

# Planning Commission Annual Report 2021





## ABSTRACT

PA 33 of 2008, known as the Michigan Planning Enabling Act, requires Planning Commissions to prepare a yearly report. Specifically, the act states “a planning commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding action by the legislative body related to planning and development.” The Planning Commission submits this document as fulfillment of these requirements.

## Section 1 – Members

The City of Sturgis Planning Commission consists of nine (9) members. This accomplishes the requirement in Section 15 (2) of the Michigan Planning Enabling Act, Act 33 of 2008, which states “planning commissions shall consists of five (5), seven (7), or nine (9) members.”

The Planning Commission held a total of sixteen (16) meetings in 2021. Twelve (12) of those meetings were held at 5:30 p.m., while special meetings were held at 12:00 p.m. This fulfills the requirement in Section 21 (1) of PA 33 of 2008 which states, “the Planning Commissions shall hold not less than four (4) regular meetings each year.” Each meeting held a quorum.

- January 19
- February 16
- March 10 (Special Meeting)
- March 16
- April 20
- May 6 (Special Meeting)
- May 18
- June 15
- July 20
- August 17
- September 7 (Special Meeting)
- September 21
- October 19
- November 16
- November 24 (Special Meeting)
- December 21

The 2021 Planning Commission members include:

- John Mikulenas - Chairman
- Garry Allen - Vice Chairman
- Gabe Alvez
- Michael Brothers
- Michael Caywood
- Jim Liston
- Rick Mahler
- Pete Stage
- Don Eaton - January-May
- Luis Perez – June-December

## Section 2 – Planning Commission Operations

- A. **Meetings.** The Planning Commission meets every 3<sup>rd</sup> Tuesday of each month. The Planning Commission held special meetings, as needed. In 2021, special meetings were held in March, May, September, and November.
- B. **Zoning Ordinance Amendments, Public Hearing held.** The Planning Commission recommended the following for approval to the City Commission:
- a. Amendments to Appendix A - Article IX. Off Street Parking and Loading Requirements. (June)
  - b. Amendments to Article IV. - Section 1.0407. - B-C central business district. (June)
  - c. Amendments to Article IV. - Section 1.0412-1. – PDD-2 planned development district. (June)
  - d. Amendments to Article II. - Section 1.0202. - Specific terms. (June)
  - e. Amendments to Article VI. - Section 1.0603. - (KK) Professional Offices – (SLU). (June)
- C. **Site Plans Reviewed.** The Planning Commission reviewed fourteen (14) site plans:
- a. 1344 North Nottawa Street - Midwest V (January)
  - b. 618 North Centerville Road - Stash Ventures (February)
  - c. 2770 South Centerville Road - Sturgis Wellness & Provisioning Center (February)
  - d. 651 Wade Street - 586 Ventures-(February)
    - i. 651 Wade Street - 586 Ventures - Amended site plan (April)
    - ii. 651 Wade Street - 586 Ventures - Amended site plan (September)
    - iii. 651 Wade Street - 586 Ventures - Amended site plan (October)
  - e. 1291 Kitson Avenue - Secure Transport of Michigan - Amended Original Site Plan from December 2020 (March)
  - f. 1500 West Lafayette - Precision Speed Equipment (May)
  - g. 1101 South Centerville Road - Sturgis Retail Management (July)
  - h. 601 Neuman - Homework (August)
  - i. 990 Haines - Highway Horticulture (September)
  - j. 901 North Centerville - Abbott Labs – Phase 1 (October)
  - k. 1200 Haines Boulevard - Heartland RV (November)
- D. **Special Land Use Request (SLU), Public Hearing held.** The Planning Commission reviewed twenty-two (22) Special Land Use Request Applications including amended applications:
- a. 651 Wade Street - Marihuana Establishment - Provisioning Center - (January)
  - b. 601 Neuman - Homework - Vacant commercial type buildings conditional use permit


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- (February)
- c. 601 Neuman - Special Use Update (August)
  - d. 601 Neuman - Planning Commission Consideration/Waiver for Parking (August)
  - e. 223 West Chicago Road - Apartments Above Stores - (February)
  - f. 810 Broadus Street - Provisioning Center - (March)
  - g. 2773 South Centerville Road - Marihuana Establishment - Retailer - (March)
  - h. 1139 South Centerville Road - Marihuana Establishment - Retailer - (March)
  - i. 603 East Main Street - Ministorage and Warehouse - (March)
  - j. 618 North Centerville Road - Marihuana Establishment - Retailer - (April)
  - k. 618 North Centerville Road - Marihuana Establishment - Class C Grow - (April)
  - l. 810 Broadus Street - Marihuana Establishment - Retailer - (April)
  - m. 506 Prairie - Stores For Retail and Retail Services - (June)
  - n. 406 North Nottawa Road - Automobile Repair - Minor (November)
  - o. 406 North Nottawa Road - Vehicle Sales Area - (November)
  - p. 811 Broadus Street - Marihuana Establishment - Class C Grow– (November)
  - q. 811 Broadus Street - Marihuana Establishment - Retailer – (November)
  - r. 921 Broadus Street - Marihuana Establishment - Class B Grow - (November)
  - s. 921 Broadus Street - Marihuana Establishment - Retailer – (November)
  - t. 921 Broadus Street - Marihuana Establishment - Processor – (November)
  - u. 716 North Centerville Road - Marihuana Establishment - Retailer - (November)
  - v. 716 North Centerville Road - Provisioning Center - (November)

**E. Zoning Map Amendments, Public Hearing held.**

- a. 201 Broadus Street - B-OS to R-4 (February)
- b. 115 South Maple Ave - B-H 1 to R-4 (February)
- c. 705 Enterprise Avenue - Split B-H1/R3 to B-H1 (June)
- d. 406 South Centerville Road - Split B-H1/R3 to B-H1 (June)
- e. 512 South Centerville Road - Split B-H1/R3 to B-H1 (June)
- f. 1001 South Centerville Road - Split B-H1/R3 to B-H1 (June)
- g. 505 South Orange Street - R3 to B-H1 (June)
- h. 509 South Orange Street - R3 to B-H1 (June)
- i. 408 West South Street - Split M/B-H1 to B-H1 (June)
- j. 704 West Chicago Road - B-H2 to B-H1 (June)

**F. Design Review Approval.**

- a. City Sign Application Approval - Wieslochweg (July)
- b. 408 East Chicago - Steam Team Sign (November)

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- c. City Sign Application Approval - 122 North Nottawa - Sturgis Police and Fire Station (December)

G. **Miscellaneous.** In addition to the above-mentioned items, the Planning Commission completed the following:

- a. City Sign Approval - Memorial Park (January)
- b. 147 Campbell - Class "A" Non-Conforming Structure approval (March)
- c. Updates on Capital Improvement Plan (May, June, and July)
- d. Discussion regarding Urban Chickens, no action taken (July)
- e. 306 John Street - Class "A" Non-Conforming Structure/Use approval (September)
- f. Design Review Committee Member Nomination of Gabe Alvez (September)
- g. City Sign Approval - Thurston Woods Park Sign (October)
- h. Presented Don Eaton a plaque for his years of service on Planning Commission. 1997-2021
- i. Discussion on creation of Business Neighborhood (B-N) Zoning District Creation (September & October)
- j. Recommendation for amendments to Chapter 38 Section 38.91 - Medical Marihuana Manufacturing and Distribution for Primary Caregivers and Qualifying Patents (December)