

Land Use Series

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Bringing
Knowledge
to Life!

Check List # C1 For Adoption of a County Plan in Michigan

*“Thirty seven million
acres is all the Michigan
we will ever have.”*

Former Governor
William G. Milliken

This is a step-by-step procedure for planning, specifically Plan adoption. It is designed to provide a list of steps -- in order -- which leads to a well planned, coordinated and zoned county. This outline is based on Michigan Public Act 282 of 1945, as amended, (being the County Planning Act, M.C.L. 125.101 *et. seq.*), recommendations of Kurt H. Schindler, MSU Extension Land Use (planning and zoning) Specialist, and intergovernmental coordination and plan content “best planning practices” derived from a proposed Coordinated Planning Act developed by the Michigan Chapter of the American Planning Association. In the check list, most of the items marked “optional” are derived from the proposed Coordinated Planning Act –and not in current statute.

For any step of this process, the Michigan State University Extension members of the Land Use Area of Expertise team can provide assistance; provide sample materials; coordinate efforts between the county; townships, villages and cities, and the state; and provide guidelines.

This outline is not designed as a substitute for reading and understanding the Acts. This outline is not a substitute for legal advice.

It is important to document each step of the process in planning a community. Keep detailed minutes, affidavits of publication and mailing, open meeting notices, letters of transmittal and communications all on file so years from now they are still available.

This checklist is divided into three columns: The first column has a place to check when the task is done and a place to check when the documentation has been placed in a permanent file. The second column is the step, or task, to complete to adopt a proper plan/zoning ordinance, or amendment to either. The third column is, what should be included in a permanent file to document the work has been done.

Michigan State University
Extension Land Use Team

<http://ntweb11a.ais.msu.edu/luaoe/index.asp>

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Author:

Kurt H. Schindler, COUNTY EXTENSION DIRECTOR
LAND USE AREA OF EXPERTISE
Phone: (231)779-9480
Fax: (231)779-9105
e-mail: schindlk@msue.msu.edu
overland mail:

MSU Extension, Wexford County
401 N. Lake Street
Cadillac, Mich. 49601-1891

The author would like to thank Eric Cline, Assistant Planner for Antrim County for his review and comments in preparation of this bulletin.

Check List	Step/Task to do	Documents to file
<input type="checkbox"/> Task is done	<p>Step 1. The county board of commissioners should take formal action to create a county planning commission (§1). This is done by ordinance and requires legal work.</p>	<p>Copy of county board of commissioners minutes</p>
<input type="checkbox"/> In the file	<p>Step 2. The county board of commissioners, by a method established by the county board (within the ordinance, or by separate resolution), appoints members to the county planning commission (§2).</p>	<p>Most recent copy of county board of commissioners appointments</p>
<input type="checkbox"/> Task is done	<p>Step 3. The planning commission should create a set of rules of procedure for its meetings and operation. A regular schedule of meetings (at least four times a year) should be established (§3).</p>	<p>Most recent copy of the bylaws.</p>
<input type="checkbox"/> In the file		
<input type="checkbox"/> Task is done		
<input type="checkbox"/> In the file		

