

ARTICLE 23

PLANNING COMMISSION

Section 23.01 Authority.

The Planning Commission is hereby established in accordance with the Michigan Planning Enabling Act (P.A. 33 of 2008, as amended), the Michigan Zoning Enabling Act (P.A. 110 of 2006, as amended), and Chapter 62 (Planning) of the City of Richmond Code of Ordinances; all of which enable and govern the activities and procedures under this Ordinance.

Section 23.02 Jurisdiction.

The Planning Commission shall have such powers, duties, and responsibilities as are expressly provided for in this Ordinance, Chapter 62 (Planning) of the City of Richmond Code of Ordinances, the Michigan Planning Enabling Act (P.A. 33 of 2008, as amended), and the Michigan Zoning Enabling Act (P.A. 110 of 2006, as amended).

Section 23.03 Rules of Procedure.

The Planning Commission shall conduct business, organize meetings, and perform its duties as provided for in this Ordinance, Chapter 62 (Planning) of the City of Richmond Code of Ordinances, the Michigan Planning Enabling Act (P.A. 33 of 2008, as amended), the Michigan Zoning Enabling Act (P.A. 110 of 2006, as amended), and the adopted City of Richmond Planning Commission By-Laws and Rules of Procedure.

Section 23.04 Jurisdiction.

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

A. Zoning Ordinance.

The Planning Commission is hereby designated as the commission specified in the Michigan Zoning Enabling Act (P.A. 110 of 2006, as amended), and shall perform the zoning duties of said commission as provided in the statute in connection with the amendment of this Ordinance.

The Planning Commission shall be responsible for formulation of the Zoning Ordinance, review of amendments to the Zoning Ordinance, holding hearings on a proposed Zoning Ordinance or amendments, and reporting its findings and recommendations concerning the Zoning Ordinance or amendments to City Council.

B. Site Plan Review.

The Planning Commission shall be responsible for reviewing site plans, and making determinations to approve, approve subject to conditions, or deny applications for site plan approval in accordance with Article 18 (Site Plan Review).

C. Special Condition Use Review.

The Planning Commission shall be responsible for holding hearings, reviewing, and making determinations to approve, approve subject to conditions, or deny applications for special condition uses in accordance with Article 17 (Special Condition Uses).

D. Planned Unit Development Review.

The Planning Commission shall be responsible for holding hearings and reviewing all applications for planned unit development approval in accordance with Article 20 (Planned Unit Developments). The Planning Commission shall be responsible for making a recommendation to City Council to grant approval, approval with conditions, or denial of a proposed planned unit development.

E. Master Plan.

The Planning Commission is hereby designated as the commission specified in the Michigan Planning Enabling Act (P.A. 33 of 2008, as amended), and shall perform the planning duties of said commission as provided in the statute.

F. Other Duties and Responsibilities.

Consistent with the City of Richmond Code of Ordinances, the Planning Commission shall be responsible for review of plats and any other matters relating to land development referred to the Commission by City Council. The Planning Commission shall recommend appropriate regulations and action on such matters.

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