



A Chapter of the American Planning Association

2005 – 2006 Public Policy Platform

The Michigan Association of Planning exists so that Michigan will consist of healthy, safe, attractive, and successful communities built first and foremost on quality community planning. Our members are committed to making great places happen.

To that end the Michigan Association of Planning supports the following:

State initiatives that strengthen local planning efforts by:

- A. Creating statewide planning goals that create a consensus vision for Michigan's future.
- B. Developing a clear urban/suburban/rural strategy which supports smart growth.
- C. Creating and maintaining policies and programs to preserve the urban core areas.
- D. Clearly defining the basic role and responsibility of each level of government in coordinated planning and development regulation.
- E. Coordinating State departmental planning and spending especially as it relates to new infrastructure, new state facilities and new state property.
- F. Revise state laws and programs that support or subsidize sprawl over other compact settlement programs.
- G. Streamlining state spending based on smart growth tenets*.
- H. Supporting infrastructure policy that emphasizes maintenance and rebuilding of existing infrastructure over construction of new infrastructure.
- I. Providing a stable funding source for the development of local planning programs.
- J. Providing a state office of smart growth for technical assistance to local governments.
- K. Supporting the completion of the natural features inventory and dedication of adequate permanent funding for the MiRIS program which results in statewide land use/land cover updates every five years.
- L. Consolidating and modernizing planning statutes based on the smart growth tenets.
- M. Creating a uniform zoning enabling act with expanded local tools for smart growth.
- N. Revising the Land Division Act to streamline the platting process without compromising legitimate public interests.
- O. Supporting an adequate permanent funding source for the purchase of development rights.
- P. Supporting a constitutional amendment to permit local option sales tax by voter approval for certain infrastructure, open space preservation, and quality of life improvements.
- Q. Establishing clear state policy on local government's obligation to provide affordable housing and providing adequate tools for local governments to implement this policy.

- R. Recognize the need for a diverse set of mobility options to assure urban areas are accessible, attractive and efficient for all ages, incomes and physical attributes.
- S. Support initiatives that will enhance and maintain the preservation and utilization of productive farmland

Support Multi-jurisdictional planning efforts by:

- A. Providing a stable source of state funds to all state recognized planning and development regions that require the preparation and periodic updating of regional land use, resource management, environmental protection, energy, affordable housing, transportation and emergency preparedness plans, as well as supports regional geographic information systems.
- B. Authorizing multi-jurisdictional tax base sharing.

Allow for expanded local options to pay landowners for development rights when appropriate planning requirements are met by:

- A. Expanding purchase of development rights (PDR) programs to include wetlands, scenic vistas, historic sites, and access rights.
- B. Authorizing transfer of development rights (TDR) programs.
- C. Establishing urban/rural service districts and official maps.

Provide new local options to pay for growth as well as maintain existing infrastructure when appropriate planning requirements are met by:

- A. Creating the authority to establish impact fees to address the off site impacts of developments.
- B. Creating the authority to require adequate infrastructure to be in place before permitting new development
- C. Creating the authority for local governments to enact, with voter approval, local option taxes and fees.

Expand local zoning power when appropriate planning requirements are met by:

- A. Requiring schools to be subject to local zoning.
- B. Requiring manufactured housing communities to be treated consistent with other residential developments to include local zoning, inspection, and taxation.

Expand local planning requirements to enhance plan implementation and support the new tools listed above by:

- A. Requiring a capital improvements plan to be consistent with the land use plan and be updated on an annual basis.
- B. Requiring adoption of plans by the local governing body.
- C. Limit the use of referendum.
- D. Requiring zoning to be consistent with local adopted plan.

***Tenets of smart growth:**

- 1. Create a range of housing options**
- 2. Create walkable neighborhoods**
- 3. Encourage community and stakeholder collaboration**
- 4. Foster distinctive, attractive communities with a strong sense of place**

- 5. Make development decisions predictable, fair, and cost-effective**
- 6. Mix businesses, residences, open space and institutional uses in definable neighborhoods.**

- 7. Preserve open space, farmland, natural beauty and critical environmental areas**
- 8. Provide transportation**
- 9. direct development towards existing communities**
- 10. Emphasize compact development design and development within existing towns and villages.**