

Planning Commission Annual Report 2022





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 fifteen (15) meetings in 2022. 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 18
- February 15
- March 15
- April 19
- May 17
- June 21
- July 19
- August 16
- August 18 (Special Meeting)
- September 20
- October 7 (Special Meeting)
- October 18
- November 15
- December 8 (Special Meeting)
- December 20

The 2022 Planning Commission members include:

- John Mikulenas - Chairman
- Garry Allen - Vice Chairman
- Gabe Alvez
- Michael Brothers
- Michael Caywood
- Jim Liston
- Rick Mahler
- Pete Stage
- Luis Perez

Section 2 – Planning Commission Operations

A. Meetings. The Planning Commission meets every 3rd Tuesday of each month. The Planning Commission held special meetings, as needed. In 2022, special meetings were held in August, October, and December.

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 IV. – Section 1.0409.1 – B-N – Business Neighborhood (February)
- b. Amendments to Appendix A – Article V. - Section 1.0502 – Schedule of Regulations. (February)
- c. Amendments to Appendix A - Article X. - Section 1.1001 – General Requirements – (M) Electronic Message Display Signs. (February)
- d. Amendments to Appendix A - Article X. - Section 1.1012 – Temporary Signs. (February)
- e. Amendments to Appendix A - Article X. - Section 1.1014 – Signs in the B-N Business Neighborhood District. (February)
- f. Amendments to Appendix A – Article VII. – Section 1.0711 – Class A Non-Conforming Use/Structure Status. (February)
- g. Amendments to Appendix A – Article XI. – Section 1.1106 – Walls and Fences. (February)
- h. Amendments to Appendix A – Article II. – Section 1.0202 – Specific Terms. (February)
- i. Amendments to Appendix A – Article IV. – Section 1.0407 – B-C Central Business District. (February)
- j. Amendments to Appendix A – Article IV. – Section 1.0409 – B-H 2 Business Highway 2. (February)
- k. Amendments to Appendix A – Article IV. – Section 1.0412.1 – PDD-2 Planned Development District. (February)
- l. Amendments to Appendix A – Article V. – Section 1.0501 – Table - Schedule of Regulations. (February)
- m. Amendments to Appendix A – Article VI. – Section 1.0603 – Special Land Use. (February)
- n. Amendments to Appendix A – Article IV. – Section 1.0406 – B-OS Business Office Service. (April)
- o. Amendments to Appendix A – Article II. – Section 1.0202 – Specific Terms. (April)
- p. Amendments to Appendix A – Article XI. – Section 1.1106 – Walls and Fences. (June)
- q. Amendments to Appendix A – Article IV. – Section 1.0408 – Business Highway 1 (B-H1). (June)
- r. Amendments to Appendix A – Article IV. – Section 1.0409.1 – Business Neighborhood Zoning Ordinance Amendment (June)


- s. Amendments to Appendix A – Article IV. – Section 1.0409 – Business Highway 2 (B-H2). (June)
- t. Amendments to Appendix A – Article IV. – Section 1.0410 – Manufacturing (M).
- u. Amendments to Appendix A – Article XI. – Section 1.1105 – Accessory Buildings, Structures and Uses. (June)

C. Site Plans Reviewed. The Planning Commission reviewed twenty (20) site plans:

- a. 1270 S. Centerville Road – Southern Michigan Bank and Trust (January)
- b. 1640 S. Centerville Road – Lume Cannabis Company (February)
- c. 1221 N. Clay Street – Michiana Millworks - Amended Site Plan (February)
- d. 200 Timothy – Snappy Storage (March)
- e. 618 N. Centerville Road – Stash Ventures – Amended Site Plan (April)
- f. 108, 112 and 114 W. Chicago Road – Root and Branch Project (April)
- g. 1305 Kitson Avenue – MOAB Genetix, LLC. (April)
- h. 233 Bogen Road – Kaif Industries, LLC. (April)
 - i. 233 Bogen Road – Kaif, LLC. – Amended Site Plan (August – Special)
- i. 716 N. Centerville Road – AEY Holdings, LLC. (April)
- j. 121 S. Centerville Road – Sturgis Car Wash (May)
- k. 1040 S. Centerville Road – Hypershine CarWash (May)
 - i. 1040 S. Centerville Road – Hypershine CarWash – Amended Site Plan (June)
- l. 911 W. Chicago Road – Boland’s Best One Tire (August)
- m. 901 N. Centerville Road – Abbott Nutrition (August)
- n. 1211 Progress Street – Summit Polymers (October – Special)
- o. 501 S. Centerville Road – Popeye’s (November)
- p. 1014 & 1100 N. Clay Street – Corrigan Oil Company (November)
 - i. 1014 & 1100 N. Clay – Corrigan Oil Company – Amended Site Plan (December)
- q. 310 N. Franks Avenue – Splash Pad – City of Sturgis (December)

