

CITY OF MOUNT CLEMENS, MICHIGAN

RESOLUTION IN OPPOSITION TO MICHIGAN HOUSE BILLS 5529–5532 AND 5581–5585 REGARDING LOCAL MUNICIPAL ZONING AUTHORITY

The City Commission of the City of Mount Clemens, Michigan, at a regular meeting held on the 16th day of March, 2026, adopted the following Resolution:

WHEREAS, Michigan House Bills 5529 through 5532 and 5581 through 5585 have been introduced in the Michigan House of Representatives and referred to committee for consideration; and

WHEREAS, these bills propose significant statewide changes to local zoning and land use regulations that would preempt long-standing municipal authority to regulate development within local communities; and

WHEREAS, Michigan has historically recognized that zoning and land use decisions are best made at the local level, where elected officials and planning bodies have the greatest understanding of community character, infrastructure capacity, and long-term development goals; and

WHEREAS, the proposed legislation would impose additional requirements for studies, documentation, and administrative processes related to site plan review, which may create unnecessary delays, increase costs for applicants and municipalities, and function as unfunded mandates on local governments; and

WHEREAS, the legislation would limit the authority of municipalities to establish and enforce zoning standards related to residential density, minimum home square footage, building spacing, parking requirements, and other development regulations that have been carefully adopted through local planning processes; and

WHEREAS, the legislation would require municipalities to permit duplex housing on parcels currently zoned for single-family residential, thereby overriding locally adopted zoning ordinances and community planning decisions; and

WHEREAS, municipalities must retain the ability to plan for responsible growth while ensuring that infrastructure systems—including water, sewer, roads, public safety services, and drainage—are capable of supporting additional development; and

WHEREAS, the City of Mount Clemens recognizes the importance of addressing housing availability and affordability, but believes that housing policy solutions should preserve meaningful local input and flexibility so that communities can respond to their unique needs and conditions; and

WHEREAS, broad state preemption of local zoning authority risks undermining decades of community planning, infrastructure investment, and neighborhood stability;

NOW, THEREFORE, BE IT RESOLVED, that the City Commission of the City of Mount Clemens strongly opposes the passage of Michigan House Bills 5529 through 5532 and 5581 through 5585, as these bills would significantly restrict the ability of local governments to responsibly plan for growth, manage infrastructure capacity, and protect the character and stability of their neighborhoods; and

BE IT FURTHER RESOLVED, that the City Commission urges the Michigan Legislature to preserve local zoning authority and work collaboratively with municipalities to address housing needs and development policy in a manner that respects local planning processes and avoids unfunded mandates; and

BE IT FURTHER RESOLVED, that the City Clerk is directed to transmit copies of this Resolution to the Governor of the State of Michigan, members of the Michigan House of Representatives and Michigan Senate representing residents of Mount Clemens, and to other appropriate state officials and municipal organizations.

BE IT FURTHER RESOLVED, that any and all resolutions in conflict herewith are repealed only to the extent necessary to give full force and effect to the provisions of this Resolution.

This Resolution is deemed severable. Should any provision, clause, word, or sentence be determined to be unenforceable, the remainder shall remain in full force and effect.

AYES: McGarity, Rick, Yore, Brown, Calhoun, Fournier, Kropp

NAYS: None

RESOLUTION DECLARED ADOPTED.

CERTIFICATION

I, Cathleen Martin, Clerk of the City of Mount Clemens, do hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the Mount Clemens City Commission at its regular meeting held on March 16, 2026.



Cathleen Martin, City Clerk