



Washtenaw County Department of Planning And Environment

705 North Zeeb Road, P.O. Box 8645, Ann Arbor, MI 48107-8645

MEMORANDUM

DATE: May 15, 2007

TO: Planning Advisory Board

FROM: Patricia Denig, Planning Services Director
Brett Lenart, Planning Services Supervisor

RE: **Senate Bill 115**

Senate Bill 115 (Phased transfer of powers to a joint planning commission) seeks to address a concern with the joint municipal planning act. To illustrate, currently SWWCOG communities are considering the creation of a joint planning commission. To create this commission, all powers and duties are "transferred" to the joint planning commission. It may be more agreeable to some communities to allow a phased transfer of powers (i.e. first creation, then drafting master plan, then adoption of master plan, etc.).

This bill would amend the Joint Municipal Planning Act to accomplish three things:

1. Allow *the phased transfer* to a joint planning commission of the powers and duties of existing planning commissions or zoning boards.
2. Allow participating municipalities to adopt a joint zoning ordinance, with the joint planning commission acting as the zoning commission (we don't have zoning commissions).
3. Refer to the Michigan Zoning Enabling act, as well as procedures under that Act, instead of specified zoning acts.

According to the legislative analysis, it would enable individual planning commissions to enforce existing zoning ordinances while a new ordinance to be enforced by the joint planning commission is being prepared and adopted.

Status:

3/1/07 Passed by the State Senate; Referred to House Committee on Intergovernmental, Urban and Regional Affairs (no hearing date scheduled)