D. Special Land Use Request (SLU), Public Hearing held. The Planning Commission reviewed eighteen (18) Special Land Use Request Applications including amended applications:

- a. 1640 S. Centerville Road – Marihuana Establishment – Retailer (January)
- b. 1305 Kitson Avenue – Marihuana Establishment – Class B Grow (February)
- c. 1394 S. Centerville Road – Marihuana Establishment – Retailer (February)
- d. 200 Timothy – Planning Commission Consideration/Parking Waiver (March)
- e. 121 S. Centerville Road – Automobile Car Wash (March)
- f. 233 Bogen Road – Marihuana Establishment – Class C Grow (March)
- g. 1103 N. Centerville Road – Marihuana Establishment – Retailer (March)
- h. 1291 Kitson Avenue – Marihuana Establishment – Secure Transporter (March)

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- i. 108, 112 and 114 W. Chicago Road – Mixed Use Development (April)
 - j. 1394 S. Centerville Road – Marihuana Establishment – Provisioning Center (April)
 - k. 651 Wade Street – Marihuana Establishment – Retailer (April)
 - l. 1404 White Street – Marihuana Establishment – Class B Grow (May)
 - m. 1040 S. Centerville Road – Hypershine CarWash (May)
 - n. 800 E. Chicago Road – Home Occupation – In-Home Massage Therapy Business (June)
 - o. 981 S. Centerville Road – Outdoor Sales Area – Fireworks Sales (June)
 - p. 313 Susan Court – Light Industrial (June)
 - q. 309 N. Prospect Street – Light Industrial (July)
 - r. 805 Mechanic – Planning Commission Consideration for 2 Driveways (October)

E. Zoning Map Amendments, Public Hearing held.

- a. From Business Highway 2 (B-H2) to Business Neighborhood (B-N):

- 602 W. Chicago Road (February)
- 500 W. Chicago Road (February)
- 485 W. Chicago Road (February)
- 211 Jacob Street (February)
- 418 W. Chicago Road (February)
- 102 Grove Street (February)
- 410 W. Chicago Road (February)
- 412 W. Chicago Road (February)
- 414 W. Chicago Road (February)
- 416 W. Chicago Road (February)
- 407 William Street (February)
- 401 W. Chicago Road (February)
- 213 N. Nottawa (February)
- 301 N. Nottawa (February)
- 303 N. Nottawa (February)
- 305 N. Nottawa (February)
- 307 N. Nottawa (February)
- 309 N. Nottawa (February)
- 311 N. Nottawa (February)
- 315 N. Nottawa (February)
- 100 E. Hatch Street (February)
- 102 E. Hatch Street (February)
- 100 N. Prospect Street (February)
- 306 E. Chicago Road (February)
- 104 E. Main Street (February)
- 503 N. Nottawa (February)
- 506 N. Nottawa (February)
- 406 N. Nottawa (February)

- 402 N. Nottawa (February)
- 316 N. Nottawa (February)
- 300 E. Chicago Road (February)
- 308 E. Chicago Road (February)
- 301 E. Chicago Road (February)
- 303 E. Chicago Road (February)
- 305 E. Chicago Road (February)
- 307 E. Chicago Road (February)
- 103 S. Fourth Street (February)
- 400 E. Chicago Road (February)
- 101 N. Fourth Street (February)
- 402 E. Chicago Road (February)
- 404 E. Chicago Road (February)
- 105 N. Fourth Street (February)
- 406 E. Chicago Road (February)
- 408 E. Chicago Road (February)
- 205 E. Chicago Road (February)
- 105 S. Maple (February)

b. From split-zoned Business Highway 2 (B-H2) and Residential 3 (R-3) to Business Neighborhood (B-N):

- 606 W. Chicago Road (February)
- 500 W. Chicago Road (February)
- 107 Grove Street (February)
- 409 N. Nottawa (February)

c. From split-zoned Business Highway 2 (B-H2) and Residential 4 (R-4) to Business Neighborhood (B-N) or Mixed Use:

- 501 W. Chicago Road (February)
- 123 W. Hatch Street (February)
- 312 N. Nottawa (February)
- 103 N. Fourth Street (February)
- 101 N. Maple Avenue (February)
- 102 N. Fourth Street (February)
- 401 E. Chicago Road (February)
- 102.5 N. Fourth Street (February)

d. From Residential 3 (R-3) to Business Neighborhood (B-N):

- 503 William Street (February)
- 111 Grove Street (February)

- 104 Grove Street (February)
- 106 Grove Street (February)
- 108 Grove Street (February)

e. From Residential 4 (R-4) to Business Neighborhood (B-N):

