

ARTICLE 22

TOWNSHIP PLANNING COMMISSION

The Township Planning Commission shall have the following responsibilities and authority pursuant to this Ordinance.

Section 22.01 Creation.

The Township Planning Commission is created pursuant to the Township Planning Act, Michigan Public Act 168 of 1959, as amended. In accordance with Section 11 of Act 168, the Planning Commission shall have all the powers and duties provided for Zoning Commissions created pursuant to the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended. (Amended 2007)

Section 22.02 Composition and Appointments.

Members of the Planning Commission shall be appointed by the Township Supervisor with the approval of the Township Board of Trustees. The qualifications of members, the term of each member, filling of vacancies, removal of members, compensation of members, and operation of the Planning Commission shall be in accordance with Act 33 of 2008, as amended, Act 110 of 2006, as amended, and Township Ordinances. All appointed members of the Commission may be compensated at a rate to be determined by resolution of the Township Board. (Amended 2007, 2009).

Section 22.03 Removal and Conflict of Interest.

The Township Board shall provide for the removal of a Planning Commission member for misfeasance or malfeasance or nonfeasance in office upon written charges and after a public hearing. A Planning Commission member shall disqualify himself or herself from a vote on which the member has a conflict of interest. Failure to do so constitutes malfeasance in office. (Amended 2007).

Section 22.04 Organization, Meetings, Records and Rules.

The Planning Commission shall elect a Chair, Vice-Chair and Secretary from among the appointed members, and may create and fill such other offices as it may determine necessary. The term of the Chair shall be one (1) year, with eligibility for re-election.

In accordance with Section 5 of Act 168, the Planning Commission shall, by resolution, determine the time and place of meetings. A special meeting may be called by the chairperson or by two (2) members upon written request to the Secretary. The Planning Commission shall adopt rules for the transaction of business, and shall keep a public record of its resolutions, transactions, findings, and determinations.

Section 22.05 Powers and Duties

The Planning Commission shall discharge the following duties pursuant to this Ordinance:

- 1. Formulation of Zoning Ordinance and Amendments.** The Planning Commission shall be responsible for formulation of this Zoning Ordinance, review of amendments to the this Ordinance, and reporting its findings and recommendations concerning this Ordinance or amendments to the Township Board of Trustees.

2. **Site Plan Review.** The Planning Commission shall be responsible for review of applications for site plan approval in accordance with Article 17 (Site Plan Approval). As provided for in Article 17, the Planning Commission shall be responsible for making a recommendation to the Township Board to grant approval, approval subject to revisions, or denial of site plan approval.
3. **Special Land Use Review.** The Planning Commission shall be responsible review of all applications for special land use approval in accordance with Article 16 (Special Land Uses). As provided for in Article 16, the Planning Commission shall be responsible for making a recommendation to the Township Board to grant approval, approval subject to revisions, or denial of approval.
4. **Planned Development Review.** The Planning Commission shall be responsible for review of all applications for planned development in accordance with Article 19 (Planned Developments). The Planning Commission shall be responsible for making a recommendation to the Township Board of Trustees to grant approval, approval with conditions, or denial of a Planned Development proposal.
5. **Formulation of a Master Plan.** The Planning Commission shall be responsible for formulation and adoption of a master plan (i.e., the Quincy Township Master Plan) as a guide for the development of the Township, in accordance with Michigan Public Act 168 of 1959, as amended.
6. **Review of Matters Referred by the Township Board.** The Planning Commission shall be responsible for review of plats or other matters relating to land development referred to it by the Township Board of Trustees. The Planning Commission shall recommend appropriate regulations and action on such matters.
7. **Report on Operation of the Zoning Ordinance.** In accordance with Section 308 of Michigan Public Act 110 of 2006, as amended, the Planning Commission shall prepare for the Township Board of Trustees at least once annually a report on the administration and enforcement of the Zoning Ordinance including recommendations as to the enactment of amendments or supplements to the Ordinance.

(Amended 2007)