



City of Bloomfield Hills

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Bloomfield Hills, MI 48304
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Susan McCarthy
Mayor

Alice Buckley
Mayor Pro Tem

Bradley Baxter
Commissioner

Lauren Fisher
Commissioner

Alan Ackerman
Commissioner

David Hendrickson
City Manager

March 18, 2026

The Honorable Matt Hall
Speaker of the House
Michigan House of Representatives
P.O. Box 30014
Lansing, Michigan 48909

Dear Speaker Hall:

On behalf of the City of Bloomfield Hills, I respectfully submit for your review and consideration a resolution recently adopted by the Bloomfield Hills City Commission opposing proposed state legislation that would amend Michigan's land division regulations.

Bloomfield Hills places great importance on preserving the integrity of local planning authority as authorized under the Michigan Zoning Enabling Act and related statutes. We respectfully request that you share this resolution with members of the House of Representatives and take it into consideration during deliberations on any proposed amendments to the state's land division laws.

Thank you for your attention to this matter and for your continued service to the residents of the State of Michigan.

Sincerely,

Amy Burton
Assistant City Manager / City Clerk

Enclosure: Resolution Opposing Amendments to the State Land Division Act

CITY OF BLOOMFIELD HILLS

RESOLUTION OPPOSING STATE LEGISLATIVE PROPOSAL TO AMEND THE LAND DIVISION REGULATIONS IN THE STATE

At a regular meeting of the City Commission for the City of Bloomfield Hills, Oakland County, Michigan, held on March 10, 2026, at the City Hall, 45 East Long Lake Road, Bloomfield Hills, Michigan, 48304-2322, the following preamble and resolution were offered by Commissioner Ackerman, and supported by Commissioner Buckley:

WHEREAS, the City of Bloomfield Hills is a primarily residential, developed, suburban area. Tree lined streets, generous setbacks, lush landscaping, and discrete signage are hallmarks of the Bloomfield Hills experience for residents, visitors, and commuters, which the City has a long-standing tradition of maintaining.

WHEREAS, the State Legislature has proposed bills that would seriously undermine the principle of local control for governmental land use and zoning regulations, including House Bills HB 5529, HB 5530, HB 5531, HB 5532, HB 5581, HB 5582, HB 5582, HB 5584, and HB 5585.

WHEREAS, the proposed legislation would impose statewide zoning regulations, instituting a “one size fits all” to what should be a very localized land use plan.

WHEREAS, the removal of local decision making from the important aspects of the zoning, such as state requirements for minimum lot size.

WHEREAS, the proposed legislation would mandate a significantly smaller minimum lot size than this community requires, adversely impacting existing property values and causing capacity issues for existing infrastructure.

WHEREAS, the proposed legislation would remove the 7,200 square foot minimum lot size to be considered for a waiver of the minimum lot width and area requirements for residential properties, adversely impacting existing property values and causing capacity issues for existing infrastructure.

WHEREAS, the proposed legislation limits a municipality’s zoning authority, stating that the zoning authority may not conflict with the Land Division Act.

WHEREAS, the proposed legislation makes it more difficult to challenge a zoning ordinance amendment that increases the number of dwelling units by increasing the percentage of owners in the area required to sign a protect petition from 20% to 60% of the area of land.

WHEREAS, the proposed legislation would allow mobile homes to be placed in any residential zone.

WHEREAS, the proposed legislation would create a statewide definition of “duplex” and mandate that duplexes are permitted in any district where single-family residences are allowed and cannot be subject to any procedures different from a single-family residence.

WHEREAS, the proposed legislation would limit circumstances where a municipality could require additional information from an applicant prior to making a decision.

WHEREAS, the proposed legislation would require setback requirements, 15 foot or less front yard and 5 foot or less side yard, if the municipality is located in whole or part within a metropolitan statistical area.

WHEREAS, the proposed legislation would create a statewide definition of “accessory dwelling unit” and mandate these units are permitted by right in residential zoning districts. Accessory dwelling units would also be exempted from density calculations, additional parking requirements, or owner occupant requirements.

WHEREAS, each of the proposed amendments dramatically and adversely impact the City of Bloomfield Hills, as well as each municipality in the state, by removing the local control over property use and land division issues which are crucial to property values and the quality of life in individual communities.

THEREFORE BE IT RESOLVED THAT:

1. The City of Bloomfield Hills opposes legislation which would remove local control over land division and land use issues from the City of Bloomfield Hills or any other municipality of the state.
2. The City of Bloomfield Hills specifically opposes House Bills HB 5529, HB 5530, HB 5531, HB 5532, HB 5581, HB 5582, HB 5582, HB 5584, and HB 5585.

AYES: 5 (McCarthy, Buckley, Baxter, Fisher, Ackerman)

NAYES:0

ABSTENTIONS:0

RESOLUTION DECLARED ADOPTED THIS 10th DAY OF MARCH 2026.

CERTIFICATION

STATE OF MICHIGAN)
) ss
COUNTY OF OAKLAND)

I, Amy Burton, the duly qualified Clerk of the City of Bloomfield Hills, Oakland County, Michigan, do hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the City Commission of the City of Bloomfield Hills on the 10th day of March 2026; the original is on file in the Office of the Clerk.



AMY BURTON
CITY CLERK