

SITE PLAN APPLICATION FORMS

Phone: (517) 373-8080
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House Bill 6096 as reported from committee
Sponsor: Rep. Kristian Grant
Committee: Economic Development and Small Business
Complete to 12-7-24

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

BRIEF DISCUSSION:

Supporters of House Bill 6096 argue that it would remove one of the many local-level barriers to housing in Michigan. According to committee testimony, local governments can require many studies back-to-back before approving a site plan, which lengthens the timeline and increases the costs of housing projects. These costs reportedly are passed down to the renter, which contributes to the lack of affordable housing. Supporters argue that municipalities should act as partners to developers and be up-front about what information is needed to ensure a project's safety and viability, and requiring local governments to provide blank forms with a list of required studies would cut costs, eliminate duplicative review studies, streamline the process, and provide certainty for housing providers.

Opponents of the bill argue that it would be impractical and onerous for local governments to list every possible study that might be needed, when each project requires a specific type and number of studies. They suggest that better solutions to the housing shortage could include requiring municipalities to update their zoning laws every 10 years, prioritizing local governments that pursue zoning reform for state housing grants, and retrofitting vacant office space for housing.

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.

POSITIONS:

Representatives of the following entities testified in support of the bill (12-3-24):

- Abundant Housing Michigan
- Climate Cabinet
- Communities First Inc.
- Home Builders Association of Michigan
- Housing North
- Michigan Association of Planners
- Michigan Realtors

The following entities indicated support for the bill (12-3-24):

- Apartment Association of Michigan
- Community Economic Development Association of Michigan
- Grand Rapids Chamber
- Mackinac Center for Public Policy
- Michigan Environmental Council
- Natural Resources Defense Council
- Rental Property Owners Association of Michigan

Representatives of the following entities testified in opposition to the bill (12-3-24):

- City of Dexter
- Michigan Municipal League
- Michigan Townships Association

The City of Wyoming indicated opposition to the bill. (12-3-24)

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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.