

CITY OF BELLEVILLE
RESOLUTION NO. 26-011

**RESOLUTION OPPOSING STATE LEGISLATION THAT WOULD PREEMPT LOCAL ZONING
AUTHORITY REGARDING HOUSING DEVELOPMENT**

At a regular/special meeting of the City of Belleville, County of Wayne, State of Michigan,
held on March 2, 2026.

WHEREAS,

The City of Belleville is a municipal corporation organized and existing under the laws of the State of Michigan and is charged with protecting the health, safety, and welfare of its residents; and

WHEREAS,

The Michigan House of Representatives recently introduced a package of bills that would preempt local authority over zoning and land use decisions related to housing development; and

WHEREAS,

While the City of Belleville supports efforts to increase housing affordability and expand housing opportunities within the State of Michigan, the legislation as introduced would significantly limit the authority of locally elected governing bodies and appointed planning commissions and zoning boards to make decisions that reflect the unique character, infrastructure capacity, and priorities of their communities; and

WHEREAS,

Local zoning and housing standards are carefully developed to align with the capacity of roads, stormwater systems, water and sewer infrastructure, and police and fire services, and are integrated with long-range master plans, capital improvement plans, and municipal budget forecasting; and

WHEREAS,

Increasing residential density without adequate local review and mitigation planning may result in overburdened utilities, unsafe traffic conditions, strained public safety resources, unfunded service demands, and other unintended consequences that directly impact residents; and

WHEREAS,

Local planning processes are transparent and participatory, providing residents with direct access to public meetings, hearings, and elected officials, thereby ensuring accountability and community engagement in land use decisions; and

WHEREAS,

State preemption of local zoning authority diminishes local accountability and may not adequately account for the varied infrastructure constraints, geographic conditions, and community needs that differ significantly across Michigan municipalities; and

WHEREAS,

Responsible housing growth should occur through collaboration between the State of Michigan and local governments to ensure that affordability goals are balanced with infrastructure capacity, public safety considerations, and sound fiscal management;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City of Belleville hereby formally opposes the Michigan House housing preemption package as currently introduced.
2. The city urges members of the Michigan Legislature to vote against the bills in their current form and to engage collaboratively with local governments to develop housing policies that promote affordability while preserving local planning authority and protecting public infrastructure systems.
3. The city supports constructive dialogue and partnership with the State to identify meaningful solutions that increase housing opportunities without creating unfunded mandates or infrastructure burdens on local communities.
4. The Clerk is directed to transmit a copy of this Resolution to the Governor of the State of Michigan, members of the Michigan House of Representatives and Michigan Senate representing this community, the Michigan Municipal League, the Michigan Townships Association, the Michigan Association of Counties, and any other interested parties.

State of Michigan)

County of Wayne) ss

City of Belleville)

I, Briana Papin, City Clerk in and for the City of Belleville, County and State aforesaid, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Belleville City Council on this 2nd day of March 2026.

IN WITNESS WHEREOF, I have hereto affixed
My signature and the Seal of the City of Belleville,
Michigan, on this 2nd day of March 2026.

A handwritten signature in cursive script, reading "Briana Papin", written over a horizontal line.

Briana Papin

