

## PLANNING COMMISSION ANNUAL REPORT FOR 2023

<b>TO:</b>	Board of Trustees	<b>DATE:</b>	December 19, 2023
<b>FROM:</b>	Planning Commission		
<b>PROJECT:</b>	Annual Report for 2023		

### 2023 Meetings

The Planning Commission met on the third Tuesday of each month in 2023. There were no canceled meetings or additional special meetings held.

### Site Plans

1. **PSPR23-03 Final Site Plan application** for expansion of the Clint's Autobody car repair shop at 5598 S. Mission Rd. A 3,200-square-foot addition to the rear of the existing auto shop. **(APPROVED)**
2. **PSPR23-02 Combined Preliminary and Final Site Plan application** for the Isabella County Cultural and Recreation Commission's addition to the Isabella Sportsplex Morey Courts building for a new indoor gymnastics' facility at 5175 E. Remus Road. A 12,673-square-foot addition to the east. **(APPROVED)**
3. **PMINORSPR23-03 Request for Temporary Relief from Sidewalk Construction** and Minor Site Plan approval – Garber Contracting Office Expansion, 2144 Independence Drive. A 360-square-foot addition to the west. **(APPROVED)**
4. **PRESPR 23-01 Preliminary Site Plan Isabella County Road Commission application** - Salt Storage Facility, 2100 E. Transportation Dr. Two 10,819 square-foot salt barns and a 2,400-square-foot Storage building north of Transportation Drive. **(APPROVED)**
5. **PFINALSPR23-01 Final Site Plan application** for the Isabella County Road Commission's Salt Storage Facility at 2100 E. Transportation Dr. Two 10,819-square-foot salt barns and a 2,400-square-foot Storage building north of Transportation Drive. **(APPROVED)**
6. **PMINORSPR23-07 Minor Site Plan application** referred by the Zoning Administrator for Approval of Revisions to the Approved Landscape for the Dunkin Donuts/Marathon Gas Station located at 4962 E Broomfield Rd. A reduced landscaping plan that still meets the minimum requirements for landscaping. **(APPROVED)**
7. **PRESPR23-02 Preliminary Site Plan application** from Hal Banks for a Proposed Building Addition at 2160 E. Remus Rd. For Indoor Golf, Archery, Office Space and Related Storage. A 4,000-square-foot new building to the south. **(APPROVED)**

8. **PMINORSR23-11 Minor Site Plan application** for Michael Engineering, 5625 Venture Way – Revised “As-Built Landscaping Plan” sheet dated 8/15/2023. Revisions included parking, landscaping, and the addition of the proposed security fence. **(APPROVED)**
9. **PFINALSPR23-02 Final site plan application** for Hal Banks proposed building addition for indoor golf, archery, office space and related storage located at 2160 E. Remus Road. A 4,000-square-foot new building to the south. **(APPROVED)**
10. **PRESR23-04 Preliminary site plan application** for a proposed 6,000-square-foot building addition and associated site improvements for the Wal-Mart retail store located at 4730 Encore Blvd. A 6,000-square-foot addition to the south of the building with parking lot changes to the south and east. **(APPROVED)**

### **Parks And Recreation Plan Update**

- The Planning Commission determined that the Parks and Recreation Plan 2011-2016 needed to be updated.
- The Planning Commission reviewed questions asked in the 2016 Township Resident Survey, identified priorities for an updated survey and approved a list of parks and recreation-related survey questions.