Check List	Step/Task to do	Documents to file
<input type="checkbox"/> Task is done <input type="checkbox"/> In the file	<p>Step 4. The planning commission should start work on the plan by first establishing a system of coordination and communication with other governments (§4b(2)). This should be done by formal notice by first class mail to each. (In the notice one may request permission for the county to submit electronically (such as email) any information required to be submitted to that entity under steps 10, 13, and 19. If granted permission, then electronic means may be used for notices, submission of comments and draft plans (plan amendments). Otherwise such information shall be submitted in writing by first-class mail or personal delivery. (§4b(3)))</p> <ol style="list-style-type: none"> 1. The planning commission, or if there is no planning commission, the legislative body, of each city, village, or township located within or contiguous to the county (§4b(2)(a)). 2. The regional planning commission for the region in which the county is located, if any (§4b(2)(b)). 3. The county planning commission, or if there is no county planning commission, the county board of commissioners, for each county located contiguous to the county (§4b(2)(c)). 4. Each public utility company and railroad company owning or operating a public utility or railroad within the county, and any government entity, that registers its name and mailing address for this purpose with the county planning commission. (Anyone listed in number 4 getting a copy of the plan shall reimburse the village or city for any copying and postage costs for obtaining a copy of the plan.) (§4b(2)(d)). 5. (Optional) Each state, federal, Native American tribe governments, and government agencies which own more than 10 acres of land within the county; school districts; downtown development authorities; tax increment finance authorities; airport authorities; other special interest groups. <p>This notice might be delayed until after the preliminary studies (step 6) are done if the community wants to consider the “start” of planning take place after that step, but in any case this notice should be sent out before the start of the plan preparation (step 7).</p> <p>Other means of cooperation can also include joint meetings, or a committee to prepare the plan whose membership includes representatives of all those receiving notice (§7).</p> <p>Best planning practice is the plan developed by the county should not contravene and should coordinate with the plans of those listed here. Thus obtaining and reviewing those plans should also be considered. If there are inconsistencies making compliance with each plan difficult, one of the purposes of a county is to provide guidance to others’ planning.</p>	<p>Copy of the notices, list of who notices were sent to and an affidavit indicating when they were sent.</p>

Check List	Step/Task to do	Documents to file
<input type="checkbox"/> Task is done <input type="checkbox"/> In the file	<p>Step 5. Work on the drafting of a county plan should start. Planning may be in cooperation with the constituted authorities for incorporated municipalities, as necessary for planning for the unincorporated areas of the county (§4(1)). The work on the plan can proceed as one whole project or by successive parts corresponding with major geographical areas of the county or with functional subject matter areas of the plan (§4c(1)).</p>	<p>Notes or minutes of joint meetings, or copies of letters.</p>
<input type="checkbox"/> Task is done <input type="checkbox"/> In the file	<p>STEP 6. In preparation of a plan, studies of existing conditions and probable growth should be done (§4(1)). This includes:</p> <ol style="list-style-type: none"> 1. Conduct studies, investigations, and surveys relative to the economic, social, and physical development of the county (§4(3)(a)). 2. Formulate plans and make recommendations for the most effective economic, social, and physical development of the county (§4(3)(b)). 3. Cooperate with all department of the state and federal governments and other public agencies concerned with programs for the economic, social, and physical development of the county and seek the maximum coordination of the county programs of these agencies (§4(3)(c)). 4. Consult with representatives of adjacent counties in respect to their planning so that conflicts in overall county plans may be avoided (§4(3)(d)). 5. Meet with other governmental planning commissions to deliberate (§4(5)), consult with municipalities (townships, villages, cities) within and adjacent to the county in respect to their planning so that conflicts in overall county plans may be avoided. <p>(In addition to the duty of preparing a plan, the duty of a county planning commission is to serve as a coordinating agency for all planning committees and commissions within the county. §4(4)).</p>	<p>Copies of studies, documents, reports leading up to the preparation of the plan. Copy of the review (letters, minutes, other) by county planning, MSUE, or professional planner.</p>

