


Planning Commission Annual Report 2023





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 consist of five (5), seven (7), or nine (9) members.”

The Planning Commission held a total of fourteen (14) meetings in 2023. Ten (10) were regular meetings and four (4) were special meetings. 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 24 (Special Meeting)
- February 21
- March 21
- April 18
- May 16
- June 27 (Special Meeting)
- July 18
- August 15
- August 31 (Special Meeting)
- September 19
- October 17
- October 31 (Special Meeting)
- November 14
- December 12

The 2023 Planning Commission members include:

- John Mikulenas - Chairman
- Garry Allen - Vice Chairman (January – September)
- Rick Mahler – Vice Chairman (September – December)
- Gabe Alvez
- Michael Brothers
- Michael Caywood (January – September)
- Buddy Denman (November – December)
- Jim Liston
- Luis Perez
- Pete Stage

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 2023, special meetings were held in January, June, August, and October.

B. Zoning Ordinance Amendments, Public Hearing held. The Planning Commission recommended the following for approval to the City Commission:

- a. Amendments to Section 1.1101 – General Requirements – (M) Electronic Message Display Sign Ordinance (January)
- b. Amendments to Article XII and Article II, Section 1.0202 - Site Plan Review (February)
- c. Amendments to Section 1.0603 – Special Land Use Designated – addition of (UU) Outdoor storage, not accessory to principal use (July)
- d. Amendments to 1.0401 – Manufacturing – (C) Special Land Uses, (20) Outdoor Storage Area, not accessory to principal use (July)
- e. Amendments to Section 1.0202 – Specific terms, addition of Extreme Weather Center (August)
- f. Amendments to Section 1.0603 - Special land use designated, addition of (VV) Extreme Weather Center (August)
- g. Amendments to Section 1.0401. - Residential 1, (C) Special Land Uses, (8) Extreme Weather Center (August)
- h. Amendments to Section 1.0402. - Residential 2, (C) Special Land Uses, (6) Extreme Weather Center (August)
- i. Amendments to Section 1.0403. - Residential 3, (C) Special Land Uses, (7) Extreme Weather Center (August)
- j. Amendments to Section 1.0404. - Residential 4, (C) Special Land Uses, (13) Extreme Weather Center (August)
- k. Amendments to Section 1.0406. - Business Office Service, (C) Special Land Uses, (9) Extreme weather center (August)
- l. Amendments to Section 1.0407. - Central Business, (C) Special Land Uses, (14) Extreme Weather Center (August)
- m. Amendments to Section 1.0408. - Business Highway 1, (C) Special Land Uses, (15) Extreme Weather Center (August)
- n. Amendments to Section 1.0409. - Business Highway 2, (C) Special Land Uses, (24) Extreme Weather Center (August)
- o. Amendments to Section 1.0409.1. - Business Neighborhood, (C) Special Land Uses, (22) Extreme Weather Center (August)
- p. Amendments to Section 1.0410. - Manufacturing, (C) Special Land Uses, (20) Extreme Weather Center (August)
- q. Amendments to Section 1.1105 - Accessory Structures and uses, addition of chicken coops (November)
- r. Amendments to Section 1.1401 – Building Permits, addition of accessory structures and fences that are included as part of an urban chicken permit (November)

- s. Amendments to Appendix B – Fine Schedule and Fee Schedule, addition of Urban Chickens (November)

C. Zoning Ordinance Amendments, Public Hearing held. The Planning Commission did not recommend the following for approval to the City Commission:

- a. Amendments to Section 1.1105 – Accessory Buildings, Structures and Uses, Addition of Chicken Coops (July)
- b. Amendments to Section 1.1401 – Building Permits, addition of accessory structures and fences that are included as part of an urban chicken permit (July)
- c. Amendments to Appendix B – Fine Schedule and Fee Schedule, addition of Urban Chickens (July)

D. Site Plans Reviewed. The Planning Commission reviewed seven (7) site plans:

- a. 1040 S. Centerville Road – EROP, LLC. – Amended Site Plan (March)
- b. 200 Timothy Street – Snappy Storage – Amended Site Plan (April)
- c. 921 Broadus Street – Wayne International (July)
- d. 119/121 S. Monroe – Sturgis Bank and Trust Company (July)
- e. 1163 N. Nottawa – Culligan (October – Special)
- f. 303 St. Joseph Street – Spire Development (November)
- g. 921 Broadus Street – Deferred Parking - Wayne International (November)
- h. 512 S. Centerville Road – Aqua Blast Carwash (December)

