

ARTICLE 40

PLANNING COMMISSION

SECTION 40.01. Authority

The Commerce Charter Township Planning Commission is designated as the Planning Commission specified in Section 301 of the Michigan Zoning Enabling Act (Public Act 110 of 2006, as amended), which enables and governs the activities and procedures under this Ordinance.

SECTION 40.02. Jurisdiction

The Planning Commission shall have such powers, duties, and responsibilities as are expressly provided for in this Ordinance, the Michigan Zoning Enabling Act (Public Act 110 of 2006, as amended), and the Michigan Planning Enabling Act (Public Act 33 of 2008, as amended).

SECTION 40.03. Rules of Procedure

The Planning Commission shall conduct business, organize meetings, and perform its duties as provided for in this Ordinance, Public Act 110 of 2006, as amended, Public Act 33 of 2008, as amended, and the adopted Charter Township of Commerce Planning Commission Bylaws and Rules of Procedure.

SECTION 40.04. Powers and Duties

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

A. Zoning Ordinance

The Planning Commission shall perform the zoning duties of the zoning commission as provided in Public Act 110 of 2006, as amended, in 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 thereto, and reporting its findings and recommendations concerning the Zoning Ordinance or amendments to the Township Board.

B. Site Plan Review

The Planning Commission shall be responsible for reviewing site plans and site plan amendments, and making determinations to approve, approve subject to conditions, or deny applications for site plan approval in accordance with Article 35 (Site Plan Review).

C. Special Land 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 land uses (and amendments to special land uses) in accordance with Article 34 (Special Land Uses).

D. Site Condominium Review

The Planning Commission shall be responsible for reviewing site condominium plans and site condominium plan amendments, and making determinations to approve, approve subject to conditions, or deny applications for site condominium plan approval in accordance with Article 37 (Condominium Regulations).

E. 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 38 (Planned Unit Development). The Planning Commission shall be responsible for making a recommendation to the Township Board to grant approval, approval with conditions, or denial of a proposed planned unit development and any amendments to a planned unit development.

F. Other Duties and Responsibilities

1. The Planning Commission shall submit a report at least once a year to the Township Board on the administration and enforcement of this Ordinance and on recommendations for amendments or supplements.
2. The Planning Commission shall be responsible for review of any other matters relating to land development referred to the Commission by the Township Board. The Planning Commission shall recommend appropriate regulations and action on such matters.
3. The Planning Commission shall prepare a Capital Improvement Plan.
4. The Planning Commission shall take such action on petitions, staff proposals and Township Board requests for amendments to the Master Plan.

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