Check List	Step/Task to do	Documents to file
<input type="checkbox"/> Task is done <input type="checkbox"/> In the file	<p>STEP 7. The plan (text, maps, plats, charts) shall be for the development of the county and address land use issues and may project 20 years or more into the future (§4(2)). The Plan shall include:</p> <ol style="list-style-type: none"> 1. A land use plan and program (§4(2)(a)) <ol style="list-style-type: none"> A. If the county has adopted a zoning ordinance, the plan shall include allocating land for agriculture, residences, commerce, industry, recreation, ways and grounds, public buildings, schools, soil conservation, forests, woodlots, open space, wildlife refuges, and other uses and purposes. B. If the county does not have county zoning, the plan may be a general plan with generalized future land use maps. 2. The general location, character, and extent of streets, railroads, airports, bicycle paths, pedestrian ways, bridges, waterways, and water front developments; flood prevention works, drainage, sanitary sewers and water supply systems, public works for preventing pollution, and works for maintaining water levels; and public utilities and structures (§4(2)(b)). 3. Recommendations as to the general character, extent, and layout for the redevelopment or rehabilitation of blighted areas; and the removal, relocation, widening, narrowing, vacating, abandonment, or changes or use or extension of ways, grounds, open spaces, buildings, utilities, or other facilities (§4(2)(c)). 4. Recommendations for implementing any of its proposals (§4(2)(d)). <p style="text-align: center;">There are a number of different types of plans which might be prepared by a county planning commission. For each, a suggested list of the plan's content is found at the end of this bulletin.</p>	Copy of the plan.
<input type="checkbox"/> Task is done <input type="checkbox"/> In the file	<p>Step 8. The County Planning Commission acts to submit the proposed plan to the County Board of Commissioners for review and comment (§4c(2)). The plan can be adopted as a whole, or by successive parts corresponding with major geographical areas of the county or with functional subject mater areas of the plan (§4c(1)).</p>	Certified copy of the minutes approving submitting the proposed plan to the County Board.

Check List	Step/Task to do	Documents to file
<input type="checkbox"/> Task is done <input type="checkbox"/> In the file	<p>Step 9. The County Board of Commissioners acts on the proposed plan:</p> <ol style="list-style-type: none"> 1. To Adopt or not (§4c(3)).: <ol style="list-style-type: none"> A. Approving distribution of the proposed plan. If approved the County Board notifies the secretary of the planning commission. Then go to Step 10 B. Does not approve distribution. The process of adopting the plan stops, go back to Step 7. 2. Adopts, or does not adopt, a resolution which asserts the right of the County Board to approve or reject the plan in steps 17 and 18 (§5(3)). (The resolution which asserts the right of adoption can take place at any time. For a given plan, this is the step where the plan is before the township board, and such a resolution could be considered.) 	<p>Certified copy of the County Board minutes approving distribution of the proposed plan.</p> <p>If adopted, a certified copy of the County Board minutes adopting the resolution which asserts the right of the county board to adopt the plan.</p>
<input type="checkbox"/> Task is done <input type="checkbox"/> In the file	<p>Step 10. The secretary of the planning commission shall submit a proposed copy of the plan for review and comment to:</p> <ol style="list-style-type: none"> 1. The planning commission, or if there is no planning commission, the legislative body, of each city, village, or township located within or contiguous to the county (§4c(3)(a)). 2. The regional planning commission for the region in which the county is located, if any (§4c(3)(b)). 3. The county planning commission, or if there is no county planning commission, the county board of commissioners, for each county located contiguous to the county (§4c(3)(c)). 4. Each public utility company and railroad company owning or operating a public utility or railroad within the county and any government entity, that registers its name and mailing address for this purpose with the county planning commission. (Anyone listed in number 4 getting a copy of the plan shall reimburse the county for any copying and postage costs for obtaining a copy of the plan.) (§4c(3)(d)). 6. (Optional) Each state, federal, Native American tribe governments, and government agencies which own more than 10 acres of land within the county; other special interest groups. <p>(Notice of the hearing (step 12) may be included with this submission.)</p>	<p>Copy of the submission of the proposed plan, list of who submission was sent to and an affidavit indicating when they were sent.</p>
<input type="checkbox"/> Task is done <input type="checkbox"/> In the file	<p>Step 11. Those townships, cities, villages, counties, regional planning commissions, public utility companies, and railroads receiving the plan in step 10 have up to 65 days to submit comments on the proposed plan to the planning commission (§4c(4)). (If an amendment to the plan, then the period of time shall be 40 days (§5(6)).)</p>	<p>Copy of each comment submitted.</p>

