

PLANNING COMMISSION ANNUAL REPORT FOR 2022

TO:	Board of Trustees	DATE:	January 10, 2023
FROM:	Planning Commission		
PROJECT:	Annual Report for 2022		
ACTION REQUESTED: To adopt the annual report to the Board of Trustees as required by the Michigan Zoning Enabling Act and the Planning Commission Bylaws.			

2022 Meetings

The Planning Commission met on the 3rd Tuesday of each month in 2022 with only one exception in August when the meeting was rescheduled one week later from the 16th to the 23rd.

Special Use Permits

1. PSUP22-02 Self Storage Facility located in the B-4 District at 5252 S. Mission Road. A total of eleven storage facilities proposed. (APPROVED)
2. PSUP22-01 New Agri-Tourism business Heirloom Grove located at 5297 S. Whiteville Road. An Agri-tourism business that would allow patrons to pick flowers and other items grown on site. (APPROVED)
3. PSUP22-03 Wireless Communication Facility (cell tower) located at 5450 S. Mission Road. A proposed 195-foot cell tower located adjacent to existing cell tower. (APPROVED)

Site Plans

1. PSPR21-19 GrafX Central Addition Revised Final Site Plan. A proposed 6,000 SF addition to existing building. (APPROVED)
2. PSPR22-03 A proposed Self Storage Facility located in the B-4 District at 5252 S. Mission Road. Preliminary site plan A total of eleven storage facilities proposed (APPROVED)
3. PSPR22-04 Krist Oil Final Site Plan. A new Krist Oil Filling Station located on the corner of E. Pickard Road and S. Isabella Road. (APPROVED)
4. PSPR22-07 Wireless Communication facility (cell tower) Preliminary Site Plan. A 195-foot cell tower located adjacent to an existing cell tower (APPROVED)
5. PSPR22-05 Final Site Plan Self Storage Facility located at 5252 S. Mission Road. A total of eleven storage facilities proposed (APPROVED)
6. PSPR22-02 Heirloom Grove Combined Preliminary/Final Site Plan for Agri-tourism located at 5297 S. Whiteville Road. Preliminary approval was granted at first review. (APPROVED)

7. PSPR22-06 Combined Preliminary/Final Site Plan for Isabella Citizens for Health Expansion. Phase two of an existing medical facility was modified from a previous site plan approval. The Planning Commission granted both preliminary and final approval at first review. (APPROVED)
8. PSPR22-09 Final Site Plan approval Fullerton Engineering with Parallel/AT&T. A new Wireless Communication Tower (cell tower) located at 5450 S. Mission Road. (APPROVED)
9. PSPR22-10 Michael Engineering Preliminary site plan application for existing building expansion. Located at 5625 Venture Way. Improvements included an 11,760SF phase one addition and an 8,400SF phase 2 expansion. (APPROVED)
10. PSPR22-13 Heirloom Grove Agri-tourism Final Site Plan located at 5297 S. Whiteville Road. A Farmers Market with and orchard, berry fields and a perineal garden (APPROVED)
11. PSPR22-14 Michael Engineering Final Site Plan located at 5625 Venture Way. A two-phased expansion of 11,760SF and 8,400SF. (APPROVED)
12. PSPR22-11 Clint's Autobody expansion Preliminary Site Plan located at 5598 S. Mission Road. A 3,200SF addition to the rear of the existing auto shop. (APPROVED)
13. PSPR22-15 Mid-Michigan College Athletic Fields Combined Preliminary and Final Site Plan located at 2600 S. Summerton Road. For Construction of a new maintenance building and athletic fields for the College. Application was broken up and separately approved as a preliminary plan and then a final site plan. (APPROVED)
14. PSPR22-17 Sam's Club Filling Station Amendment to Final Site Plan. For the re-location of underground storage tanks. (APPROVED)
15. PSPR22-19 Prestige Center Combined Preliminary and Final Site Plan located at 5785 E. Broadway Road. An assisted living and memory care facility expansion. Plan was broken up into separate approvals for the preliminary plan and final site plan. (APPROVED)

Rezone Applications and Text Amendments

1. PREZ21-03 Rezone 5785 E. Broadway Road from B-4 to PUD and Concept Plan. The rezoning request would end up being for expansion of an existing assisted living facility. (RECOMMENDED APPROVAL)
2. PREZ22-01 Rezone property on E. Broomfield and Sweeny Roads from B-5 to PUD The rezoning request would end up being for the Broomfield Den mixed use residential/commercial buildings. (RECOMMENDED APPROVAL)
3. PREZ22-02 Rezone property located at 2600 S. Summerton Road from R-1 to B-4. The request was from Mid-Michigan College for the purpose of constructing a new maintenance building and athletic fields. (RECOMMENDED APPROVAL)
4. PTXT21-02 Zoning Ordinance Text Amendment. Amendments to increase total height of Solar Energy Facility from 20 feet to 25 feet and to adjust setback requirements. (RECOMMENDED APPROVAL)

5. PTXT22-01 Zoning Ordinance Amendment Punchlist Amendment #2. Planning Commission deliberated and recommended approval to the Board of Trustees. (RECOMMENDED APPROVAL)

Other items of Business

- Commissioners Gross, Albrecht, Lapp, Shingles, Williams, LaBelle, Squattrito, and Thering attended training sessions held over the course of the year. A video recording of trainings in 2022 were available to all Commissioners whether they were able to attend a training in person or not.
- Appointed Ryan Buckley as liaison from the Planning Commission to the Zoning Board of Appeals.
- Due to health concerns, the Commission utilized the Lincoln Reception Center located at 2300 S. Lincoln Road for Planning Commission meetings in the first half of 2022. Meeting were moved back to the Township Hall for the second half of 2022.
- 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 2022.
- Reviewed and considered language for a Parks and Recreation Township Survey.
- Reviewed Parks and Recreation Master Plan.
- Adopted 2023 Meeting Calendar.
- Granted site plan extension for Sam's Club Filling Site Plan that was set to expire prior to construction for a building permit.
- Discussed Township initiated rezoning proposal along S. Lincoln Road south of E Broomfield Road.
- Agreed to participate by resolution in the State of Michigan Redevelopment Ready Communities Program.