

Chapter 51 - PLANNING

ARTICLE I. - IN GENERAL

Secs. 51-1—51-15. - Reserved.

ARTICLE II. - PLANNING COMMISSION

Sec. 51-16. - Creation.

There is hereby created a planning commission for the city to be known as the City of Lathrup Village Planning Commission.

(Ord. No. 387-07, pt. IV, 7-16-2007)

Sec. 51-17. - Composition.

The planning commission shall consist of either five members or seven members as determined by a resolution adopted by the city council. The membership shall consist of four members or six members, respectively, who shall be qualified electors of the city and who shall represent insofar as is possible, different professions or occupations and one member of the city council.

(Ord. No. 387-07, pt. IV, 7-16-2007; Ord. No. 424-12, pt. II, 9-24-2012)

Sec. 51-18. - Appointment of members.

The members of the planning commission shall be appointed by the city council. The members shall serve until a successor is appointed and has been qualified.

(Ord. No. 387-07, pt. IV, 7-16-2007)

Sec. 51-19. - Terms of members.

- (a) The term of each member of the planning commission shall be for a period of three years from the first day of September of the year in which he/she is appointed or until his/her successor takes office.
- (b) The first planning commission appointed shall be divided as nearly as possible into three equal groups, with terms of each group as follows: one group for one year; one group for two years; and one group for three years.

(Ord. No. 387-07, pt. IV, 7-16-2007)

Sec. 51-20. - Compensation of members.

All members of the planning commission shall serve as such without compensation.

(Ord. No. 387-07, pt. IV, 7-16-2007)

Sec. 51-21. - Filling of vacancies.

Vacancies occurring on the planning commission other than through the expiration of members' terms shall be filled for the unexpired term by the vote of a majority of the council.

(Ord. No. 387-07, pt. IV, 7-16-2007)

Sec. 51-22. - Removal of members.

Members of the planning commission may be removed for misfeasance, malfeasance or nonfeasance in office upon written charges and after a public hearing by the city council.

(Ord. No. 387-07, pt. IV, 7-16-2007)

Sec. 51-23. - Officers.

The planning commission shall elect from its members a chairperson, a secretary, and other officers it considers necessary. The election of officers shall be held not less than once in every two-year period.

(Ord. No. 387-07, pt. IV, 7-16-2007)

Sec. 51-24. - Powers and duties.

- (a) The planning commission shall have the power to promote public interest in and understanding of the master plan and to that end may publish and distribute copies of the master plan or of any report and may employ such other means of publicity and education as it may determine.
- (b) Members of the commission, when duly authorized by the commission, may attend city planning conferences or meetings of city planning institutes, or hearings upon pending city planning legislation, and the commission may, by resolution spread upon its minutes, pay the reasonable traveling expenses incident to such attendance.
- (c) The commission shall, from time to time, recommend to the appropriate public officials programs for public structures and improvements and for the financing thereof. It shall be part of its duties to consult and advise with public officials and agencies, public utility companies, civic, educational, professional, and other organizations, and with citizens with relation to the protecting or carrying out the plan.
- (d) The commission shall have the right to accept and use gifts for the exercise of its functions.
- (e) All public officials shall, upon request, furnish to the commission, within a reasonable time, such available information as it may require for its work.
- (f) The commission, its members, officers and employees, in the performance of their functions, may enter upon any land and make examinations and surveys and place and maintain necessary monuments, and marks thereon.
- (g) The commission shall pass upon all matters referred to it by the council and give to the council the benefit of its judgment as to such matters so referred.
- (h) The commission shall perform those duties and functions assigned to it in any ordinance, wherever such ordinance refers to the planning commission, commission, planning board or zoning board.
- (i) In general, the commission shall have such powers as may be necessary to enable it to fulfill its functions, promote municipal planning, or carry out the purposes of this article. The planning commission shall have all of the powers, and perform all of the functions and duties heretofore granted by Act No. 110 of the Public Acts of Michigan of 2006 (MCL 125.3101 et seq.) as amended, to the planning commission.

(Ord. No. 387-07, pt. IV, 7-16-2007)

Sec. 51-25. - Meetings, rules and records.

The planning commission shall hold at least two regular meetings annually, giving notice of the time and place by publication in a newspaper of general circulation within the city. Notice shall be given not less than 15 days before the meeting. It shall adopt rules for transaction of business and shall keep a record of its resolutions, transactions, findings, and determinations. The planning commission is subject to the Open Meetings Act, 1976 Public Act 267, MCL 15.261 et seq.

(Ord. No. 387-07, pt. IV, 7-16-2007)

Sec. 51-26. - Contracts for services; expenditures.

- (a) With the approval of the city council, the planning commission may engage the services of a planning expert. Compensation for the planning expert shall be paid by the city council.
- (b) The expenditures of the commission, exclusive of gifts, shall be within the amounts appropriated for the purpose by the council, which shall provide the funds, equipment, and accommodations necessary for the commission's work.

