

**SUBSTITUTE FOR
HOUSE BILL NO. 6096**

A bill to amend 2006 PA 110, entitled
"Michigan zoning enabling act,"
by amending section 501 (MCL 125.3501), as amended by 2008 PA 12.

THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

1 Sec. 501. (1) The local unit of government may require the
2 submission and approval of a site plan before authorization of a
3 land use or activity regulated by a zoning ordinance. The zoning
4 ordinance shall specify the body or official responsible for
5 reviewing site plans and granting approval.

6 (2) If a zoning ordinance requires site plan approval, **both of**
7 the **following apply:**

8 (a) **The** site plan, as approved, shall ~~become part of~~ **be**
9 **included in** the record of approval. ~~and subsequent actions~~



1 **(b) Actions** relating to the activity authorized shall be
 2 consistent with the approved site plan, unless a change conforming
 3 to the zoning ordinance is agreed to by the landowner and the body
 4 or official that initially approved the site plan.

5 (3) The procedures and requirements for the submission and
 6 approval of site plans shall be specified in the zoning ordinance.
 7 **The site plan shall be submitted with a completed site plan**
 8 **application form. In reviewing a site plan application, a local**
 9 **unit of government may require studies or other documents**
 10 **reasonably necessary to evaluate the proposal to which the site**
 11 **plan relates. After initial site plan approval, a local unit of**
 12 **government may require the applicant to submit additional studies**
 13 **or other documents for the same application, or revise previously**
 14 **submitted studies or documents, only if any of the following apply:**

15 (a) The applicant submitted a study or document that was
 16 incomplete or failed to meet the applicable technical standards
 17 specified in the blank application form.

18 (b) The scope of the application materially changed,
 19 necessitating additional studies or documents.

20 (4) Site plan submission, review, and approval shall be
 21 required for special land uses and planned unit developments.

22 (5) ~~(4)~~A decision rejecting, approving, or conditionally
 23 approving a site plan shall be based upon requirements and
 24 standards ~~contained~~ in the zoning ordinance, other statutorily
 25 authorized and properly adopted local unit of government planning
 26 documents, other applicable ordinances, and state and federal
 27 statutes.

28 ~~(5)~~A site plan shall be approved if it ~~contains the~~
 29 ~~information required by the zoning ordinance and is in compliance~~



1 ~~with the conditions imposed under the zoning ordinance, other~~
2 ~~statutorily authorized and properly adopted local unit of~~
3 ~~government planning documents, other applicable ordinances, and~~
4 ~~state and federal statutes.~~ **meets these requirements and standards.**

