IN SUBSECTION (3)(A) OR (B)
6 SHALL CONCURRENTLY SUBMIT A COPY OF THE COMMENTS TO THE COUNTY
7 PLANNING COMMISSION, OR IF THERE IS NO COUNTY PLANNING COMMIS-
8 SION, THE COUNTY BOARD OF COMMISSIONERS, FOR THE COUNTY IN WHICH
9 THE MUNICIPALITY 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 MUNICI-
15 PAL PLANNING COMMISSION ITS COMMENTS ON THE PROPOSED PLAN. THE
16 COMMENTS SHALL INCLUDE, BUT NEED NOT BE LIMITED TO, BOTH OF THE
17 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 PLAN TO BE
25 INCONSISTENT WITH THE COUNTY PLAN.

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

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1 Sec. 8. ~~(1) The commission may adopt the plan as a whole~~
2 ~~by a single resolution. The commission may by successive resolu=~~
3 ~~tions adopt successive parts of the plan corresponding with major~~
4 ~~geographical sections or divisions of the municipality or with~~
5 ~~functional subdivisions of the subject matter of the plan. The~~
6 ~~commission may adopt any amendment or extension of the plan or~~
7 ~~addition to the plan.~~

8 (1) ~~(2) Before the adoption of the plan or any part,~~
9 ~~amendment, extension, or addition to the~~ APPROVING A PROPOSED
10 MUNICIPAL plan, the MUNICIPAL PLANNING commission shall hold not
11 less than 1 public hearing ON THE PROPOSED PLAN. ~~Notice~~ THE
12 HEARING SHALL BE HELD AFTER THE EXPIRATION OF THE DEADLINE FOR
13 COMMENT UNDER SECTION 7B(5). THE PLANNING COMMISSION SHALL GIVE
14 NOTICE of the time and place of the public hearing ~~shall be~~
15 ~~given~~ not less than 15 days ~~prior to~~ BEFORE the hearing by 1
16 publication in a newspaper of general circulation in the munici-
17 pality and in the official gazette, if any, of the municipality.
18 ~~, and by registered United States mail to each public utility~~
19 ~~company and to each railroad company owning or operating any~~
20 ~~public utility or railroad within the geographical sections or~~
21 ~~divisions of the municipality affected~~ THE PLANNING COMMISSION
22 SHALL ALSO SUBMIT NOTICE TO EACH ENTITY DESCRIBED IN
23 SECTION 7A(2).

24 (2) ~~(3) The adoption~~ APPROVAL of the plan ~~or any part,~~
25 ~~amendment, extension, or addition to the plan~~ shall be by reso-
26 lution of the PLANNING commission carried by the affirmative
27 votes of not less than 2/3 of the members of the PLANNING

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1 commission. The resolution shall refer expressly to the maps and
2 descriptive and other matter intended by the PLANNING commission
3 to form the whole or part of the plan, and the action taken shall
4 be recorded on the map and plan and descriptive matter ~~by the~~
5 ~~identifying signature of~~ AND SIGNED BY the chairperson or the
6 secretary of the PLANNING commission.

7 ~~(4) An attested copy of the plan or part of the plan shall~~
8 ~~be certified to the council and to the county register of deeds.~~

9 FOLLOWING APPROVAL OF THE PROPOSED PLAN BY THE MUNICIPAL PLANNING
10 COMMISSION, THE SECRETARY OF THE PLANNING COMMISSION SHALL SUBMIT
11 A COPY OF THE PROPOSED PLAN TO THE LEGISLATIVE BODY OF THE
12 MUNICIPALITY.

13 (3) APPROVAL OF THE PLAN BY THE PLANNING COMMISSION UNDER
14 SUBSECTION (2) IS THE FINAL STEP FOR ADOPTION OF THE PLAN, UNLESS
15 THE LEGISLATIVE BODY BY RESOLUTION HAS ASSERTED THE RIGHT TO
16 APPROVE OR REJECT THE PLAN. IN THAT CASE, AFTER APPROVAL OF THE
17 PLAN BY THE PLANNING COMMISSION, THE LEGISLATIVE BODY SHALL
18 APPROVE OR REJECT THE PLAN.

19 (4) IF THE LEGISLATIVE BODY REJECTS THE PROPOSED PLAN, THE
20 LEGISLATIVE BODY SHALL SUBMIT TO THE PLANNING COMMISSION A STATE-
21 MENT OF ITS OBJECTIONS TO THE PROPOSED PLAN. THE PLANNING COM-
22 MISSION SHALL CONSIDER THE LEGISLATIVE BODY'S OBJECTIONS AND
23 REVISE THE PROPOSED PLAN SO AS TO ADDRESS THOSE OBJECTIONS. THE
24 PROCEDURES PROVIDED IN SUBSECTIONS (1) TO (3) AND THIS SUBSECTION
25 SHALL BE REPEATED UNTIL A PROPOSED PLAN IS APPROVED BY THE LEGIS-
26 LATIVE BODY.

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1 (5) UPON FINAL ADOPTION OF THE PLAN, COPIES OF THE ADOPTED
2 PLAN SHALL BE SUBMITTED IN THE SAME MANNER AS PROVIDED FOR
3 SUBMITTING COPIES OF THE PROPOSED PLAN UNDER SECTION 7B(3).

4 SEC. 8A. (1) AN EXTENSION, ADDITION, REVISION, OR OTHER
5 AMENDMENT TO A MUNICIPAL PLAN SHALL BE ADOPTED UNDER THE SAME
6 PROCEDURE AS A PLAN OR A SUCCESSIVE PART OF A PLAN UNDER
7 SECTIONS 7A, 7B, AND 8. HOWEVER, FOR AN AMENDMENT OTHER THAN A
8 REVISION OF THE PLAN, BOTH OF THE FOLLOWING APPLY:

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

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

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

16 (3) UNTIL 1 YEAR AFTER THE EFFECTIVE DATE OF THE 2001 AMEND-
17 MENTS THAT ADDED THIS SUBSECTION, A MUNICIPALITY MAY ADOPT A PLAN
18 OR AN EXTENSION, ADDITION, REVISION, OR OTHER AMENDMENT TO A PLAN
19 UNDER THE PROCEDURES PROVIDED FOR BY THIS ACT IMMEDIATELY BEFORE
20 THE EFFECTIVE DATE OF THE 2001 AMENDMENTS THAT ADDED THIS
21 SUBSECTION.

22 SEC. 8B. THIS ACT DOES NOT ALTER THE AUTHORITY OF A PLAN-
23 NING DEPARTMENT ESTABLISHED BY CHARTER TO SUBMIT A PROPOSED PLAN,
24 OR A PROPOSED EXTENSION, ADDITION, REVISION, OR OTHER AMENDMENT
25 TO A PLAN, TO A PLANNING COMMISSION, WHETHER DIRECTLY OR INDI-
26 RECTLY AS PROVIDED BY CHARTER. THIS SECTION NOTWITHSTANDING, A

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1 PLANNING COMMISSION MUST COMPLY WITH THE REQUIREMENTS OF THIS
2 ACT.