

Sec. 30-35. - Master plan; preparation.

- (a) It shall be the function and duty of the planning commission to make and adopt a master plan for the physical development of the city, including any area outside of its boundaries, which, in the planning commission's judgment, bears relation to the planning of the city. The master plan, with the accompanying maps, plats, charts and descriptive matter, shall show the planning commission's recommendations for the development of such territory, including, but not limited to, the general location, character and extent of streets, viaducts, subways, bridges, waterways, 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; 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; the general character, extent and layout of the replanning and redevelopment of blighted districts and slum areas; and the zoning plan for the control of the height, area, bulk, location and the use of buildings and premises. As the work of making the whole master plan progresses, the planning commission may from time to time adopt and publish a part of the master plan, which part shall cover one or more major sections or divisions of the city or one or more of the matters set forth in this section or other functional matters to be included in the plan. The planning commission may from time to time amend, extend or add to the master plan; provided, that the planning commission at least every five years after adoption of a master plan shall review the master plan and determine whether to commence the procedure to amend the master plan or adopt a new master plan.
- (b) Before preparing a master plan, the planning commission shall send notice to all the entities described in section 39 Public Act No. 33 of 2008 (MCL 125.3839). A notice in the manner prescribed therein explaining that the planning commission intends to prepare such a plan and requesting the recipient's cooperation and comment.
- (c) After preparing a proposed master plan, the planning commission shall submit the proposed plan to the city commission for review and comment. The process of adopting such plan shall not proceed further unless the city commission approves the distribution of the proposed plan.
- (d) Once the city commission approves the distribution of the proposed plan, the planning commission shall submit the plan for review and comments to the entities identified in Public Act No. 33 of 2008 (MCL 125.3801 et seq.), and in the manner provided therein.

(Ord. No. 577, § 2, 5-11-2009)

Sec. 30-36. - Master plan; adoption.

A master plan may be adopted as a whole or by successive parts corresponding with major geographical areas of the city or with functional subject matter areas of the master plan.

- (1) Before approving a proposed master plan, the planning commission shall hold not less than one public hearing on the plan, which hearing shall be held after the expiration of the deadline for comment under section 41(3) of Public Act No. 33 of 2008 (MCL 125.3841). The planning commission shall give notice of the hearing not less than 15 days before the hearing and in the manner provided in section 43(1) of Public Act No. 33 of 2008 (MCL 125.3843).
- (2) The approval of the proposed master plan shall be by resolution of the planning commission upon the affirmative votes of not less than two-thirds of the members of the planning commission. The resolution shall be in the form required by section 43(2) of Public Act No. 33 of 2008 (MCL 125.3843). Following approval the planning commission shall submit a copy of the master plan to the city commission.
- (3) Approval of the proposed master plan by the planning commission is the final step for adoption of the master plan, unless the city commission by resolution has asserted the right to approve or reject the plan. In that case the procedure for final approval shall be as set forth in section 43 of Public Act No. 33 of 2008 (MCL 125.3843). Upon final adoption of the master plan, the planning commission shall submit the adopted plan to the same entities to which copies of the proposed plan were required to be submitted. (Resolution 5/11/09)
- (4) An extension, addition, revision, or other amendment to a master plan shall be adopted by following the procedure under sections 39, 41 and 43 of Public Act No. 33 of 2008 (MCL 125.3839, 125.3841 and 125.3843) subject to the further provisions of section 45(1) of Public Act No. 22 of 2008 (MCL 125.3845).

(Ord. No. 577, § 2, 5-11-2009)