

PLANNING COMMISSION ANNUAL REPORT (2019)

1. Membership

Planning Commission Member	Term Expiration
Laura Schlecte	12/31/20
James Stark	12/31/19
Patrick Burtch	City Manager
Derek Dobies	Mayor
Sheila Troxel	12/31/21
Clyde Mauldin	12/31/21
Colleen Sullivan	11/30/19-Councilwoman
Connor Wood	12/31/20
Sarah Saucedo	12/31/20

2. Meetings (MPEA requires four meetings annually)

The City Planning Commission met six (6) times in 2019. This meets the requirements of the MPEA.

3. Master Plan Review

The City and its various boards and commissions continue to work towards the vision and goals established in the Master Plan adopted in 2016. No amendments were made to the Master Plan in 2019.

4. Zoning Ordinance Amendments

- Below are the sections amended in 2019
 - i. Sec. 28-115 (Building Design Standards)- Metal Roofing Systems, Fenestration Standards, Fencing Standards)
 - ii. Sec. 28-140 (Additional Development Requirements for Certain Permitted Uses)- Medical Marihuana Facilities Ordinance
- The following are rezoning requests in 2019 including: location, request description, and status
 - i. The CPC reviewed:
 1. 301 N. Jackson St: City-initiated Request to rezone from I-1 to C-3; request was APPROVED
 2. 206 W. Louis Glick Hwy: City-initiated request to rezone from I-1 to C-3; request was APPROVED
 3. 810 Greenwood Ave: City-initiated request to rezone from C-4 to C-2; request was APPROVED

5. Development Reviews

- Omni Source: 800 Lewis St- Mobile Torching Enclosure and landscaping/screening improvements along Lewis St; Commission recommended approval in accordance with staff's recommendations on 2/6/19
- Jackson Young Professionals: Bright Walls Mural Festival- throughout downtown; Commission approved in accordance with staff's recommendations on 2/6/19
- Otsego Ave- Partial Street Vacation Request; Commission approved in accordance with staff's recommendation on 4/3/2019
- Mural Request: Pet Station at 1617 E. Michigan Ave; Request to Install Mural at west side of building; Commission approved with conditions on 11/6/2019

*The majority of site plans proposed within the City of Jackson are reviewed administratively, with select reviews done by the Planning Commission based on conditions stated within the Zoning Ordinance.

6. Site Plans Reviewed/Projects Completed in 2019

- Family Dollar- 805 N. Francis St.-Site Renovation In Progress
- The 200-200 N. Jackson St. -In Progress
- Francis Senior Lofts- 119 E. Wesley St- In Progress
- Comerica Bank- Redevelopment of Site and New Construction at 301 N. Jackson St- In Progress
- Chem Dry- Redevelopment of Site and Building at 206 W. Louis Glick Hwy- In Progress
- The Pickle Barrel Deli- 1221 S. West Ave. – In-Progress
- McDonald's Façade Renovation- 1105 N. West Ave- Completed
- Popeye's Chicken New Construction- 970 N. West Ave- In-Progress
- PS Food Mart- Redevelopment- 815 Lansing Ave- Complete
- Dollar General- Redevelopment of Site and Building-216 W. Morrell St.- In Progress
- Redevelopment of 135 E. Michigan Ave- In Progress
- Ogma Brewery- 129 E. Michigan Ave- In Progress
- Vermeulen's Building Renovation- 135 W. Cortland- In Progress
- Masonic Temple- 145 W. Cortland- In Progress
- Jackson County Fairgrounds/Keeley Park- 104 W. Ganson- In Progress
- Henry Ford Allegiance Health- Building Entrance Project- In Progress
- Christoff and Sons Floor Covering- 400 N. Mechanic St- Redevelopment of Site and Building- In Progress

7. Actions by Legislative Body (actions taken by the legislative body related to planning and development)

- In 2019, the Jackson City Council approved several transportation-related projects, including the Greenwood Ave and Jackson St. Traffic Circle and road reconstruction, and the renaming of Francis St. to Martin Luther King Jr. Dr.
- The City Council also opted in to allow Medical and Adult Use Marihuana Establishments within the City of Jackson. City administration is currently reviewing applications for new facilities.
- Redevelopment of the former Vermuelen's Furniture Store and Masonic Temple have progressed with continued support from City Council.

Other neighborhood improvement projects included approval of a housing project on the block between W. Mason St. and W. Franklin St. and just west of S. Mechanic St. in conjunction with Habitat for Humanity.

8. Zoning Map (Reviewed rezoning requests to analyze potential development trends)

- There were three rezoning requests in 2020, all of which were city-initiated. Two of the properties (206 W. Louis Glick Hwy and 301 N. Jackson St.) were located downtown and the rezoning requests reflect the city's desire to greater incorporate the formerly industrial properties into the fabric of the downtown. The rezonings were in accordance with the Future Land Use Plan of the Master Plan
- The third rezoning occurred at 810 Greenwood Ave. The property was the only property zoned C-4 in the neighborhood with all other properties zoned C-2: Community Commercial. Now vacant, the building was cited numerous times in the previous years for illegal operation and commercial development that was detrimental to the surrounding properties. The building is scheduled to be demolished. The downzoning was city-initiated and will have the impact of placing tighter restrictions on future commercial development that could have an impact on surrounding residential properties.

9. Trainings/Joint Meetings

- There were no joint meetings held in 2019. The Michigan Association of Planning hosted a Planning and Zoning Essentials workshop in the spring of 2019 of which some ZBA Board Members and Planning Commissioners attended.