Check List	Step/Task to do	Documents to file
<input type="checkbox"/> Task is done <input type="checkbox"/> In the file	<p>Step 12. (Optional) The planning commission prepares a response to the comments received at the end of the 65 days (40 days for an amendment) which:</p> <ol style="list-style-type: none"> 1. Changes the proposed plan as a result of the comment submitted, 2. Prepares a preponderance of reasons why the proposed plan should not be changed as a result of the comment submitted. 	<p>Copy of the changes to the proposed plan or reasons why it is not changed.</p>
<input type="checkbox"/> Task is done <input type="checkbox"/> In the file	<p>Step 13. The county planning commission, by resolution adopted by majority vote, act to hold a public comment period and then a hearing on the plan. The hearing on the plan must occur after the 65 days (40 days for an amendment), step 10 and 11, is over (§5(1)). Consider widely publicizing the hearing, for example notice of the hearing could include:</p> <ol style="list-style-type: none"> 1. advertising appearing at least once in at least one newspaper prior to the date of the hearing, 2. Each of those listed in Step 10 (each city, village, or township located within or contiguous to the county; regional planning commission; each contiguous county; each public utility company and railroad company), 3. Each state, federal, Native American tribe governments and agencies which own more than 10 acres of land within the county; 4. Additional publicity to whomever and in whatever forms desired. <p>(This procedure has the public comment period and 65 day period (40 days for an amendment) for comments (step 10) occurring sequentially. Another option would be to have the public comment period and hearing occurring at the same time with the hearing occurring after the end of the 65 days (40 days for an amendment), but this option may not be within the intent of the statute.)</p>	<p>Certified copy of the resolution.</p> <p>Copy of the notices, list of who notices were sent to and an affidavit indicating when they were sent.</p> <p>Newspaper affidavits of publication.</p>
<input type="checkbox"/> Task is done <input type="checkbox"/> In the file	<p>Step 14. The county planning commission holds a formal hearing on the plan (§5(1)) more than 65 days after step 10.</p>	<p>Copy of minutes of the hearing.</p>
<input type="checkbox"/> Task is done <input type="checkbox"/> In the file	<p>Step 15. (Optional) The planning commission prepares a response to the comments received at the public hearing which:</p> <ol style="list-style-type: none"> 1. Changes the proposed plan as a result of the comments made at the hearing, 2. Prepares a preponderance of reasons why the proposed plan should not be changed as a result of the comment made at the hearing. 	<p>Copy of the changes to the proposed plan or reasons why it is not changed.</p>

Check List	Step/Task to do	Documents to file
<input type="checkbox"/> Task is done <input type="checkbox"/> In the file	<p>Step 16. The county planning commission, by resolution adopted by majority vote of the entire membership, adopts the final version of the plan (§5(1) and §5(3)). The resolution shall refer expressly to the maps, plats, charts, and descriptive and explanatory matter intended by the planning commission to form the whole or part of the plan, and the action taken shall be recorded on the maps, plats, charts, and descriptive and explanatory matter and signed by the chairperson of the planning commission.</p> <p>If the county board did not adopt a resolution to assert its right to approve or reject the plan (step 9) then skip to step 19. If the county board did adopt such a resolution go to step 17.</p>	<p>Certified copy of minutes where vote is made to adopt the resolution; copy of the plan.</p>
<input type="checkbox"/> Task is done <input type="checkbox"/> In the file	<p>Step 17. If the county board adopted a resolution to assert its right to approve or reject the plan (step 9) the Planning Commission shall submit the plan to the county board (§5(3)).</p>	<p>Certified copy of County Planning Commission minutes referring the Plan to the County Board.</p>
	<p>Step 18. If the county board adopted a resolution to assert its right to approve or reject the plan (step 9) the County Board Acts on the Plan (§5(4)):</p> <ol style="list-style-type: none"> 1. Rejecting the plan and submitting to the planning commission a statement of objections. The planning commission shall consider the objections and revise the plan to address the objections, then go to step 14. 2. Approves the plan (go to step 19). 	<p>Certified copy of County Board minutes of when adoption took place.</p>

