

CHARTER TOWNSHIP OF BROWNSTOWN
RESOLUTION 2026-09

A RESOLUTION IN OPPOSITION OF LOCAL ZONING PREEMPTION LEGISLATION
AND IN OPPOSITION OF HOUSE BILLS 5529, 5530, 5531, 5532, 5581, 5582, 5583,
5584, AND 5585 OF 2026

- WHEREAS, in an effort to solve the affordable housing crisis, zoning preemption legislation has been introduced in the Michigan House of Representatives through House Bills 5529 through 5532, and 5581 through 5585 (“House Bills”); and
- WHEREAS, if enacted, house bill 5529 would amend the Land Division Act to significantly restrict the ability of municipalities to impose minimum parcel size requirements when reviewing proposed land divisions by namely capping minimum lot sizes at 1,500 square feet in many areas; house bill 5530 would amend the Michigan Zoning Enabling Act and mirrors the minimum parcel size limitations imposed by house bill 5529, but in the zoning context; and
- WHEREAS, house bill 5531 would amend the Michigan Zoning Enabling Act to provide those restricted conditions as set forth in the bill that a local unit of government may require additional or revised studies or documents in connection with a site plan and would impose a 60-day decision deadline to either approve, reject or conditionally approve on local site plan reviews and that rejections or conditional approvals include an explanation of the specific reasons for the decision and how it can be appealed. The initial site plan approval would be deemed to be the first formal approval which does not include not include administrative completeness determinations, conceptual or sketch plan reviews, or recommendations made as part of the review process; and house bill 5532 would amend the protest petitions requirements submitted in response to proposed zoning ordinance amendments, namely increasing the boundary extension distance from 100 feet to 300 feet and if the zoning ordinance amendment increases the authorized number of dwelling units, the bill would amend the percentage required for a protest petition to be signed from 20% to 60%; and
- WHEREAS, if enacted, house bill 5581 would prohibit a minimum dwelling area requirement greater than 500 square feet; house bill 5582 would allow mobile homes in any residential area and mandates parking requirements at no more than one space per dwelling unit for multi-family residential use of property; house bill 5583 would mandate setback requirements at 15 feet or less from the front property line and five feet from the sides and rear for dwellings or outbuildings if the local unit of government is located in whole or part within a Metropolitan Statistical Area (MSA, determined by decennial census) or is located adjacent to a MSA area and allows 25-foot setback only from a wetland, inland lake or stream, or ordinary high water mark of a Great Lake or Lake St. Clair; house bill 5584 creates a statewide definition of “duplex” and mandates duplexes be a permitted use in any district where single-family residences are allowed; and house bill 5585 would mandate that accessory dwelling units be permitted by right in residential zoning districts and not subject to a public hearing, would permit mobile homes be located in any

residential area and that accessory dwelling units be prohibited from density calculations, additional parking requirements and owner occupancy requirements.

WHEREAS, if enacted, the House Bills would mandate sweeping zoning changes and abolish decision-making authority from locally elected officials; and the proposed legislation in the House Bills would nullify master plans and zoning ordinances, and dismiss the years of community planning and public input; and

WHEREAS, the House Bills do not solve the affordable housing crisis by stripping away locally elected official decision-making authority as local governments and its residents depend on zoning restrictions to further the betterment of the community; and

WHEREAS, local governments cannot be blamed for the affordable housing crisis – local governments must work with the State and collaborate on how to expand housing opportunities without doing away with local government autonomy; and

WHEREAS, the House Bills do not consider the full scope of factors impacting attainable housing, including labor shortages, rising labor, material and land costs, and state mandates, and instead places the blame solely on local governments.

WHEREAS, the Charter Township of Brownstown is not opposed to housing diversity and affordability and remains committed to finding a solution for affordable housing, but it cannot be reduced to a one-size-fits-all mandate; and

WHEREAS, there exists a need to protect the Charter Township of Brownstown from the removal of local decision-making authority from the House Bills and any zoning preemption legislation.

Now, therefore, be it resolved by the Brownstown Board of Trustees, as follows:

1. That the Charter Township of Brownstown opposes any and all zoning preemption legislation and opposes House Bills 5529, 5530, 5531, 5532, 5581, 5582, 5583, 5584, and 5585 of 2026 for the reasons set forth above; and

2. That the Charter Township of Brownstown Board of Trustees hereby directs the Township Clerk to transmit this Resolution to Michigan House Representative Rylee Linting, House Representative Kristian Grant, House Representative Joseph Aragona, Senator Darrin Camilleri, and the Governor of the State of Michigan, Gretchen Whitmer.

Adopted this 16th day of March, 2026

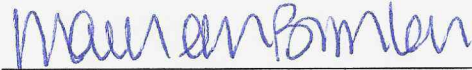


Maureen Brinker, Clerk
Charter Township of Brownstown

CERTIFICATION

State of Michigan)
County of Wayne)

I, Maureen Brinker, Clerk of the Charter Township of Brownstown, County of Wayne, State of Michigan, do hereby certify that the foregoing is a true and correct copy of the Resolution adopted by the Charter Township of Brownstown Board of Trustees at a regular meeting on the 16th day of March, 2026.



Maureen Brinker, Clerk
Charter Township of Brownstown