E. Special Land Use Request (SLU), Public Hearing held. The Planning Commission reviewed seventeen (17) Special Land Use Request Applications including amended applications:

- a. 1013 Robin Hood Trail – Home Occupation – In-Home Bakery Business (January)
- b. 1117 Madison – Home Occupation – In-Home Fire Extinguisher Servicing Business (March)
- c. 1103 N. Centerville Road – Marihuana Retailer (April)
- d. 1189 N. Nottawa – Warehousing (April)
- e. 119/121 S. Monroe Street – Off-Street Parking Lot (July)
- f. 811 Broadus Street– Marihuana Retailer (September)
- g. 811 Brodus Street – Marihuana Class C Grow (September)
- h. 1103 N. Centerville Road – Outdoor Storage Area (September – Tabled)
- i. 2170 E. Chicago Road – Adult Daycare (September)
- j. 485 W. Chicago Road – Outdoor Sales Area (October)
- k. 1103 N. Centerville Road – Old Business - Outdoor Storage Area (October)
- l. 303 St. Joseph Street – High Density Apartments (November)

- m. 1291 Kitson Avenue – Minor Automobile Repair Shop (November)
- n. 1301 W. Dresser Drive – Marihuana Class C Grow (December)

- Driveway Considerations
 - a. 501 E. Chicago Road
 - b. 1206 Independence Avenue
 - c. 812 Canterbury

F. Zoning Map Amendments, Public Hearing held.


- a. From Residential 4 (R-4) to Central Business (BC):
 - 119 S. Monroe Street (January)
 - 121 S. Monroe Street (June - Special)
- b. From Residential 2 (R-2) to Business Highway 2 (B-H2):
 - 1189 N. Nottawa/300 Timothy (August)

- **Design Review Approval.**

- a. 220 W. Chicago Road (May)
- b. 110 Pleasant Avenue (May)

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

- a. City Sign Approval – 201 N. Nottawa – Sturges-Young Center for the Arts (February)
- b. Zoning Update Discussion (March)
- c. Urban Chicken Discussion (March)
- d. Cottage Courts Discussion (March)
- e. Marihuana Update (March)
- f. 1300 Rolling Ridge Lane – Class “A” Non-Conforming Structure (April)
- g. Urban Chickens Discussion (April)
- h. Design Review Committee Nomination (April)
- i. City Sign Approval – 720 Langrick Street – Langrick Park (April)
- j. Urban Chicken Discussion – Old Business (May)
- k. 1301 Rolling Ridge Lane – Class “A” Non-Conforming Structure (June - Special)
- l. Zoning Ordinance Discussion – Cottage Courts (June - Special)
- m. Zoning Ordinance Discussion – Emergency Weather Center (June – Special)

- 
- n. Zoning Ordinance Discussion – Accessory Structures (June – Special)
 - o. Zoning Ordinance Discussion – Fences in Front Yard (June – Special)
 - p. Zoning Ordinance Discussion – Exterior Storage in Manufacturing Zoning District as Special Land Use (June – Special)
 - q. 2022 Planning Commission Annual Report (June - Special)
 - r. Capital Improvement Plan 2023/2024 (June – Special)
 - s. Urban Chicken Discussion – Old Business (June – Special)
 - t. City Sign Approval – 203 E. Chicago Road – Free Church Park (June – Special)
 - u. 328 Arden Park – Class “A” Non-Conforming Structure (July)
 - v. Zoning Ordinance Discussion – Old Business – Extreme Weather Center (July)
 - w. City Sign Approval – 310 N. Franks Avenue – Splash Pad (August)
 - x. 136 Campbell Street – Class “A” Non-Conforming Structure and Use (August – Special)
 - y. 305 E. Lafayette Street – Class “A” Non-Conforming Structure (September)
 - z. Cottage Court Discussion – Old Business (September)
 - aa. 401 N. Lakeview Avenue – Class “A” Non-Conforming Use (October)
 - bb. 512 N. Fourth Street – Class “A” Non-Conforming Structure (October – Special)
 - cc. Planning Commission 2024 Calendar (November)