- 109 S. Jefferson Street (February)
- 111 S. Jefferson Street (February)
- 102 W. Hatch Street (February)
- 103 N. Maple Avenue (February)
- 105 N. Maple Avenue (February)
- 107 N. Maple Avenue (February)
- 106 N. Fourth Street (February)
- 104 N. Fourth Street (February)
- 111 N. Fourth Street (February)
- 115 N. Fourth Street (February)
- 401 E. West Street (February)
- 102 N. Prospect Street (February)

f. From Central Business (BC) to Business Neighborhood (B-N):

- 101 S. Jefferson Street (February)
- 103 S. Jefferson Street (February)

g. From Business Highway 2 (B-H2) to Central Business (BC):

- 208 E. Chicago Road (February)
- 102 N. Maple Avenue (February)
- 102.5 N. Maple Avenue (February)

h. From split-zoned Business Highway 2 (B-H2) and Residential 4 (R-4) to Central Business (BC):

- 204 E. Chicago Road (February)


i. From Residential 4 (R-4) to Central Business (BC):


- 052-040-216-10 No Address (February)

j. From split-zoned Manufacturing (M) and Residential 4 (R-4) to Residential 4 (R-4):

- 201 S. Jefferson Street (February)

k. From Residential 4 (R-4) to Business Neighborhood (B-N):

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- 209 W. Hatch Street (February)
 - l. From split-zoned Business Highway 2 (B-H2) and Residential 3 (R-3) to Residential 3 (R-3):
 - 500 E. Chicago Road (February)
 - 103 S. Prospect Street (February)
 - 200 W. Main Street (February)
 - m. From split-zoned Business Highway 2 and Residential 4 (R-4) to Residential 4 (R-4):
 - 106 N. Prospect Street (February)
 - 107 S. Fourth Street (February)
 - 106 S. Maple Avenue (February)
 - n. From Business Highway 2 (BH-2) to Residential 4 (R-4):
 - 105 S. Fourth Street (February)
 - o. From split-zoned Business Highway 2 (BH-2) and Residential 3 (R-3) to Business Highway 1 (BH-1):
 - 700 W. Chicago Road (February)
 - p. From Business Highway 2 (BH-2) to Residential 3 (R-3):
 - 405 E. Chicago Road (February)
 - 407 E. Chicago Road (February)
 - 409 E. Chicago Road (February)
 - q. From split-zoned Business Highway 2 (BH-2), Residential 3 (R-3) and Residential 4 (R-4) to Residential 4 (R-4):
 - 505 W. Chicago Road (February)
 - r. From Business Office Service (B-OS) to Residential 4 (R-4):
 - 205 S. Jefferson Street (February)
 - 403 W. Congress Street (February)
 - s. From split-zoned Business Office Service (B-OS) and Manufacturing (M) to Residential 4 (R-4):
 - 209 S. Jefferson Street (February)

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- t. From Manufacturing (M) to Residential 3 (R-3):
 - 406 W. Congress Street (February)
 - u. From Business Highway 1 (B-H1) to Manufacturing (M):
 - 2770 S. Centerville Road (July) – Planning Commission approved at this meeting; however, the City Commission denied the request.
 - **Design Review Approval.**
 - a. 108, 112 and 114 W. Chicago Road – Root and Branch Project (April)
 - b. 203 E. Chicago Road – Free Church Park – Santa’s House (April)
 - **Miscellaneous.** In addition to the above-mentioned items, the Planning Commission completed the following:
 - a. 108 W. Chicago Road Root and Branch Presentation (January)
 - b. Business Neighborhood (B-N) Zoning District Discussion (January)
 - c. 501 S. Centerville Road - Class “A” Non-Conforming Structure approval (January)
 - d. 206 Surprise Street – Class “A” Non-Conforming Structure (February)
 - e. 2021 Planning Commission Annual Report (March)
 - f. 901 N. Centerville Road – Class “A” Non-Conforming Structure (May)
 - g. Outdoor Woodburning Appliances Discussion (June)
 - h. 811 S. Centerville Road – Class “A” Non-Conforming Structure (June)
 - i. 313 Susan Court – Class “A” Non-Conforming Structure (June)
 - j. City Sign – Sign Approval (June)
 - k. Capital Improvement Plan 2022/2023 (June)
 - l. Planning Commission Bylaws (August)
 - m. 516 S. Jefferson Street – Class “A” Non-Conforming Structure (September)
 - n. 125 E. Chicago Road – Class “A” Non-Conforming Structure (October)
 - o. 1014 and 1100 N. Clay Street – Class “A” Non-Conforming Structure (November)
 - p. 24 Pioneer Avenue – Class “A” Non-Conforming (December – Special)
 - q. Planning Commission Calendar 2023 (December)