

# HOUSE BILL NO. 5352

November 14, 2023, Introduced by Rep. Steckloff and referred to the Committee on Transportation, Mobility and Infrastructure.

A bill to amend 2006 PA 110, entitled  
"Michigan zoning enabling act,"  
by amending section 205 (MCL 125.3205), as amended by 2018 PA 366.

**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 regional transit authority act, 2012 PA 387, MCL  
6 124.541 to 124.558.

1 (c) The small wireless communications facilities deployment  
2 act, 2018 PA 365, MCL 460.1301 to 460.1339.

3 (d) The aeronautics code of the state of Michigan, 1945 PA  
4 327, MCL 259.1 to 259.208.

5 (2) A county or township shall not regulate or control the  
6 drilling, completion, or operation of oil or gas wells or other  
7 wells drilled for oil or gas exploration purposes and ~~shall~~**does**  
8 not have jurisdiction with reference to the issuance of permits for  
9 the location, drilling, completion, operation, or abandonment of  
10 ~~such~~**those** wells.

11 (3) An ordinance ~~shall~~**must** not prevent the extraction, by  
12 mining, of valuable natural resources from any property unless very  
13 serious consequences would result from the extraction of those  
14 natural resources. Natural resources ~~shall be~~**are** considered  
15 valuable for the purposes of this section if a person, by  
16 extracting the natural resources, can receive revenue and  
17 reasonably expect to operate at a profit.

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

24 (5) In determining under this section whether very serious  
25 consequences would result from the extraction, by mining, of  
26 natural resources, the standards set forth in *Silva v Ada Township*,  
27 416 Mich 153 (1982), ~~shall~~**must** be applied and all of the following  
28 factors may be considered, if applicable:

29 (a) The relationship of extraction and associated activities

1 with existing land uses.

2 (b) The impact on existing land uses in the vicinity of the  
3 property.

4 (c) The impact on property values in the vicinity of the  
5 property and along the proposed hauling route serving the property,  
6 based on credible evidence.

7 (d) The impact on pedestrian and traffic safety in the  
8 vicinity of the property and along the proposed hauling route  
9 serving the property.

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

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

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

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

23 Enacting section 1. This amendatory act does not take effect  
24 unless Senate Bill No.\_\_\_\_ or House Bill No. 5349 (request no.  
25 01565'23) of the 102nd Legislature is enacted into law.