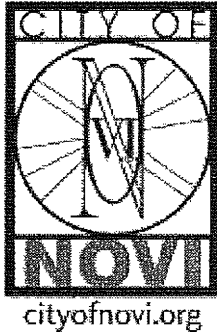


MEMORANDUM



TO: BARBARA MCBETH, AICP, DEPUTY DIRECTOR
COMMUNITY DEVELOPMENT

FROM: MARK SPENCER, AICP, PLANNER *Mark Spencer*

SUBJECT: MASTER PLAN FOR LAND USE AMENDMENT ADOPTION

DATE: JUNE 15, 2010

After many months of work, the Planning Commission is almost in position to take the last step in the Master Plan for Land Use review and amendment process; the adoption of a set of proposed Master Plan for Land Use amendments. The Michigan Planning Enabling Act requires a public hearing to take place after the close of the required 42-day comment period allowed for neighboring communities, county, railroads and public utilities to review the document. At that time, the Planning Commission may take action to adopt any proposed amendments to the Master Plan for Land Use. The Planning Commission is asked to set the required public hearing for July 14, 2010.

After the comment period closes on June 28th, staff will distribute the review comments to the Master Plan and Zoning Committee for discussion at the Committee's July 7th meeting. Staff may provide a report on specific requests, suggestions or problems mentioned in the review comments. The review comments are advisory only. The Committee may recommend adoption of the proposed Master Plan for Land Use amendments as distributed or recommend changes if the Committee feels that the information provided in the review comments warrants changing the proposed amendments.

The review comments and the Committee recommendation(s) will then be forwarded to the Planning Commission for discussion at the public hearing. After evaluating public comments, the review comments and the Master Plan and Zoning Committee recommendation(s), the Planning Commission may adopt the proposed Master Plan for Land Use amendments with or without any changes the Commission deems appropriate. Alternatively, the Commission may postpone action on the matter and seek additional information or review from staff or the Master Plan and Zoning Committee.

If you have any questions on this matter, please feel free to contact me.