Check List	Step/Task to do	Documents to file
<input type="checkbox"/> Task is done	Step 19. After adoption of the plan the secretary of the planning commission sends a copy of the adopted plan to:	Copy of the adopted plan.
<input type="checkbox"/> In the file	<ol style="list-style-type: none"> 1. the County Board of Commissioners (§5(2)) (which shall be a certified copy (§5(9))), 2. The planning commission, or if there is no planning commission, the legislative body, of each city, village, or township located within or contiguous to the county (§5(5), see §4c(3)(a)). 2. The regional planning commission for the region in which the county is located, if any (§5(5), see §4c(3)(b)). 3. The county planning commission, or if there is no county planning commission, the county board of commissioners, for each county located contiguous to the county (§5(5), see §4c(3)(c)). 4. Each public utility company and railroad company owning or operating a public utility or railroad within the county and any government entity, that registers its name and mailing address for this purpose with the county planning commission. (Anyone listed in number 4 getting a copy of the plan shall reimburse the county for any copying and postage costs for obtaining a copy of the plan.) (§5(5), see §4c(3)(d)). 6. (Optional) Each state, federal, Native American tribe governments, and government agencies which own more than 10 acres of land within the county; school districts; downtown development authorities; tax increment finance authorities; airport authorities; other special interest groups. 7. (Optional) State of Michigan Library, Michigan State University Library, Michigan State University School of Urban Planning library, and all libraries within the county. 8. Others. 	Copy of the certification of the county board's copy.

Check List

- Task is done
- In the file

Step/Task to do

Step 20. Implementation of the Plan:

1. Coordination/Cooperation:
 - A. A village or city or township may adopt the county plan as their plan using procedure spelled out in the respective planning enabling act. A county plan is not recognized as a plan for a city or village unless the city or village acts to adopt it (§5(10);
 - B. Cooperation and coordination with municipalities, state, federal and other government agencies, and coordination with state and federal legislation;
 - C. Review of township plans (M.C.L. 125.327b(5)) and township zoning (M.C.L. 125.280) in an advisory capacity only.
 - D. Submitting comment during a 63 day period (40 days for an amendment) on proposed plans for a city, village, and township, located within the county and proposed plans for a city, village, township, and county which are contiguous to the county (M.C.L. 125.327b, M.C.L. 125.37b, and M.C.L. 125.104b).
2. Infrastructure:
 - A. proceeding to write and adopt a capital improvements program (new upgrading roads, parks, sewer, water drainage, buildings, etc.);
 - B. Infrastructure review (§5(9))
 “work shall not be initiated on any project involving the expenditure of funds by a county board, department, or agency for the acquisition of land, the erection of structures, the extension, construction, or improvement of any physical facility by any county board, department, or agency unless a full description of the project, including, but not limited to, its proposed location and extent, has been submitted to the county planning commission and the report and advice of the planning commission has been received by the county board of commissioners and by the county board, department, or agency submitting the proposal. The requirement for planning commission's review is waived if within 30 days after the proposal has been filed with the planning commission, the planning commission fails to furnish in writing its report and advice upon the proposal. The planning commission shall provide copies of the report and advice to the county board, department, or agency sponsoring the proposal.”
3. Taxation:
 - A. proceeding to write and adopt various tax incentive policies,
 - B. Other: neighborhood improvement program, blighted area rehabilitation program, economic development corporations, plant rehabilitation and industrial development programs, commercial redevelopment act and brownfield redevelopment and so on.
4. Very Limited Ordinance Powers:
 - A. proceeding to write and adopt a subdivision control ordinance,
 - B. proceeding to write and adopt a zoning ordinance (see checklist #C2),

It is common for the county board to refer the legwork for each of the above to the planning commission for writing, developing and advising the county board for action.

