

**FRENCHTOWN CHARTER TOWNSHIP
ORDINANCE TO CONFIRM THE ESTABLISHMENT OF A
PLANNING COMMISSION WITH ZONING AUTHORITY
Ord. No. 211; Date of Adoption May 12, 2009**

An Ordinance to confirm the establishment under the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.3801, et seq., of the Frenchtown Charter Township Planning Commission; provide for the composition of that Planning Commission; provide for the powers, duties and limitations of that Planning Commission; and repeal any ordinance or parts of ordinances or resolutions in conflict with this Ordinance.

THE CHARTER TOWNSHIP OF FRENCHTOWN HEREBY ORDAINS:

Section 1. Scope, Purpose and Intent.

This Ordinance is adopted pursuant to the authority granted the Township Board under the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.3801, et seq., and the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended, MCL 125.3101, et seq., to establish a Planning Commission with the powers, duties and limitations provided by those Acts and subject to the terms and conditions of this Ordinance and any future amendments to this Ordinance.

The purpose of this Ordinance is to provide that the Frenchtown Charter Township Board shall hereby confirm the establishment under the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.3801, et seq., of the Frenchtown Charter Township Planning Commission formerly established under the Township Planning Act, Public Act 168 of 1959, MCL 125.321, et seq., to establish the appointments, terms, and membership of the Planning Commission; to identify the officers and the minimum number of meetings per year of the Planning Commission; and to prescribe the authority, powers and duties of the Planning Commission.

Section 2. Establishment.

The Township Board hereby confirms the establishment under the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.3801, et seq., of the Frenchtown Charter Township Planning Commission formerly established under the Township Planning Act, Public Act 168 of 1959, MCL 125.321, et seq. The Frenchtown Charter Township Planning Commission shall have 7 members. Members of the Frenchtown Charter Township Planning Commission as of the effective date of this Ordinance shall, except for an ex officio Member whose remaining term on the Planning Commission shall be limited to his or her term on the Township Board, continue to serve for the remainder of their existing terms so long as they

continue to meet all of the eligibility requirements for Planning Commission Membership set forth within the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.3801, et seq.

Section 3. Appointments and Terms.

The Township Supervisor with the approval of the Township Board by a majority vote of the Members elected and serving, shall appoint all Planning Commission Members including the Ex Officio Member. The Planning Commission Members, other than the Ex Officio Member, shall serve for terms of three years each. A Planning Commission Member shall hold office until his or her successor is appointed. Vacancies shall be filled for the unexpired term in the same manner as the original appointment.

Planning Commission Members shall be qualified electors of the Township. The Membership of the Planning Commission shall be representative of important segments of the community, such as the economic, governmental, educational, and social development of the Township, in accordance with the major interests as they exist in the Township, such as agriculture, natural resources, recreation, education, public health, government, transportation, industry, and commerce. The membership shall also be representative of the entire geography of the Township to the extent practicable.

One Member of the Township Board shall be appointed to the Planning Commission as to an Ex Officio Member. An Ex Officio Member has full voting rights. An Ex Officio Member's term on the Planning Commission shall expire with his or her term on the Township Board. No other elected officer or employee of the Township is eligible to be a Member of the Planning Commission.

Section 4. Removal.

The Township Board may remove a Member of the Planning Commission for misfeasance, malfeasance, or nonfeasance in office upon written charges and after a public hearing.

Section 5. Conflict of Interest.

Before consideration or discussion on a matter on which a Planning Commission Member may reasonably be considered to have a conflict of interest, the Member shall disclose the potential conflict of interest to the Planning Commission. Failure of a Member to disclose a potential conflict of interest as required by this Ordinance constitutes malfeasance in office. For the purposes of this Section, the Planning Commission shall define conflict of interest in its Bylaws.

Section 6. Compensation.

The Planning Commission Members shall be compensated for their services as provided by the Township Board. The Planning Commission may adopt Bylaws relative to compensation and expenses of its Members for travel when engaged in the performance of activities authorized by the Township Board, including but not limited to attendance at conferences, workshops, educational and training programs and meetings and may be compensated for such expenses as provided by the Township Board.

Section 7. Officers and Committees.

The Planning Commission shall elect a Chairperson, a Vice Chairperson and a Secretary from its Members, and may create and fill other offices as it considers advisable. An Ex Officio Member of the Planning Commission is not eligible to serve as Chairperson or Vice Chairperson. The term of each office shall be one year with opportunity for re-election as specified in the Planning Commission Bylaws.

The Planning Commission may also appoint advisory committees whose members are not members of the Planning Commission. Such advisory committees shall serve without compensation. The purpose of any advisory committee shall be set forth in a motion which shall direct the committee to investigate the matters specified and to bring back a report or recommendation to the Planning Commission. Such advisory committees shall be subject to the Open Meetings Act.

