INTRODUCTION
This report is provided in accordance with the Michigan Planning Enabling Act, Public Act 33 of 2008. It reports the Commission’s operations during the 2019 calendar year and the status of planning activities.

APPLICATION SUMMARY
The following table and chart provide a summary of the number of planning applications processed by the City in 2019, as well as the previous five years.

<table>
<thead>
<tr>
<th>Application Type</th>
<th>2014</th>
<th>2015</th>
<th>2016</th>
<th>2017</th>
<th>2018</th>
<th>2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>Special Use Permits</td>
<td>12</td>
<td>17</td>
<td>15</td>
<td>21</td>
<td>14</td>
<td>13</td>
</tr>
<tr>
<td>Site Plan Reviews</td>
<td>21</td>
<td>24</td>
<td>24</td>
<td>19</td>
<td>12</td>
<td>18</td>
</tr>
<tr>
<td>Map Amendments (Rezoning)</td>
<td>1</td>
<td>0</td>
<td>2</td>
<td>1</td>
<td>0</td>
<td>2</td>
</tr>
<tr>
<td>Text Amendments</td>
<td>1</td>
<td>9</td>
<td>2</td>
<td>1</td>
<td>3</td>
<td>6</td>
</tr>
<tr>
<td>Street and Alley Vacations</td>
<td>2</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total Applications</strong></td>
<td><strong>37</strong></td>
<td><strong>50</strong></td>
<td><strong>43</strong></td>
<td><strong>42</strong></td>
<td><strong>29</strong></td>
<td><strong>39</strong></td>
</tr>
</tbody>
</table>

In 2019, the Planning Commission held 12 meetings, including a joint meeting with the City Commission in February.

PROJECT ACTIVITY
In 2019, the Planning Commission continued work on a new City Master Plan. The project consultant, McKenna, facilitated a five-day public engagement charrette in April during which time a significant amount of public input was gathered and synthesized into a draft plan. McKenna provided update presentations on the project in June and October. The draft plan was made available for public review in September.

The Planning Commission completed a one-year review of the zoning ordinance. This review lead to the adoption of six text changes and two map amendments in 2019 in addition to the
three text changes approved in 2018. The Planning Commission will continue to make periodic housekeeping amendments as needed.

The Planning Commission took up and recommended approval of a recreational marihuana ordinance amendment that was adopted by the City Commission in November.

In March, the City became the first community in Prosperity Region 5 and the 31st in the state of Michigan to be certified as a Redevelopment Ready Community (RRC) by the Michigan Economic Development Corporation. In order to obtain RRC certification, the City received a comprehensive assessment that measured current community and economic development practices compared to RRC best practice standards. The program evaluates and certifies communities which integrate transparency, predictability and efficiency into economic development practices. Certification indicates that a community has removed development barriers and streamlined processes to be more competitive and attractive to investors. Actions by the Planning Commission were integral to receiving this valuable certification.

**DEVELOPMENT ACTIVITY**

Four special use permit and site plan review applications for medical marihuana facilities were reviewed and approved by the Planning Commission. Three of those – for 1005 Corporate, 309 W. Michigan, and 2157 S. Mission, were for Provisioning Centers. The fourth – also for 1005 Corporate – was for a Class A (500 plant) Grower.

*Consano Medical Marihuana Provisioning Center at 309 W. Michigan.*
The Planning Commission continued to receive applications for new short-term rentals, liquor stores, and rooming dwellings in 2019.

Two additional short-term rentals were approved at 213 and 213 ½ Oak and 1026 and 1026 ½ S. Fancher, joining the seven properties approved in 2018.

Two additional liquor stores were approved in response to changes made by the Michigan Legislature in 2016 which opened additional opportunities for gas stations to obtain Specially Designated Merchant (SDM) licenses to sell beer and wine. The 2019 approvals – for 718 S. Mission and 1911 S. Mission – are in addition to nine others approved in 2017 and 2018.

Rendering of the approved Broadway Lofts at 410 W. Broadway.

A long-awaited project at 410 W. Broadway – Broadway Lofts – was approved by the Planning Commission in June. The project includes over 10,000 square feet of commercial space on the ground level and forty-eight apartments on an additional 3 levels.

The Planning Commission approved the remodel of the McDonalds restaurant on E. Pickard. This renovation included the addition of a second drive-through lane. This is the second McDonald's renovation approved since 2018.

A new, two-unit rooming dwelling was approved for 808 S. Washington. Adjustments to a previously approved rooming dwelling project at 1015 Douglas were also approved.
American Mitsuba received approval for a 5,940 square foot expansion to their facility in University Park to facilitate the addition of a new manufacturing line.
The Isabella Community Soup Kitchen received approval for a 1,221 square foot addition to their facility on S. Adams.

Isabella Community Soup Kitchen expansion at 621 S. Adams.

Central Baptist Church received approval to renovate the exterior of and entrance to their building on W. Broadway Street.

2020 WORK PLAN
The Planning Commission discussed the 2020 work plan during a work session in December 2019. The priority work item for 2020 will be the Master Plan. Adoption is expected in mid-2020 and implementation steps will be initiated after adoption. The Planning Commission will also be reviewing and considering updates to its bylaws for the first time since 2009.

COMMUNITY IMPROVEMENT AWARDS
Each year since 1979 the Planning Commission has presented Community Improvement Awards to recognize projects for their outstanding contributions to improving our community. For 2019, the following properties are being recognized.
Residential Award
1604 W. Michigan
Jeri Hansen Hoffman

Commercial Award
1218-1222 S. Mission
Mission Street
Enterprises, Inc.