Documents to file

Copy of the respective County Board minutes.

Check List	Step/Task to do	Documents to file
<input type="checkbox"/> Task is done <input type="checkbox"/> In the file	Step 21. At least every five years after adoption of the Plan the planning commission shall review the plan and determine whether to commence to amend the plan or prepare a new plan (§5(7)).	Certified copy of Planning Commission minutes showing the motion.

Notes:

AMENDMENTS. Are made in the same manner as described above.

PLANS. There is an importance to plans: Unless specified otherwise the plan adopted by a county under P.A. 282 of 1945, as amended, is to be the basis for a zoning ordinance adopted pursuant to section 9 of P.A. 183 of 1943, as amended (County Zoning Act). There is dispute over the need for a formal adopted plan. A formal plan may not be needed, however, the township must have some record or indication of the discussion, merits and reasoning behind each regulation in a zoning ordinance. The “plan” should contain all the points outlined above, but can simply be in the form of minutes of planning commission or zoning board meetings. The plan can be informal in that the formal hearing and adoption listed in the steps above does not have to take place. A minimum requirement, however, is a record of discussion, merits and reasoning explaining why a zoning ordinance is written the way it is and a record of who did the writing, time spent on research, who was consulted and what information was researched and used. This should be kept on file so years from now it is still available. By way of recommendation -- should courts require an existence of a plan in the future -- adopting a formal plan is advised.

Types of Plans, and Content of Plans

This section is based on what can be coined as “best planning practices” derived from a proposed Coordinated Planning Act developed by

the Michigan Chapter of the American Planning Association.

There are a number of different types of plans which might be prepared by a county planning commission. The first or most basic is a county “General Plan”. A county General Plan should include the following elements and reflect the following in its content:

1. Is a policy-based plan with generalized future land use maps.
2. Include a section on affordable housing needs and a strategy to meet those needs.
3. Includes a section on job development and a strategy to meet those needs.
4. Address the relationship between jobs, housing, and transportation within the county or region.
5. Include a separate section on multimodal transportation including streets and highways, public transit, airports, railroads, ports, and pedestrian and bicycle ways.
6. A section on capital facilities owned or operated, or both, or privately contracted by the county, together with long-range fiscal plans for the provision of new capital facilities for the county.
7. The plan shall be the basis for the county or regional capital improvement program including capital improvements to be done by a county road commission, drain commissioner, parks and recreation commission, department of public works, or other county board or commission.
8. Provide an analysis of all the municipal or joint municipal plans of municipalities within the county to ensure coordination and consistency, including, but not limited to, buildout, economic, fiscal, environmental, and social impact analyses.
9. A plan may incorporate by reference plans, or portions of plans, adopted by other agencies of political subdivisions, a regional plan, this state, or the federal government.
10. Shall also meet the requirements for a municipal future land use plan if the county administers county zoning.
11. Include such other elements as determined by the planning commission.

If the county administers a zoning ordinance, or if the plan is intended to be a document a municipality in the county can adopt by reference for purposes of being the basis of that municipality's zoning ordinance, then the county planning commission should also prepare a "Future Land Use Plan." The county planning commission can also combine the "General Plan" and "Future Land Use Plan" into one document. A Land Use Plan should include the following elements and reflect the following in its content:

