

TUSCOLA COUNTY PLANNING COMMISSION
Criteria for Review of Master Plans

Jurisdiction: _____ Date received: _____

_____ Master Plan or _____ Sub-Plan Date considered: _____

The plan is considered _____ consistent/ _____ inconsistent with the Tuscola County General Development Plan as indicated in the review below.

Note #1:

- Master Plans received by the Tuscola County Planning Commission, as stated in PA 33 125:3841(3)(a)(b), are to be reviewed for inconsistency with the Tuscola County General Development Plan and comments in that regard are advisory only.
- Reference Section 81 for requirements for what comprises a Master Plan.
- Boxes checked below indicate consistency. Blank boxes indicate inconsistent items.
- References at the end of each item are to the particular section or subsection of PA 33 quoted.

Criteria for Review of Township, City, and Village Master Plans and Sub-Plans According to PA 33 – Michigan Planning and Enabling Act of 2008	
Section 81: A master plan is not subject to the requirements of section 33 until it is first amended under this act.	
<input type="checkbox"/>	1. A statement that the requirements of subdivisions (41)(2) (a) and (d) have been met. The statement shall be signed by the secretary and shall include the name and address of each planning commission or legislative body to which a copy of the proposed master plan was submitted under subdivision (33)(a) or (d), as applicable, and the date of submittal. (41) (2) (e)
<input type="checkbox"/>	2. Plan has all the required sections: <ul style="list-style-type: none"> <input type="checkbox"/> Certificate signed by Clerk <input type="checkbox"/> Table of Contents <input type="checkbox"/> Introduction <input type="checkbox"/> Goals and Policies <input type="checkbox"/> Capital Improvements <input type="checkbox"/> Status and Considerations <input type="checkbox"/> Profile of Jurisdiction <input type="checkbox"/> Appendix
<input type="checkbox"/>	3. Plan is coordinated, adjusted, harmonious, efficient, and economical. (7) (2)(a)
<input type="checkbox"/>	4. Plan considers the character of the planning jurisdiction and its suitability for particular uses, judged in terms of such factors as trends in land and population development. (7) (2)(b)
<input type="checkbox"/>	5. Plan will, in accordance with present and future needs, best promote public health, safety, morals, order, convenience, prosperity, and general welfare. . (7) (2)(c)
<input type="checkbox"/>	6. Plan includes, among other things, promotion of or adequate provision for 1 or more of the following . (7) (2)(d):
<input type="checkbox"/>	(i) A system of transportation to lessen congestion on streets.
<input type="checkbox"/>	(ii) Safety from fire and other dangers.
<input type="checkbox"/>	(iii) Light and air.

<input type="checkbox"/>	(iv) Healthful and convenient distribution of population.
<input type="checkbox"/>	(v) Good civic design and arrangement and wise and efficient expenditure of public funds.
<input type="checkbox"/>	(vi) Public utilities such as sewage disposal and water supply and other public improvements.
<input type="checkbox"/>	(vii) Recreation.
<input type="checkbox"/>	(viii) The use of resources in accordance with their character and adaptability.
<input type="checkbox"/>	7. (Permissive “may”) Plan includes any areas outside of the municipal boundaries that, in the planning commission's judgment, are related to the planning of the municipality. (31) (1)(b)
<input type="checkbox"/>	8. Plan includes maps, plats, charts, and descriptive, explanatory, and other related matter and shall show the planning commission's recommendations for the physical development of the planning jurisdiction. (33)(1)
<input type="checkbox"/>	9. Plan includes classification and allocation of land for agriculture, residences, commerce, industry, recreation, ways and grounds, public buildings, schools, soil conservation, forests, woodlots, open space, wildlife refuges, and other uses and purposes pertinent to the future development of the planning jurisdiction. (33) (2)(a)
<input type="checkbox"/>	10. Plan includes the general location, character, and extent of streets, railroads, airports, bicycle paths, pedestrian ways, bridges, waterways, and waterfront developments; sanitary sewers and water supply systems; facilities for flood prevention, drainage, pollution prevention, and maintenance of water levels; and public utilities and structures. (33)(2)(b)
<input type="checkbox"/>	11. Plan includes recommendations as to the general character, extent, and layout of redevelopment or rehabilitation of blighted areas; and the removal, relocation, widening, narrowing, vacating, abandonment, change of use, or extension of streets, grounds, open spaces, buildings, utilities, or other facilities. (33)(2)(c)
<input type="checkbox"/>	12. For a local unit of government that has adopted a zoning ordinance, the Master Plan includes a zoning plan for various zoning districts controlling the height, area, bulk, location, and use of buildings and premises. The zoning plan shall include an explanation of how the land use categories on the future land use map relate to the districts on the zoning map. (33)(2)(d)
<input type="checkbox"/>	13. Plan includes recommendations for implementing any of the master plan's proposals. (33)(2)(e)
<input type="checkbox"/>	14. If a master plan is or includes a master street plan, the means for implementing the master street plan in cooperation with the county road commission and the state transportation department shall be specified in the master street plan in a manner consistent with the respective powers and duties of and any written agreements between these entities and the municipality. (33)(3)

Note #2: A statement to submitting Jurisdiction must indicate in response comments regarding:

1. Inconsistencies with the master plan of any municipality or region described in subsection (2)(a) or (d), and
2. Inconsistencies with the county master plan.

Sub-Committee Reviewed _____ Date ___/___/___

Commission Reviewed _____