

# SENATE BILL No. 912

January 26, 2012, Introduced by Senators JOHNSON and KOWALL and referred to the Committee on Transportation.

A bill to amend 2006 PA 110, entitled "Michigan zoning enabling act," by amending section 205 (MCL 125.3205), as amended by 2011 PA 113.

**THE PEOPLE OF THE STATE OF MICHIGAN ENACT:**

1           Sec. 205. (1) A zoning ordinance is subject to **ALL OF** the  
2 **FOLLOWING:**

3           **(A) THE** electric transmission line certification act, 1995 PA  
4 30, MCL 460.561 to 460.575.

5           **(B) THE SOUTHEAST MICHIGAN REGIONAL TRANSIT AUTHORITY ACT.**

6           (2) A county or township shall not regulate or control the  
7 drilling, completion, or operation of oil or gas wells or other  
8 wells drilled for oil or gas exploration purposes and shall not

1 have jurisdiction with reference to the issuance of permits for the  
2 location, drilling, completion, operation, or abandonment of such  
3 wells.

4 (3) An ordinance shall not prevent the extraction, by mining,  
5 of valuable natural resources from any property unless very serious  
6 consequences would result from the extraction of those natural  
7 resources. Natural resources shall be considered valuable for the  
8 purposes of this section if a person, by extracting the natural  
9 resources, can receive revenue and reasonably expect to operate at  
10 a profit.

11 (4) A person challenging a zoning decision under subsection  
12 (3) has the initial burden of showing that there are valuable  
13 natural resources located on the relevant property, that there is a  
14 need for the natural resources by the person or in the market  
15 served by the person, and that no very serious consequences would  
16 result from the extraction, by mining, of the natural resources.

17 (5) In determining under this section whether very serious  
18 consequences would result from the extraction, by mining, of  
19 natural resources, the standards set forth in Silva v Ada Township,  
20 416 Mich 153 (1982), shall be applied and all of the following  
21 factors may be considered, if applicable:

22 (a) The relationship of extraction and associated activities  
23 with existing land uses.

24 (b) The impact on existing land uses in the vicinity of the  
25 property.

26 (c) The impact on property values in the vicinity of the  
27 property and along the proposed hauling route serving the property,

1 based on credible evidence.

2 (d) The impact on pedestrian and traffic safety in the  
3 vicinity of the property and along the proposed hauling route  
4 serving the property.

5 (e) The impact on other identifiable health, safety, and  
6 welfare interests in the local unit of government.

7 (f) The overall public interest in the extraction of the  
8 specific natural resources on the property.

9 (6) Subsections (3) to (5) do not limit a local unit of  
10 government's reasonable regulation of hours of operation, blasting  
11 hours, noise levels, dust control measures, and traffic, not  
12 preempted by part 632 of the natural resources and environmental  
13 protection act, 1994 PA 451, MCL 324.63201 to 324.63223. However,  
14 such regulation shall be reasonable in accommodating customary  
15 mining operations.

16 (7) This act does not limit state regulatory authority under  
17 other statutes or rules.

18 Enacting section 1. This amendatory act does not take effect  
19 unless Senate Bill No. 911

20 of the 96th Legislature is enacted into law.