1. The arrangement of future land uses, as well as the intensity and density of such uses
2. An explanation of the future land uses' degree to which they are or are not compatible with the future land use plans and zoning regulations of adjoining jurisdictions, municipalities within the county, or the management plans of state or federal agencies with public lands within the county
3. Future land use shall be described in the text and depicted on a future land use map showing the general location and arrangement of future land uses, but not parcel lines.
4. A future transportation network, including, but not limited to, roads and streets, bridges, railroads, airports, bicycle paths, and pedestrian ways.
5. Provision for a network of electronic communication facilities.
6. Future capital facilities.
7. A zoning plan for the control of the height, area, bulk, density, location, and use of buildings and premises, for current and future zoning districts.
8. An explanation of the zoning plan's relationship to the future land use plan.
9. A description of how the community intends to move from present conditions illustrated on the current zoning map and described in the zoning plan to the proposed future relationship of land uses illustrated on the future land use map.
10. A discussion of measures considered and included in the development of the future land use plan to avoid possible takings of private property without just compensation if land use regulations were to be subsequently adopted or amended consistent with the plan.
11. Each of the elements of a future land use plan, above, should incorporate goals, objectives, policies, and strategies to be employed in fulfilling the plan
12. Each element of a future land use plan should utilize maps and, if helpful, plats, charts, and tables. Maps, plats, charts, and tables should be accompanied by descriptive explanatory text.

If a more complete planning program is desired, then a "Comprehensive Plan" should be prepared. A Comprehensive Plan should include the following elements and reflect the following in its content:

1. A General Plan, as outlined above.
2. A Future Land Use Plan as outlined above.
3. Recommendations for the social, environmental, economic, or physical development or redevelopment of the jurisdictional area. The plan should identify the amount and source of the fiscal and other resources to be used to implement the recommendations in the plan.
4. An analysis of existing community social and economic disparities in employment, income, housing, transportation, education, and crime and recommendations for public and private measures to rectify disparities.
5. A section on multimodal transportation facilities, together with long-range fiscal plans for the provision or replacement of transportation facilities. (This may be part of the future transportation network element of a Future Land Use Plan.)
6. Information on capital facilities necessary for the comprehensive plan to serve as the basis for the development and annual updating of a capital improvement including a map of the location of new capital facilities on which construction is proposed to begin within a period at least as long as that covered by a capital improvement program.
7. Maps and text with an analysis of existing conditions and strategies to address identified problems and/or opportunities with the following:
 - A. Housing, including, but not limited to, the condition of existing housing and specific needs for affordable and assisted housing, and analysis of options for meeting those needs.
 - B. Economic development, including both job retention and promotion strategies.
 - C. Environmental protection, including air and water quality.
 - D. Natural resources management, including, but not limited to, agricultural and forest lands, mineral lands, wetlands, floodplains, headwaters areas, sand dunes, areas at high risk of erosion, other sensitive areas, endangered or threatened species habitat, and land use related to preserving biodiversity.
 - E. Measures to define, protect, enhance, or change community character.

In addition a plan may include as part of the plan, or as separate plans some or all of the following:

1. Soil and water conservation.
2. Open space protection.
3. Intergovernmental coordination.
4. Human services, including, but not limited to, childcare services, senior citizen programming, and mental health

- services.
- 5. Historic preservation.
- 6. Coastal zone management.
- 7. Solid waste management.
- 8. Energy conservation.
- 9. Watershed planning and management.
- 10. Community corrections.
- 11. Annexation.
- 12. Redevelopment.
- 13. Special purpose, sub-area, functional, neighborhood, corridor, or strategic plans.

In addition, if the situation in the community warrants, a “Growth Management Plan” or “Redevelopment Plan” should be prepared to include a mechanism for phasing growth or redevelopment efforts. The “Growth Management Plan” or “Redevelopment Plan” should include the following elements and reflect the following in its content:

- 1. The boundaries for expansion of capital facilities and/or public services local units during the period of the plan.
- 2. Maximum density of land use based on available public services and facilities and specified level of service standards for those services and facilities.
- 3. The plan should be consistent with P.A. 207 of 1921, as amended, (City and Village Zoning Act, M.C.L. 125.581 *et. seq.*); P.A. 184 of 1943, as amended, (Township Zoning Act, M.C.L. 125.271 *et. seq.*); or P.A. 183 of 1943, as amended, (County Zoning Act, M.C.L. 125.201 *et. seq.*) as applicable, for a program for the purchase of development rights, and/or to the extent permissible by law, transfer of development rights.
- 4. Maps showing the location of proposed future road right-of-way and of other public facilities beyond 5 years in the future.
- 5. A strategy and locations to target provision of affordable housing.
- 6. A strategy that links future jobs, housing, and transportation in mutually supportive ways.
- 7. A strategy for land assembly and redevelopment.
- 8. Other elements as necessary to implement the growth management or redevelopment goals of the plan.

