

Legislative Analysis



SITE PLAN APPLICATION FORMS

House Bill 6096 as introduced
Sponsor: Rep. Kristian Grant
Committee: Economic Development and Small Business
Complete to 12-2-24

Phone: (517) 373-8080
<http://www.house.mi.gov/hfa>

Analysis available at
<http://www.legislature.mi.gov>

SUMMARY:

House Bill 6096 would amend the Michigan Zoning Enabling Act to provide the exclusive conditions under which a local unit of government may require additional or revised studies or documents in connection with submission of a site plan.

The act allows a local unit of government to require the submission and approval of a site plan before authorization of a land use or activity regulated by a zoning ordinance. The submission, review, and approval of a site plan are required for special land uses and planned unit developments. A zoning ordinance requiring site plan approval must specify the procedures and requirements for their submission and approval. A site plan, as approved, becomes part of the record of approval, and subsequent actions related to the authorized activity must be consistent with it, unless a change conforming to the zoning ordinance is agreed to by the landowner and the body or official that approved the site plan.

Under the bill, a local unit of government would have to develop and provide blank site plan application forms, and site plans would have to be submitted with completed forms. A blank form would have to include a complete list of studies or other documents required in connection with the application and any applicable technical standards for those studies or documents. The local unit of government could not require the applicant to submit additional studies or other documents for the same application, or revise previously submitted studies or documents, unless either or both of the following apply:

- The applicant submitted a study or document that was incomplete or failed to meet the applicable technical standards specified in the blank application form.
- The scope of the application materially changed, necessitating additional studies or documents.

MCL 125.3501

FISCAL IMPACT:

House Bill 6096 would have no fiscal impact on the state, but may result in a nominal reduction of revenue to local units of government if a local unit of government requires a fee to accompany the submission of site plans and the conditions placed on requiring applicants to submit additional site plans preclude submissions and fees they would have otherwise received. Local site plan review fees typically range between \$200 and \$600.

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■ This analysis was prepared by nonpartisan House Fiscal Agency staff for use by House members in their deliberations and does not constitute an official statement of legislative intent.