

Legislative Analysis



HIGH SCHOOL SITE PLAN REVIEW BY LOCAL ZONING AUTHORITY

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House Bill 5479

Sponsor: Rep. Philip LaJoy

Committee: Natural Resources, Great Lakes, Land Use, and Environment

Complete to 3-15-06

A SUMMARY OF HOUSE BILL 5479 AS INTRODUCED 12-1-05

Under the Revised School Code (MCL 380.1263), the state superintendent of public instruction is provided with the sole and exclusive jurisdiction over the review and approval of plans and specifications for the construction, reconstruction, or remodeling of school buildings used for instructional or noninstructional school purposes.

House Bill 5479 would add that, except for sites located in a city or village, the governing body of the public school would be required to submit a site plan for the construction or expansion of a high school building to the local zoning authority prior to construction. The local zoning authority would review the site plan and, within 60 days of receiving the plan, provide the school board with a written notice concurring with the site plan or offering suggested changes to the site plan. If the zoning authority does not respond within the required time, it would be considered that the zoning authority concurred with the site plan. The school board would have to respond to any changes to the site plan suggested by the zoning authority within 45 days, by either incorporating the changes into a revised site plan or providing an explanation as to why the changes are not being included in the site plan.

The requirement for review would apply to the expansion of a building, if the square footage of the building increases by at least 20 percent. It would not apply, however, to temporary structures or facilities that are used for no more than two years and are necessary to meet expected enrollment increases. The zoning authority could charge the school board a fee of up to \$250 for an administrative review or up to \$1,500 for all costs incurred by the authority in review a school site plan.

The bill defines "high school building" to mean any structure or facility that is used for instructional purposes, that offers instruction in Grades 9-12 (at least one), and that includes an athletic field or facility.

FISCAL IMPACT:

The bill would have no fiscal impact on the State. Local school districts would incur the costs of up to \$1,500 per project in fees paid to local zoning authorities as well as any district administrative costs related to fulfilling the proposed requirements.

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