(Ord. No. 387-07, pt. IV, 7-16-2007)

Sec. 51-27. - Planning commission recommendation.

The planning commission shall adopt and file with the city council the following recommendations:

- (1) A zoning plan for the area subject to the City of Lathrup Village Zoning Ordinance.
- (2) The establishment of zoning districts, including the boundaries of those districts.
- (3) The text of a zoning ordinance with the necessary maps and zoning regulations to be adopted for a zoning district or the zoning district as a whole.
- (4) The manner of administering and enforcing the zoning ordinance.
- (5) At least once per year the planning commission shall prepare for the city council a report on the administration and enforcement of the zoning ordinance and recommendations for amendments or supplements to the zoning ordinance.

(Ord. No. 387-07, pt. IV, 7-16-2007)

Sec. 51-28. - Master plan; contents.

- (a) The planning commission shall make and recommend to the council a master plan for the physical development of the city including any areas outside of its boundaries which, in the commission's judgment, bear relation to the planning of the city. The plan, with the accompanying maps, plats, charts, and descriptive matter shall show the commission's recommendations for the development of the territory, including, among other things, the general location, character, and extent of streets, viaducts, subways, bridges, waterways, floodplains, waterfronts, boulevards, parkways, playgrounds and open spaces, the general location of public buildings and other public property, and the general location and extent of public utilities and terminals, whether publicly or privately owned or operated, for water, light, sanitation, transportation, communication, power, and other purposes; also the removal, relocation, widening, narrowing, vacating, abandonment, change of use or extension of any of the foregoing ways, grounds, open spaces, buildings, property, utilities or terminals; the general location, character, layout and extent of community centers and neighborhood units; and the general

character, extent and layout of the replanning and redevelopment of blighted districts and slum areas; as well as a zoning plan for the control of the height, area, bulk, location, and use of buildings and premises. As the work of making the whole master plan progresses, the commission, from time to time, may adopt and publish parts thereof, any such part to cover one or more of the aforesaid or other functional matters to be included in the plan. The commission, from time to time, may amend, extend, or add to the plan.

- (b) The master plan shall be designed to promote the public health, safety, and general welfare, to encourage the use of lands in accordance with their character and adaptability, to limit the improper use of land, to conserve natural resources and energy, to meet the needs of the state's resident's for food, fiber, and other natural resources, places of residence, recreation, industry, trade, service, and other uses of land, to insure that uses of the land shall be situated in appropriate locations and relationships, to avoid the overcrowding of population, to provide adequate light and air, to lessen congestion on the public roads and streets, to reduce hazards to life and property, to facilitate adequate provision for a system of transportation, sewage disposal, safe and adequate water supply, education, recreation, and other public requirements, and to conserve the expenditure of funds for public improvements and services to conform with the most advantageous uses of land, resources, and properties.

(Ord. No. 387-07, pt. IV, 7-16-2007)

Sec. 51-29. - Same—Surveys, purpose.

In the preparation of a master plan the planning commission shall make careful and comprehensive surveys and studies of present conditions and future growth of the city and with due regard to its relation to the neighboring territory. The plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the city and its environs which will, in accordance with present and future needs, best promote health, safety, morals, order, convenience, prosperity, and general welfare, as well as efficiency and economy in the process of development; including, among other things, adequate provision for traffic, the promotion of safety from fire and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the promotion of good civil design and arrangement, wise and efficient expenditure of public funds, and the adequate provision of public utilities and other public requirements.

(Ord. No. 387-07, pt. IV, 7-16-2007)

Sec. 51-30. - Same—Adoption.

The planning commission may recommend council to adopt the master plan as a whole or in part by a single resolution or may recommend by successive resolutions adoption of successive parts of the plan, such parts corresponding with major geographical sections or divisions of the city or with functional subdivisions of the subject matter of the plan, and may recommend adoption of any amendment or extension thereof or addition thereto. Before the adoption of the plan or any such part, amendment, extension, or addition the commission shall hold at least one public hearing thereon, notice of the time and place of which shall be given not less than 15 days prior to such hearing by one publication in a newspaper of general circulation in the city and in the official gazette, if any, of the city, and by registered United States mail to each electric, gas, pipeline, public utility, telecommunications service provider, each railroad operating with the district or zone effected and the airport manager of each airport, that registers its name and mailing address with the city clerk for the purpose of receiving the notice of public hearing. The recommendation to adopt the plan or of any such part or amendment or extension or addition shall be by resolution of the commission. The resolution shall refer expressly to the maps and descriptive and other matter intended by the 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 by the identifying signature of the chairman and/or secretary of the commission.

(Ord. No. 387-07, pt. IV, 7-16-2007)