THE VILLAGE OF
Middleville
=MICHIGAN=

PLANNING COMMISSION ANNUAL REPORT

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Village of Middleville Planning Commission
2024 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.

3. **Membership**

Planning Commission member	Term expiration
Jason Holzhausen - Chair	April 30, 2027
Amanda Pullen – Vice Chair	April 30, 2025
Troy Newman - Member	April 30, 2027
Bruce Farrell- Member	April 30, 2026
Maria Dahlke - Member	April 30, 2025
Di Wilke - Secretary	April 30, 2026
Richard Hamilton – Village Council liaison	Council term expires November 2026

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

   - The Planning Commission met 10 times in 2024. The Planning Commission held no public meetings

5. **Master plan review**
   - June 2024 Joint Meeting

6. **Zoning ordinance text amendments**
- Ordinance 2138 modified the planning commissions required meetings. Ordinance 2140 repealed the village regulations for ORV's.

7. **Development Reviews**

Project type	Location	Description	Status	Recommendation to the legislative body	Date of action
Site Plan 2024-01	313 Arlington St	Multi Family	Denied	Property required rezoning petitioner chose not to proceed.	Apr 8
Site Plan 2024-02	115 High St	Mixed Use Development	Approved	Update given as Village Council had site under development agreement.	Oct. 1
Site Plan 2024-03	127 Main	Multi Family	Moved to Council	Recommended approval contingent on Council granting a parking waiver	Oct. 10

8. **Variances/Appeals**

Variance/Appeal	Location	Description	Status	Date of action
Variance 2024-01	611 Grand Rapids	Use Variance to allow for dog grooming facility.	Approved	Apr. 18

9. **Actions by Village Council**
- Pubilic Participation Strategies update
- Economic Development Strategies update
- 36 State Street choose development opportunity.
- 115 High Street Development Agreement Amendment
- Sale of 08-41-048-004-00

10. **Zoning map**
- 36 State Street was rezoned to Transitional Industrial.
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11. **Training attended (virtual or in person)**

Topic/Description	Who?	Date
Nonconforming Workshop	Holzhausen, Gustinis	3/14
Strategic Planning Workshop	Holzhausen, Newman, Powers	4/4-4/11
MAP Conference	Powers	9/25-9/27
2024 Legislative & Case Law Update	Holzhausen, Farrell	9/17
Citizen Planner	Gustinis, Wilke	12/20, 3/5

12. **Joint meetings:**
The Planning Commission and Village Council held a joint meeting on June 4th to discuss public participation, economic development strategy and possible zoning amendments.

13. **Notable items:**
- Baby Bliss, 210 Main, 110 and 112 Water have been demolished.
- Midvilla Development Agreement and TIF approved.
- ORV Legislation repealed

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