

TUSCOLA COUNTY PLANNING COMMISSION NEWS LETTER

125 S. Lincoln St. Caro Michigan

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July 2012 Issue 1

Topic: Master Plan Review, required every five years.

The attached list is the County Record of each Municipalities documents on file and the year of their adoption. Are you on file? Up to date? Are our records accurate? Do you need to begin the review process? This is not a weekend project. A proper review can take several months, particularly if your plan is overdue for that review. Demographics should be updated using data from the 2010 census. This may change your category for loans and grants. PA33of 2008, section 45 outlines those changes that can be made without notification or public hearings. After a review, if no changes are made, this fact should also be transmitted to all parties notified that a review was in process.

Are you required to include a Capital Improvement Plan? This item is **mandatory** in the master plan for those municipalities that , alone or jointly with other municipalities, own or operate a water supply or sewage disposal system. That does not mean that others should ignore this topic. Capital improvements can outline goals and objectives for the betterment of the community, a plan for the future.

New Complete Streets requirement. What does it require of you?

PA134 of 2010 changes sections 7(2)(d)i & 33(2)(b) of the Planning Act of 2008. Master plans must now include plans for a system of transportation to lessen congestion on streets and provide for safe and efficient movement of people and goods by motor vehicles, bicycles, pedestrians and other legal users. It is recommended that you read these sections of the law and determine if and how they affect you.

Helpful resource material:

Schindlers Checklist Series: lu.msue.msu.edu/

#1F – What Should be in a Master Plan?

#1H – The Five-Year Plan Review

#1I – Adoption of a Plan Amendment

#1J – Capital Improvement Program

MTA: www.michigantownships.org/

Procedures to Adopt or Amend a Master Plan
(contains sample Letters)

State Law Update: On May 23, PA143 of 2012 was signed by the Governor. This law amends PA110 of 2006 by changing the way wireless communications equipment is handled by municipalities. Under certain conditions, this equipment will be **a permitted use not subject to special land use approval**. This law should be downloaded from the State site to see if it will affect your zoning ordinances. It is suggested that it would do no harm to also have your attorney take a look.

Also new: The Michigan Supreme Court has [ruled](#) that municipalities are responsible for sewage discharges that occur within their borders--even those that emanate from a private system. This could affect your municipality, check with the MTA and your attorney.

Other bits and pieces: We are located in the new county building at 125 S. Lincoln St. Please update your files for mailing materials to us so we can deal with them in a timely manner.

We are here to assist you:

These are the representatives for each municipality. You can contact them via our email site.

| | | | | | | |
|-----------------------|------------------|-----------------------|---------------------|---------------------|--------------|-----------|
| Zygmunt Dworzecki | Keith Kosik | Lonnie Kester | Cynthia Kapa | To Be Announced | Wm. Thayer | Ione Vyse |
| Akron | Denmark | Arbela | Dayton | Elkland | Almer | Juniata |
| Columbia | Fairgrove | Millington | Fremont | Elmwood | Ellington | Kingston |
| Village of Akron | Gilford | Vassar | Watertown | Novesta | Indianfields | Koylton |
| Village of Fairgrove | Wisner | Village of Millington | Village of Kingston | Village of CassCity | Wells | Tuscola |
| Village of Unionville | Village of Reese | City of Vassar | Village of Mayville | Village of Gagetown | City of Caro | |

2012 TOWNSHIP DOCUMENTS ON FILE

| No. | Name | MASTER PLAN | ZONING ORDINANCE |
|------------|-------------------------------------|--------------------|-------------------------|
| 1. | Vassar | 2001 | 2002 |
| 2. | Caro (Almer & Indianfields Twps.) | 2005 | 2005 |
| | Village | | |
| 3. | Akron (Akron & Fairgrove Twps.) | 2011 | |
| 4. | Cass City (Elkland Twp.) | 2003 | 1988 |
| 5. | Fairgrove (Fairgrove Twp.) | 2000 | 2000 |
| 6. | Gagetown (Elmwood Twp.) | ? | 1970 |
| 7. | Kingston (Kingston & Koylton Twps.) | | |
| 8. | Mayville (Fremont Twp.) (Joint) | 2007 | 2009 |
| 9. | Millington (Millington Twp.) | 2009 | |
| 10. | Reese (Denmark Twp.) | 2003 | 2003 |
| 11. | Unionville (Columbia Twp.) | No PC | |
| | Township | | |
| 12. | Akron | 2002 | 2009 |
| 13. | Almer | 2009 | 2009 |
| 14. | Arbela | 2002 | 2003 |
| 15. | Columbia | No PC | |
| 16. | Dayton | 2000 | 2008 |
| 17. | Denmark | 2005 | 2006 |
| 18. | Elkland | 2008 | 2008 |
| 19. | Ellington | 2011 | 1975 |
| 20. | Elmwood | | 2006 |
| 21. | Fairgrove | 1976 | 1993 |
| 22. | Fremont (Joint) | 2007 | 2009 |
| 23. | Gilford | 2008 | 2008 |
| 24. | Indianfields | 2009 | 2009 |
| 25. | Juniata | 2008 | 2008 |
| 26. | Kingston | 2011 | 2001 |
| 27. | Koylton | 2010 | 1999 |
| 28. | Millington | 2000 | 2006 |
| 29. | Novesta | | 2008 |
| 30. | Tuscola | 2011 | 1996 |
| 31. | Vassar | 1995 | 2006 |
| 32. | Watertown | 1999 | 1997 |
| 33. | Wells | 2011 | 2012 |
| 34. | Wisner | 2009 | 20?? |