Finally, a plan can incorporate, by reference to relevant portions of other plans, including any of the following adopted plans that apply to the territory covered by the planning commission:

- 1. A development plan adopted by a tax increment finance authority under P.A. 450 of 1980, as amended, (the Tax Increment Finance Authority Act, M.C.L. 125.1801 *et. seq.*).

- 2. A development plan adopted by a downtown development authority under P.A. 197 of 1975, as amended, (M.C.L. 125.1651 *et. seq.*).
- 3. A development plan adopted by a local development finance authority under P.A. 281 of 1986, as amended, (the Local Development Financing Authority Act, M.C.L. 125.2151 *et. seq.*).
- 4. A development plan adopted by an international tradeport development authority under P.A. 325 of 1994, as amended, (the International Tradeport Development Authority Act, M.C.L. 125.2521 *et. seq.*).
- 5. A brownfield plan adopted by a brownfield redevelopment authority under P.A. 381 of 1996, as amended, (the Brownfield Redevelopment Financing Act, M.C.L. 125.2651 *et. seq.*).
- 6. A plan adopted by a county or regional economic development commission under P.A. 46 of 1966, as amended, (M.C.L. 125.1231 *et. seq.*).
- 7. A project plan adopted by an economic development corporation under P.A. 338 of 1974, as amended, (the Economic Development Corporations Act, M.C.L. 125.1601 *et. seq.*).
- 8. A plan adopted by a housing commission under P. A. 18 of 1933 (Extra Session), as amended, (M.C.L. 125.691 *et. seq.*).
- 9. A development plan approved by a planning commission and supervising agency under P.A. 250 of 1941, as amended, (the Urban Redevelopment Corporations Law, M.C.L. 125.901 *et. seq.*).
- 10. A county or regional park or recreation plan adopted by a county or regional commission under P.A. 261 of 1965, as amended, (M.C.L. 46.351 *et. seq.*).
- 11. A plan adopted by an historic district commission under P.A. 169 of 1970, as amended, (the Local Historic Districts Act, M.C.L. 399.201 *et. seq.* 399.215).
- 12. An airport approach plan adopted by the aeronautics commission under P.A. 23 of 1950 (Extra Session), as amended, (the Airport Zoning Act, M.C.L. 259.431 *et. seq.*).
- 13. A school district plan adopted by a public school district or charter school.
- 14. A sewer or water plan adopted by a local unit or joint sewer and water authority.
- 15. A solid waste management plan adopted pursuant to Part 115 of P.A. 451 of 1994, as amended (the Solid Waste Management part of the Natural Resources and Environmental Protection Act, M.C.L. 324.11501 to 324.11550).
- 16. A blighted area rehabilitation plan adopted pursuant to P.A. 344 of 1945, as amended, (M.C.L. 125.71 *et. seq.*).
- 17. A neighborhood area improvement plan adopted pursuant to P.A. 208 of 1949, as amended, (M.C.L. 125.941 *et. seq.*).
- 18. A plan for redevelopment of principal shopping areas under P.A. 120 of 1961, as amended, (M.C.L. 125.591 *et. seq.*).
- 19. Enterprise or empowerment zone plans.
- 20. Any capital facility or other metropolitan plan prepared

by a metropolitan council under P.A. 292 of 1989, as amended, (M.C.L. 124.651 *et. seq.*).

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