



PLANNING COMMISSION ANNUAL REPORT



MICHIGAN ECONOMIC
DEVELOPMENT CORPORATION

Village of Middleville Planning Commission

2022 Annual Report

1. INTRODUCTION

The Planning Commission is an administrative body of seven residents comprised of six appointed officials and one elected official. The Planning Commission (PC) meets monthly on the first Tuesday of the month. The Planning Commission is tasked with reviewing applications for site plan review, special land use request, planned unit development, and rezoning of land. The PC also is required to hold the necessary public hearings for zoning text amendments and is entrusted to incorporate the application of policies found in the Village Master Plan while reviewing development decisions.

2. OUTLINE THE PURPOSE OF THIS REPORT

- The Michigan Planning Enabling Act contains language of the requirement of the Planning Commission to prepare an annual report to the Village Council: “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 actions by the legislative body related to planning and development.”
- Increases information-sharing between staff, boards, commission and the governing body.
- Allows for anticipation of upcoming issues and priorities, in order to prepare and budget.
- The Village staff would like to thank all members of the Planning Commission for their hard work and dedication to the Village. The lengthy and contentious discussion to adopt a Marihuana Ordinance as a business in the Village was not a simple or short task.

3. MEMBERSHIP

Planning Commission member	Term expiration
Jason Holzhausen - Chair	April 30, 2024
Amanda Pullen – Vice Chair	April 30, 2025
Troy Newman - Member	April 30, 2024
Bruce Farrell- Member	April 30, 2023
Maria Dahlke - Member	April 30, 2025
Di Wilke - Secretary	April 30, 2023
Mike Cramer – Village Council liaison	Council term expires November 2022

4. MEETINGS *(MPEA requires four meetings annually)*

- The Planning Commission met 9 times in 2022. The Planning Commission held a public hearing on January 1st to review the final PUD for Flats at MidVilla, a public hearing on March 1st to review a special land use petition at 4525 N M-37 HWY Suite L, a special meeting on March 21st to discuss the Final PUD for the Flats at Mid-Villa in greater detail, a public hearing on June 7th for the rezoning of 512 & 516 Broadway Street and a special land use petition at 161 Irving for the installation of solar panels, and a public hearing on November 1st for the rezoning of 472 Arlington.

5. MASTER PLAN REVIEW

- None in 2022.

Village of Middleville Planning Commission 2022 Annual Report

6. ZONING ORDINANCE TEXT AMENDMENTS

- In February, Ordinance No. 2124 amended sections 78-25, 78-192, 78-193, 78-222, 78-479, 78-480, 78-566(a), 78-633(15), 78-705, and 78-878 AND Articles II, III, AND VIII of the Zoning Ordinance.

7. DEVELOPMENT REVIEWS

Project type	Location	Description	Status	Recommendation to the legislative body	Date of action
Rezone 2022-01	512 & 516 Broadway	R-2 Medium Density Residential to C-2 Highway Commercial	Moved to Village Council	Approve	July 26
Rezone 2022-02	472 Arlington St	From R-3, Multiple Family Residential to C-2 Highway Commercial	Moved to Village Council	Approve	Dec. 13
Seneca Ridge #2	Sherman Street	Final Preliminary Plat	Moved to Village Council	Approve w/ conditions	Jan. 25
Flats at Mid-Villa PUD	Mid-Villa Site	Final PUD	Moved to Council	N/A	July 6
Special Land Use 2022-01	4525 N M-37 Hwy Suite L	Indoor recreation establishment at 640 Arlington Ct	Approved	N/A	March 1
Site Plan 2022-01	Bradford White	Bradford White parking lot phase 4	Approved w/condition	N/A	May 3
Special Land Use 2022-02	161 Irving Rd	Ground Mounted Solar Panel in the front yard	Approved w/ conditions	N/A	June 7
Site Plan 2022-03	512 & 516 Broadway	Lydy Ice Cream Shop	Approved w/ conditions	N/A	October 4

Village of Middleville Planning Commission 2022 Annual Report

8. VARIANCES/APPEALS

Variance/Appeal	Location	Description	Status	Date of action
Variance 2022-01	161 Irving Rd	To allow the installation of ground-mounted solar panels in the front yard on the property	Denied	Jan. 20
Variance 2022-02	206 Russell	For an expansion of a nonconforming deck that is covered and over eight inches from grade into the required front yard setback in the R-2 Medium Density Residential District.	Approved	June 6

9. Actions by Village Council

- Village Council adopted the final primary plat for Seneca Ridge #2.
- Village Council adopted a code enforcement policy.
- Village Council adopted an ordinance amendment for changes for recreational vehicle parking, solar panels, nonconforming lots, distance requirements for marijuana facilities, and other revisions.
- Village Council approved Resolution 22-11, forgiving the enforcement of Section 78-25(e)[Code of Ordinance] for recreational vehicle storage from April 30 to June 6 and from September 1 to September 30, 2022.

10. Zoning map

- In July, Ordinance No. 2125 amended the Zoning Ordinance with the rezoned of parcel no. 08-41-074-013-00 and 08-41-074-012-00 from R-2 Medium Density Residential to C-2 Highway Commercial.
- In December, Ordinance No. 2129 amended the Zoning Ordinance with the rezoned of parcel 08-41-022-410-00 from R-3 Multiple Family Residential to C-2 Highway Commercial.

11. TRAINING ATTENDED (VIRTUAL OR IN PERSON)

Topic/Description	Who?	Date
MCAT	Brian U.	Jan. 13-14
MEDA Capitol Day	Brian U.	March 3
Small Town & Rural Development Conference	Brian U.	May 16-18
Active Shooter & Stress Management	Staff	Jan. 20
MAP 2022 Housing Summit Training	Holzhausen, Wilke, and Cramer	May and June
Zoning Administration Workshop	Dahlke	March 1-2
The Zoning Ordinance A-Z	Wilke	March 10
Planning & Zoning Essentials	Wilke	March 21-22

Village of Middleville Planning Commission 2022 Annual Report

MSHDA's Public Hearing on the Housing & Community Development Fund Allocation Plan	Dahlke	Nov. 10
Everything Meeting	Holzhausen, Dahlke, Pullen, and Wilke	Nov. 29

12. JOINT MEETINGS:

The Planning Commission and Village Council held a special meeting on March 21 to review and discuss the Planning Commission's recommendation for approval of the Flats at Mid-Villa final PUD.

13. NOTABLE ITEMS:

- A total of 25 single-family home permits were issued in 2022 (thru November).