### **Township Master Plan Update**

- The Planning Commission was first tasked with deciding if the Township Master Plan needed to be updated. The Michigan Planning Enabling Act requires that “at least every 5 years after adoption of a master plan, a planning commission shall review the master plan and determine whether to commence the procedure to amend the master plan or adopt a new master plan. The review and its findings shall be recorded in the minutes of the relevant meeting or meetings of the planning commission.”
- The Planning Commission took economic development considerations into account when deciding if the Master Plan needed to be reviewed and updated or not. The Commission also considered how the review would be conducted if one was done. After careful thought and deliberation, the Planning Commission decided to undertake a policy-driven approach to this review, which would start with an initial review of the overall plan goals and objectives (see page 7 of the plan) and move to a thorough evaluation of the Plan’s policy statements and recommendations on various subjects based on Commissioner interests.
- The Planning Commission came up with the following when considering what they would like to see in the Township 10 – 20 years from now:
  - Wider, well-lit pathways.
  - Active Biking and walking.
  - Safe lit areas for work and play.

- Connecting pathways.
- Recreational hiking and/or walking.
- Focus highly on accessibility in the parks and trails.
- Charging stations.
- Relevant housing inventory.
- Ensuring that we have commercial and residential property that's appealing to people moving here.
- Explore renewable energy structures in residential areas.
- An area for pop up events, retail, food trucks.
- Take a conscious look at the character of our industrial zoning. Help to open opportunities for more advanced manufacturing.
- The Planning Commission identified the following problems they saw in the Township as well as desired outcomes for the Township:
  - Problems
    - Re-evaluation of the Township's stance on new industries such as cannabis shops.
    - More practical public transportation.
    - Telling developers that they cannot develop in a spot where there is no development.
  - Desired Outcomes
    - Remaining relevant and vibrant.
    - Position ourselves to be competitive in growth.
    - Provide more amenities to bring development in.
- The Planning Commission discussed initial steps for the update and a tentative scope of the update. There was a general consensus for the following list of priority area for the updated Master Plan:
  - Introduction
  - Global Ends (general statements of desired outcomes)
  - Future Land Use and Growth Management Strategies
  - Plan for Economic Development
    - Industrial and Employment Center Plan
    - Commercial Development Plan
    - Bluegrass Center Area Plan
    - East/West DDA District Plans (reference to adopted Development Plans)
  - Plan for Housing
  - Plan for Agricultural and Preservation of Rural Character
  - Plan for Natural Resources and the Environment
  - Plan for Energy
  - Community Facilities and Infrastructure Plan
  - Transportation Plan
    - Plan for Roads and Streets

- Plan for Non-Motorized Transportation (including sidewalks and pathways)
  - Zoning Plan
  - Preparation of a separate data book of existing conditions.
  - Completion of the separate Parks and Recreation Master Plan update
- Beginning in May and continuing through August the Planning Commission carefully reviewed each policy statement from the 2018 Master Plan.
- In September the Planning Commission reviewed, and accepted the draft policy framework that would guide the Master Plan update.

### **Other items of Business**

- Appointed Ryan Buckley as liaison from the Planning Commission to the Zoning Board of Appeals.
- Elected Officers of the Planning Commission for the year 2023.
- Discussed ways to implement Township Master Plan policy recommendations.
- Discussed updating the Township Parks and Recreation Master Plan.
- Adopted 2024 Meeting Calendar.
- Granted an extension for PRSPR22-04 Request for approval of a 365-calendar day extension to October 15, 2024, for the approved PSPR22-04 final site plan for the new Krist Oil Filling Station at 4972 E. Pickard Rd. (PID 14-014-20-041-01).
- Approved PB230227 Grading Permit (Garber), 2160 E. Remus Rd. – Request to authorize incidental site clearing and grading per the approved PRESR23-02 preliminary site plan dated 8/29/2023 from Hal Banks for a 4,000-square-foot building addition for indoor golf, archery, range, office, and related storage.
- Agreed to participate by resolution in the State of Michigan Redevelopment Ready Communities Program.
- Met with members of the Sidewalk and Pathways Prioritization Committee to discuss sidewalk projects and future priorities.
- Adopted annual report for the Board of Trustees.

Respectfully submitted,



***Phil Squatrito, Chair***

*(Prepared by Peter Gallinat, Zoning Administrator)*