

# TUSCOLA COUNTY PLANNING COMMISSION NEWS LETTER

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## AMENDING YOUR ZONING ORDINANCE. THIS INCLUDES REZONING.

In this day of lawsuits over every little thing, it is vital that municipalities follow the law every step of the way in the process of writing, and amending zoning ordinances. Do not forget that REZONING is amending not only your zoning ordinance map but also the Present Land Use Map of your master plan. Remember to pick up the changes when you do your 5-year review.

As a first step, familiarize yourself with the relevant portions of the applicable law, PA110 of 2006. We also recommend you keep on file, and use, Checklist #4 (Adoption of a Zoning Ordinance in Michigan) from Michigan State Extension. The checklist gives you the order of the steps to follow and the documents you need to keep on file. Go to MSU extension and search, land use pamphlets or [http://msue.anr.msu.edu/resources/land\\_use\\_pamphlets](http://msue.anr.msu.edu/resources/land_use_pamphlets). Either will take you to the page listing all the Land Use pamphlets available from Michigan State. Most of these should be a part of every municipality's library. Following the steps outlined should keep legal troubles at bay.

While document #4 lists the review of the County Planning Office and attorney prior to the Public Hearing as optional, we suggest that you do both at this time. In the end, it could save you money and time. Changes needed by your attorney or recommendations by the county planning commission would require an additional public hearing with the associated newspaper notice and mailings. Money you could have saved by a little pre-planning. **By Zoning Ordinance Committee, Ione Vyse:**

### **New Members Join the Planning Commission:**

Thomas McVay and Alfred Pearsall are our newest Planning Commission members. They will be replacing Raymundo Cortez and Aaron Gyurko. The new officers are Zygmunt Dworzecki- chair, Louis Smallwood-vice chair, and Thomas McVay secretary.

### **What is new in State Law: by Zygmunt Dworzecki, Law Review Committee**

Limits and parameters on local and state regulation of wireless communication 2015 update. In 2012, the United States Congress passed a law that says, "A state or local government may not deny, and shall, approve any eligible facilities request for a modification of any existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station." You may get your complete information from this site. Updated *Land Use Series* "Limits and parameters on local and state regulation of wireless communication": <http://lu.msue.msu.edu/pamphlet/Blaw/Pamphlet%20BroadbandAndWireless.pdf>

This pamphlet will have the needed information for your municipality, zoning administrator, and planning commission.

### **Membership:**

Zygmunt Dworzecki	Chairperson, Master Plan Committee, Chair - Law Review Committee, Chair
Thomas McVay	Secretary: Master Plan Committee, Law Review Committee
Cynthia Kapa,	PA 116 Committee, Parks and Rec. Liaison
Lonnie Kester	Chair - PA 116 Committee
Albert Pearsall	PA 116 Committee, Zoning Ordinance Committee
Louis Smallwood	Vice- Chairperson, PA 116 Committee, Coordinator, Zoning Ordinance Committee
Ione K. Vyse	Chair - Zoning Ordinance Committee Chair

Our Meetings: First Wednesday of each month at 5:00 pm. in the conference room of the Purdy Building.  
Tuscola county Planning Commission website: <http://www.tuscolacounty.org/planning/>