

PLANNING COMMISSION ANNUAL REPORT (2020)

1. Membership

| Planning Commission Member | Term Expiration |
|-----------------------------|-------------------------------------|
| Councilwoman Laura Schlecte | Runs with elected term (ex officio) |
| Jonathan Greene | City Manager (ex officio) |
| Mayor Derek Dobies | Runs with elected term (ex officio) |
| Sheila Troxel | 12/31/21 |
| Clyde Mauldin | 12/31/21 |
| Colleen Sullivan | 12/31/20 |
| Connor Wood | 12/31/20 |
| Sarah Saucedo | 12/31/20 |

2. Meetings (MPEA requires four meetings annually)

The City Planning Commission met nine (9) times in 2020. 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 2020.

April of 2021 will mark the fifth year since the Master Plan was adopted by City Council. It is recommended that the Planning Commission review the Master Plan and either reaffirm or update the Master Plan as necessary in 2021.

4. Zoning Ordinance Amendments

- Below are the sections amended in 2020
 - i. Chapter 28- Solar Amendments to Sec. 28-120 (Accessory Structure Standards), Sec. 28-5 (Definitions), Sec. 28-115 (Building Design Standards)
 - ii. Sec. 28-100 (Driveway materials, type-M openings)
 - iii. Sec. 28-160 (PB Shopping Center requirements)
 - iv. Chapter 28- Marihuana Amendments to Sec. 28-5 (Definitions), Sec. 28-140 (Setbacks), Sec. 28-71 (Table of Permitted and Conditional Uses)
 - v. Sec. 28-253 and Sec. 28-257 (murals and signage requirements)
- The following are rezoning requests in 2020 including: location, request description, and status
 - i. The CPC reviewed:
 1. 213 Grinnell St: Owner requested to rezone from R-2 to R-4; request was APPROVED

5. Development Reviews

- Mural Request: 159 W. Michigan; Request to install mural at west side of building façade facing the alley. Commission approved on 1/8/2020
- Partial Road Vacation Request: Gettysburg St; Petitioner requested to vacate the unopened portion of Gettysburg St. The motion to approve failed on a roll call vote on 6/3/2020.
- CUP Request: 406 S. Blackstone; applicant requested a Conditional Use Permit to operate the MyPlace Resource Center at 406 S. Blackstone St. Commission approved with conditions on 6/3/2020.
- Mural Request: 145 W. Pearl St; Applicant requested to install a mural on the west-facing façade. The mural application was recommended for approval by the Public Arts Commission. Commission denied the request on 7/01/2020
- Conditional Use Permit Request: 123 Marshall St; applicant requested a Conditional Use Permit to use the former church as office space and a center for “community outreach and programming.” Commission approved with conditions on 8/12/20.
- Conditional Use Permit Request: 432 Wildwood Ave- applicant requested a Conditional Use Permit to use the former residence/office building as a twenty-four (24) hour “Engagement Center” providing short term crisis intervention for individuals. Commission approved with conditions on 11/17/20.

*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 2020

- Family Dollar- 805 N. Francis St.-Completed
- The 200-200 N. Jackson St. –Completed
- Francis Senior Lofts- 119 E. Wesley St- Completed
- 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- Completed
- The Pickle Barrel Deli- 1221 S. West Ave. – In-Progress
- Popeye’s Chicken New Construction- 970 N. West Ave- Completed
- Dollar General- Redevelopment of Site and Building-216 W. Morrell St.- Completed
- Redevelopment of 135 E. Michigan Ave- Completed
- Ogma Brewery- 129 E. Michigan Ave- In Progress
- Vermeulen’s Building Renovation- 135 W. Cortland- In Progress
- Jackson County Fairgrounds/Keeley Park- 104 W. Ganson- Completed
- Henry Ford Allegiance Health- Building Entrance Project- Completed
- Christoff and Sons Floor Covering- 400 N. Mechanic St- Redevelopment of Site and Building- Completed
- Albert Kahn Apartments- 214 S. Jackson St- Renovation of former CitPat building- In Progress
- Charles Burden Funeral Home- 1806 E. Michigan Ave- Construction of New Bldg- In Progress
- Jackson Community Ambulance- 426 N. Jackson St- Construction of New Bldg- In Progress
- Urgent Care- 729 E. Michigan Ave- Demolition and Construction of New Bldg- In Progress
- Hobby Lobby- 1250 Boardman Rd- Redevelopment of Former Sears Bldg- In Progress
- The Foundry- 216 S. MLK Jr. Dr.- Façade Renovation- In Progress
- Lume Provisioning Center- 1512 N. West Ave- Marihuana Retail Facility- Completed
- Marihuana Retail Facility- 156 Cooper St- In Progress
- Marihuana Retail Facility- 118 N. Columbus St- In Progress
- Marihuana Growing and Processing Facility- 769 E. Washington Ave- In Progress

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

- In 2020, the Jackson City Council approved transportation-related projects including street reconstructions on Franklin St and Wellworth St, resurfacing of Chalet Terrace St, and the sewer reconstruction on Elmdale Dr.
- The City Council approved ordinance amendments related to Marihuana Facilities within the city and approved conditional licenses for new retail and growing facilities. The City is now accepting applications on a rolling basis until all licenses have been granted.
- The City Council also created the MLK Corridor Improvement Authority in hopes of bolstering efforts to revitalize and encourage redevelopment of the commercial corridors along S. Martin Luther King Jr. Drive and Prospect St.

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

- There was only one (1) rezoning request in 2020. The location of the parcel was adjacent to a larger-scale development which has changed and expanded a number of times in recent years.

9. Trainings/Joint Meetings

- There were no joint meetings held in 2020.