

# HOUSE BILL No. 4574

April 17, 2001, Introduced by Reps. Richner, Birkholz, Vander Veen, Minore, Lockwood, DeWeese, LaSata, Mans, Scranton, Zelenko, Dennis, Kolb, Hansen, Jamnick, Rison, Woodward, Neumann, Stallworth, DeVuyst and Thomas and referred to the Committee on Local Government and Urban Policy.

A bill to amend 1943 PA 183, entitled  
"County zoning act,"  
by amending section 3 (MCL 125.203).

**THE PEOPLE OF THE STATE OF MICHIGAN ENACT:**

1       Sec. 3. (1) The zoning ordinance shall be based upon a plan  
2 designed to promote the public health, safety, and general  
3 welfare; ~~—~~ to encourage the use of lands in accordance with  
4 their character and adaptability and to limit the improper use of  
5 land; ~~—~~ to conserve natural resources and energy; ~~—~~ to meet  
6 the needs of the state's citizens for food, fiber, and other nat-  
7 ural resources, places of residence, recreation, industry, trade,  
8 service, and other uses of land; ~~—~~ to ~~insure~~ ENSURE that uses  
9 of the land ~~shall be~~ ARE situated in appropriate locations and  
10 relationships; ~~—~~ to avoid the overcrowding of population; ~~—~~  
11 to lessen congestion on the public roads and streets; ~~—~~ to

1 reduce hazards to life and property; —, to facilitate adequate  
2 provision for a system of transportation, sewage disposal, safe  
3 and adequate water supply, education, recreation, and other  
4 public needs; —, and to conserve the expenditure of funds for  
5 public improvements and services to conform with the most advan-  
6 taged uses of land, resources, and properties.

7 (2) THE PLAN UPON WHICH THE ZONING ORDINANCE IS BASED SHALL  
8 BE 1 OF THE FOLLOWING:

9 (A) A COUNTY PLAN THAT HAS BEEN CONSENTED TO BY ALL REVIEW-  
10 ING ENTITIES AND ADOPTED UNDER THE COORDINATED PLANNING ACT.

11 (B) UNTIL 7 YEARS AFTER THE EFFECTIVE DATE OF THE COORDI-  
12 NATED PLANNING ACT, A PLAN ADOPTED UNDER 1945 PA 282, MCL 125.101  
13 TO 125.107.

14 (C) UNTIL 7 YEARS AFTER THE EFFECTIVE DATE OF THE COORDI-  
15 NATED PLANNING ACT, ANY OTHER PLAN ADOPTED TO PROMOTE AND ACCOM-  
16 PLISH THE PURPOSES OF THIS ACT.

17 (3) The ordinance shall be made with reasonable considera-  
18 tion, among other things, to the character of each district, its  
19 peculiar suitability for particular uses, the conservation of  
20 property values and natural resources, and the general and appro-  
21 priate trend and character of land, building, and population  
22 development.

23 Enacting section 1. This amendatory act does not take  
24 effect unless Senate Bill No. \_\_\_\_\_ or House Bill No. 4571  
25 (request no. 00347'01 \*) of the 91st Legislature is enacted into  
26 law.