

## **PLANNING COMMISSION ANNUAL REPORT FOR 2021**

<b>TO:</b>	Board of Trustees	<b>DATE:</b>	December 14, 2021
<b>FROM:</b>	Planning Commission		
<b>PROJECT:</b>	Annual Report for 2021		
<b>ACTION REQUESTED:</b> To adopt the annual report to the Board of Trustees as required by the Michigan Zoning Enabling Act and the Planning Commission Bylaws.			

### **2021 Meetings**

The Planning Commission met on the 3<sup>rd</sup> Tuesday of each month in 2021. In addition, the Planning Commission held special meetings in March and August.

### **Special Use Permits**

1. PSUP20-03 New Isabella County Jail and Sheriff's Office located on E. Remus Road east of the U.S. 127. **A special use for a proposed new County facility on Summerton Road near the E. Remus Road intersection. (Withdrawn by the applicant – replaced with PSUP21-01)**
2. PSUP21-01 New Isabella County Jail and Sheriff's Office located on E. Remus Road east of the U.S. 127. **A special use for a new County facility as a public and institutional use. (Recommended Approval)**
3. PSUP21-02 Krist Filling Station located on the southwest corner of E. Pickard Road and S. Isabella Road. **A special use for a filling station in a B-7 District. (Recommended for Approval)**
4. PSUP21-03 Breanne Moeggenberg Group Day Care Home, 611 S. Bamber Road. **A special use for a Group Day Care Home. (Recommended for Approval)**

### **Site Plans**

1. PSPR20-02 Sam's Club Filling Station Preliminary Site Plan. **A new gas station located at Sam's Club. (APPROVED)**
2. PSPR20-14 Grayling Investors – Dunkin Donuts/Marathon Filling Station Final Site Plan. **A new gas station along with convenience store and Dunkin Donuts drive thru located at the corner of S. Isabella and E. Broomfield Roads. (APPROVED)**
3. PSPR20-18 New Isabella County Jail and Sheriff's Office Preliminary Site Plan. **A proposed new County facility on Summerton Road near the E. Remus Road intersection. (Withdrawn by the applicant – replaced with PSPR21-12)**

4. PSPR20-19 Den at Broomfield Preliminary Site Plan. **A mixed – use structure on corner of Broomfield and Sweeney roads. Business on the first floor and residential on the 2<sup>nd</sup> and 3<sup>rd</sup> floors. (APPROVED)**
5. PSPR21-01 Sam’s Club Filling Station Final Site Plan. **A new gas station located at Sam’s Club. (APPROVED)**
6. PSPR21-02 Biggby Coffee Final Site Plan. **A new drive thru only Biggby Coffee located on E. Pickard Road in the parking lot of the old Mid-Michigan College building. (APPROVED)**
7. PSPR21-03 Malley Construction Contractor’s Yard Final Site Plan. **An expansion of Malley’s Construction operation on the corner of E. Airport and Packard roads. (APPROVED)**
8. PSPR21-04 McGuirk Mini Storage Inc. Phase 2 Preliminary Site Plan. **An expansion of an existing self-storage operation Located on Lexi Lane. (APPROVED)**
9. PSPR21-05 Consumers Energy City Gate Final Site Plan. **Improvements to Consumer Energy’s existing property located on the corner of S. Summerton Road and E. Pickard Road. (APPROVED)**
10. PSPR21-08 McGuirk Mini-Storage Expansion Final Site Plan. **An expansion of an existing self-storage operation Located on Lexi Lane. (APPROVED)**
11. PSPR21-09 The Den on Broomfield Final Site Plan. **A mixed – use structure on corner of Broomfield and Sweeney roads. Business on the first floor and residential on the 2<sup>nd</sup> and 3<sup>rd</sup> floors. (APPROVED)**
12. PSPR21-10 Broomfield Condominium 2420 E. Broomfield Road Combined Preliminary and Final Site Plan. **A new 41,600 square foot addition and 11,500 square foot addition to the existing buildings on site. (APPROVED)**
13. PSPR21-11 Amazon Distribution Center 2266 Northway Drive Combined Preliminary and Final Site Plan. **Improvements to part of an existing warehouse building and site for a new distribution center facility. (APPROVED)**
14. PSPR21-12 County Jail and Sheriff’s Office Preliminary Site Plan. **A new County facility located on the south side of E. Remus Road east of U.S. 127. (APPROVED)**
15. PSPR21-13 Combined Preliminary and Final Site Plan. **A new Dollar General located at 5048 E. Pickard Road. (APPROVED separately as preliminary and final site plans)**
16. PSPR21-14 Summerhill Village Mobile Home Park Preliminary Site Plan. **A new Clubhouse and parking lot improvements located at 5280 S. Mission Road. (APPROVED)**
17. PSPR21-15 Krist Oil Preliminary Site Plan. **A new Krist Oil Filling Station located on the corner of E. Pickard Road and S. Isabella Road. (APPROVED)**
18. PSPR21-16 Summerhill Village Mobile Home Park Final Site Plan. **A new Clubhouse and parking lot improvements located at 5280 S. Mission Road. (APPROVED)**
19. PSPR21-18 County Jail and Sheriff’s Office Final Site Plan. **A new County facility located on the south side of E. Remus Road east of U.S. 127. (APPROVED)**

20. PSPR21-19 Grafx Central Addition Combined Preliminary and Final Site Plan. A proposed 6,000 square foot addition to existing building. (Approved as a Preliminary Site Plan only)

### **Rezone Applications and Text Amendments**

1. PREZ21-01 Rezone 5048-5082 E. Pickard Road on the south side of Pickard Road and west side of Florence Street from B-7/R-2B to all B-7. The rezoning request would end up being for a new Dollar General. (Recommended Approval)
2. PREZ21-02 Rezone 2266 Northway Drive from B-7 to I-2. The rezoning request would end up being for the new Amazon Distribution Center. (Recommended Approval)
3. PTXT21-01 Zoning Ordinance Text Amendment. Amendments to further clarify and improve the function of the Zoning Ordinance. (Recommended Approval)

### **Other items of Business**

- Commissioners Tera Albrecht and Phillip Squatrito attended remote training sessions held over the course of the year.
- Appointed Ryan Buckley as liaison from the Planning Commission to the Zoning Board of Appeals.
- Discussed ways to implement Township Master Plan policy recommendations.
- Discussed updating the Township Parks and Recreation Master Plan.
- Elected Officers of the Planning Commission for the year 2021.
- Appointed Jeff Siler and Phil Hertzler to the Sidewalk and Pathways Prioritization Committee.
- Reviewed and adopted updated Planning Commission Bylaws.
- Presentation on freestanding solar arrays.
- Adopted 2022 Meeting Calendar.
- Discussed reviewing and amending the Township Sidewalks and Pathways Ordinance.
- Discussed reviewing and amending the Township Private Road Ordinance.
- Presentation of Home Occupations and Home Limited Based Business uses in the Township.