

ORGANIZATION OF BOARDS AND COMMISSIONS
(Planning Commission)

AN ORDINANCE TO AMEND SECTIONS 1:175-1:183 OF CHAPTER 8
(ORGANIZATION OF BOARDS AND COMMISSIONS) OF TITLE I OF THE CODE OF
THE CITY OF ANN ARBOR

The City of Ann Arbor ordains:

Section 1. That Sections 1:175 to 1:183 of Chapter 8 (Organization of Boards and Commissions) of Title I of the Code of the City of Ann Arbor be amended as follows:

1:175. Planning Commission—Membership.

The Planning Commission shall consist of 9 members who shall be appointed by the Mayor with the approval of the Council. One member so appointed shall be a member of the Council. In making appointments of members of the Planning Commission, the Mayor shall appoint persons who, insofar as possible, represent different professions and occupations having an interest in the growth and development of the city. The term of office of each member of the Planning Commission, except the City Councilman member, shall be 3 years. The City Councilman member shall be appointed for a 1-year term. The terms of office of members of the commission shall begin on the first day of July nearest the date of their appointment. ~~The terms of office of the first Planning Commission appointed hereunder shall be fixed by the mayor so that the terms of 3 members, including the Councilman, will be for 1 year, 3 for 2 years, and 3 for 3 years.~~ The City Councilman member shall cease to be a member of the commission if he ceases to be a member of the Council. Members of the Planning Commission shall serve without compensation.

1:176. Same—Organization.

The commission shall organize annually at its first meeting following the first day of July, by electing a ChairmanChairperson, Vice ChairmanChairperson, and Secretary, and shall meet at least ~~once a month~~ ten times per year. It shall adopt rules for transaction of business and shall keep a record of its resolutions, transactions, findings, and determinations.

1:177. Same—Quorums.

A quorum shall consist of 5 members, ~~provided, however, an affirmative vote of 5 members shall be necessary to pass, any~~ Any motion ~~except one involving the approving or recommending site plans, ordinance amendments, special exception uses, policy statements, adoption or amending plans, or other t-adoption or amending of plans, special exception uses, policy statements or~~ recommendations to Council, which shall require at least ~~6~~ five affirmative votes.

1:178. Same—Zoning.

The Council shall not determine, alter zoning boundaries, or impose or amend zoning regulations, until ~~30 days~~ after a report on such changes or amendments has been ~~requested~~ provided to the City Council from the Planning Commission ~~by the Council~~.

1:179. Other powers and duties.

The Council may, in addition to the powers and functions herein provided, delegate to the Planning Commission other powers and functions permitted by law concerning city planning, as hereinafter provided.

~~4:180. Employees and expenditures.~~

~~The Planning Commission may appoint its employees and contract for such services and make such expenditures as it may deem necessary for its work, subject to applicable provisions of the Charter, this Code or regulations of the Council, and within the amounts appropriated by the Council.~~

1:181. Plats.

No plat of a subdivision of land within the municipal boundaries of the city shall be filed or recorded until it shall have been approved by the Planning Commission and such approval entered in writing on the plat by the ~~Chairman~~ Chairperson and Secretary of the Planning Commission.

1:182. ~~Master plan~~ Comprehensive Plan preparation.

The Planning Commission shall prepare a master comprehensive plan for the orderly physical development of the municipality, including any areas outside of the its boundaries which, in the commission's judgment, bear relation to the planning of the municipality. The master comprehensive plan may be adopted as a whole or by successive parts corresponding with major geographical areas or with functional subject matter areas of the plan.

1. Consistent with the provisions of MCL 125.36, the master comprehensive plan shall contain elements that address land use issues and may project 20 years or more into the future. The plan shall include maps, plats, charts, and descriptive, explanatory, and other related matter and shall show the Planning Commission's recommendations for physical development of the municipality. The plan shall also include those of the following subjects which reasonably can be considered as pertinent to the future development of the municipality:

a. A land use plan and program, in part consisting of a classification and allocation of land for uses such as 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. The general location, character, and extent of streets, railroads, airports, bicycle paths, pedestrian ways, bridges, waterways and waterfront developments; flood prevention works, drainage sanitary sewers and water supply systems, works for preventing pollution, and works for maintaining water levels; and public utilities and structures.

c. 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.

d. A zoning plan for the control of the height, area, bulk, location, and use of buildings and premises.

e. Recommendations for implementing any of its proposals.

2. In addition to those items cited in MCL 125.36, the plan may address issues of local concern, including, but not limited to, natural features protection, brownfield redevelopment and creekshed planning.

1:183. ~~Master Comprehensive Plan approval~~ Approval process Process.

1. After preparing a proposed plan, the Planning Commission shall submit the proposed plan to City Council for review and comment. The process of adopting a plan shall not proceed further unless the City Council approves the distribution of the proposed plan. If City Council approves the distribution of the proposed plan, it shall notify the Secretary of the Planning Commission, and the Secretary shall submit a copy of the proposed plan, for review and comment, to those entities required by MCL 125.37a and any additional entities identified by the Planning Commission.

2. Before approving a proposed plan, the Planning Commission shall hold not less than ~~4~~ one public hearing on the proposed plan. The hearing shall be held after the expiration of the deadline for comment under state law. The Planning Commission shall give notice of the time and place of the public hearing not less than 15 days before the hearing by ~~4~~ publication in a newspaper of general circulation in the city. The Planning Commission shall also submit notice to each entity required by state law to be notified.

3. The approval of the plan shall be by resolution of the Planning Commission carried by the affirmative votes of not less than $\frac{2}{3}$ of the members of the Planning Commission. The resolution shall refer expressly to the maps and descriptive and other matter intended by the Planning Commission to form the whole or part of the plan, and the action taken shall be recorded on the map and plan and descriptive matter and signed by the Chairperson or the Secretary of the Planning Commission. Following the approval of the plan by the Planning Commission, the Secretary of the Planning Commission shall submit a copy of the plan to City Council.

4. After approval of the plan by the Planning Commission, the City Council shall approve or reject the plan. If the City Council rejects the plan, it shall submit to the Planning Commission a statement of its objections to the proposed plan. The Planning Commission shall consider the City Council's objections and revise the plan so as to address those objections. The procedures provided in subsections (2) and (3) shall be repeated until a plan is approved by the City Council.

5. The Planning Commission and City Council may hold additional meetings, as necessary, as a part of the master-comprehensive plan review and approval process.

6. At least every 5 years after adoption of the master-comprehensive plan, the Planning Commission shall review the master-plan and determine whether to commence the procedure to amend the plan or adopt a new master-plan.

(Ord. No. 15-03, § 2, 6-2-03)

1:184. Advisory committees.

The Chairperson, with the concurrence of the Planning Commission, may appoint 1 or more persons as citizens' advisory committees to assist or collaborate with the Planning Commission in its duties. The functions of such person or persons are advisory and do not include actions which are those required by law for the Planning Commission. Advisory committee appointees shall serve at the pleasure of the Planning Commission.

(Ord. No. 43-75, 9-15-75)

1:185. Capital improvement program.

For the purpose of furthering the desirable future development of the city, the Planning Commission shall annually prepare a program of public structures and improvements for the ensuing 6 years, which program shall show those public structures and improvements, in the general order of their priority, which in the commission's judgment will be needed or desirable within the 6-year period.

Section 2. This ordinance shall take effect and be in force on and after ten days from legal publication.