Section 8. Bylaws, Meetings and Records.

The Planning Commission shall adopt Bylaws for the transaction of business. The Planning Commission shall hold at least four regular meetings each calendar year, and shall by resolution determine the time and place of the meetings.

Unless otherwise provided in the Planning Commission's Bylaws, a special meeting of the Planning Commission may be called by the Chairperson or by two other Members, upon written request to the Secretary. Unless the Bylaws otherwise provide, the Secretary shall send written notice of a special meeting to Planning Commission Members at least 48 hours before the meeting. The business that the Planning Commission may perform shall be conducted at a public meeting held in compliance with the Open Meetings Act, Public Act 267 of 1976, MCL 15.261, et seq. The Planning Commission shall keep a public record of its resolutions, transactions, findings, and determinations. A writing prepared, owned, used, in the possession of or retained by a Planning Commission in the performance of an official function shall be made available to the public in compliance with the Freedom of Information Act, Public Act 442 of 1976, MCL 15.231, et seq.

Section 9. Annual Report.

The Planning Commission shall make an annual written report to the Township Board concerning its operation and the status of the planning activities, including recommendations regarding actions by the Township Board related to planning and development as required by the Michigan Planning Enabling Act and the Michigan Zoning Enabling Act.

Section 10. Authority to make Master Plan.

Under the authority of the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.3801, et seq., and other applicable planning statutes, the Planning Commission shall make a master plan as a guide for development within the Township's planning jurisdiction.

Final authority to approve a master plan or any amendments thereto shall rest with the Planning Commission unless the Township Board passes a resolution asserting the right to approve or reject the master plan. Any existing Resolution as asserting such right which is in effect at the time of the adoption of this Ordinance shall continue until further action in the matter by the Board.

Unless rescinded by the Township, any plan adopted or amended under the Township Planning Act, Public Act 168 of 1959, MCL 125.321, et seq., need not be readopted under the Michigan Planning Act, Public act 33 of 2008, MCL 1225.3801, et seq.

Section 11. Zoning Powers.

The Township Board hereby confirms the transfer of all powers, duties, and responsibilities provided for Zoning Boards or Zoning Commissions by the former Township Zoning Act, Public Act 184 of 1943, MCL 125.271, et seq.; the Michigan Zoning Enabling Act, Public Act 110 of 2006, MCL 125.3101, et seq.; or other applicable zoning statutes to the Frenchtown Charter Township Planning Commission formerly established under the Township Planning Act, Public Act 168 of 1959, MCL 125.321, et seq.

The existing Frenchtown Charter Township Zoning Ordinance No. 200, as amended, shall remain in full force and effect except as otherwise amended or repealed by the Township Board.

Section 12. Capital Improvements Program.

To further the desirable future development of the Township under the master plan, the Township Board after the master plan is adopted, shall prepare or cause to be prepared by the Township Supervisor or by a designated non-elected administrative official, a capital improvements program of public structures and improvements, showing those structures and improvements in general order of their priority for the following six year period. The capital improvements program, if prepared by someone other than the Township Board shall be

subject to final approval by the Township Board. The Planning Commission is hereby exempted from preparing a capital improvements plan.

Section 13. Subdivision Recommendations.

The Planning Commission may recommend to the Township Board provisions of an Ordinance or rules governing the platting process and the subdivision of land. Before recommending such an Ordinance or rule, the Planning Commission shall hold a public hearing on the proposed Ordinance or rule. The Planning Commission shall give notice of the time and place of the public hearing not less than 15 days before the hearing by publication in a newspaper of general circulation within the Township.

The Planning Commission shall review and make recommendation on a proposed plat before action thereon by the Township Board under the Land Division Act, Public Act 288 of 1967, MCL 560.101, et seq. Before making its recommendation, the Planning Commission shall hold a public hearing on the proposed plat. A plat submitted to the Planning Commission shall contain the name and address of the proprietor or other person to whom notice of a hearing shall be sent. Not less than 15 days before the date of the hearing, notice of the date, time and place of the hearing shall be sent to that person at that address by mail and shall be published in a newspaper of general circulation in the Township. Similar notice shall be mailed to the owners of land immediately adjoining the proposed platted land.

Section 14. Repeal.

All Ordinances in conflict with this Ordinance are to the extent of such conflict hereby repealed.

Section 15. Severability.

This Ordinance and the various parts, sentences, paragraphs, sections, subsections, phrases and clauses thereof are declared to be severable and if any of them are adjudged unconstitutional or invalid, it is hereby provided that the remainder of the Ordinance shall not be affected.

Section 16. Effective Date.

This Ordinance shall become effective immediately after adoption and publication in a newspaper having general circulation in the Charter Township of Frenchtown, Monroe County, Michigan.