

VILLAGE OF DECATUR  
PLANNING  
COMMISSION  
REGULAR MEETING  
AGENDA

Thursday  
April 21,  
2022



VILLAGE OF DECATUR – PLANNING COMMISSION  
REGULAR MEETING  
Thursday, April 21, 2022 – 1:00PM  
Village Hall – 114 N. Phelps Street, Decatur, MI 49045

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1:00 PM Planning Commission Meeting (Action to be taken by the Commission on the following agenda items)

**Note: Please be courteous and turn cell phones off during the meeting.**

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL (Excused Absences if Any)**

4. **PUBLIC COMMENT**

5. **APPROVAL OF AGENDA**

5A - Approval of the Regular Meeting Agenda for April 21, 2022.

6. **APPROVAL OF MINUTES**

6A – Approval of the Minutes of the Regular Meeting of March 17, 2022.

7. **PUBLIC HEARING**

8. **UNFINISHED BUSINESS – PLANNING COMMISSION TRAINING SESSION – CONTINUED**

8A – Planning Commission Functions & Responsibilities – (30 min)

8B – Review of Master Plan – Sherwood Street Corridor – (15 min)

9. **NEW BUSINESS**

10. **PLANNING COMMISSION COMMENTS**

11. **ADJOURNMENT**

## PLEASE NOTE

### AUDIENCE PARTICIPATION:

In addition to addressing the Planning Commission during public hearings and under “Public Comment,” members of the audience may address the Chairperson, please limit your comments to three minutes or less per item. Please step up to the podium and state your name and address.

The proposed process for items listed under agenda items above shall be as follows:

1. Announcement of the agenda item by the Chairperson.
  2. Verbal report provided by staff.
  3. Chairperson asks Commission members if they have any questions for staff to clarify the staff report.
  4. Motion is made by a Commission member and seconded by another Commission member.
  5. Chairperson calls on Commission members to discuss the motion if Commission members wish to discuss.
  6. Chairperson calls for a vote on the item after discussion has occurred.
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# Training Session #2

*for*

## Village of Decatur Planning Commission

### Master Plan – Authority

- Michigan Planning Enabling Act (MPEA)
- Planning Commission/Village Council
- Adoption Process

### Master Plan - Purpose

- Community Vision
- Foundation of Zoning Ordinance

### Master Plan – Content/Structure

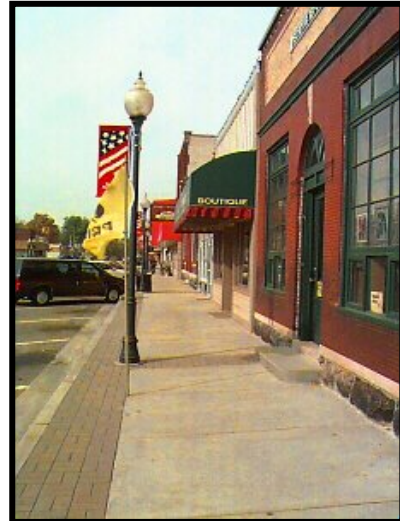
- Community Profile (Assets/Threats)
- Public Engagement
- Goals/Objectives
- Action Strategies
- Zoning Plan
- Future Land Use Map

### Master Plan - Application

- Zoning Standards
- Zoning Map
- DDA
- Parks & Rec Plan
- RRC Certification
- Infrastructure
- CIP

### Master Plan - Maintenance

- Required 5-Year Review
- Amendment Process



### Village Council

*President, Ali Elwaer  
President Pro-Tempore,  
Charlene Jackson  
Janice Benson  
Kim Gunther  
Robert Mead, Jr.  
Jessica Pelfrey  
Mike Verran*

### Planning Commission

*Chair, Blaine Rex  
Janet Moelaart  
Pat Muscovalley  
Cindy Pachner  
Council Liaison, Mike  
Verran*

Thursday, April 21, 2022 – 1:00 p.m.  
Decatur Village Hall

# Training Session #2

*for*

## Village of Decatur Planning Commission

### **Michigan Planning Enabling Act (P.A. 33 of 2008)**

125.3833 **Master plan**; land use and infrastructure issues; inclusion of maps, plats, charts, and other related matter; recommendations for physical development; additional subjects; implementation of master street plan or certain elements; specifications; section subject to MCL 125.3881(1); public transportation facilities.

(1) A master plan shall address land use and infrastructure issues and may project 20 years or more into the future. A master plan shall include maps, plats, charts, and descriptive, explanatory, and other related matter and shall show the planning commission's recommendations for the physical development of the planning jurisdiction.

(2) A master plan shall also include those of the following subjects that reasonably can be considered as pertinent to the future development of the planning jurisdiction:

(a) A land use plan that consists in part of a classification and allocation of land for agriculture, residences, commerce, industry, recreation, ways and grounds, subject to subsection (5), public transportation facilities, public buildings, schools, soil conservation, forests, woodlots, open space, wildlife refuges, and other uses and purposes.

(b) The general location, character, and extent of all of the following:

- i. All components of a transportation system and their interconnectivity including streets and bridges, public transit including public transportation facilities and routes, bicycle facilities, pedestrian ways, freight facilities and routes, port facilities, railroad facilities, and airports, to provide for the safe and efficient movement of people and goods in a manner that is appropriate to the context of the community and, as applicable, considers all legal users of the public right-of-way.
- ii. Waterways and waterfront developments.
- iii. Sanitary sewers and water supply systems.
- iv. Facilities for flood prevention, drainage, pollution prevention, and maintenance of water levels.
- v. Public utilities and structures.

(c) Recommendations as to the general character, extent, and layout of redevelopment or rehabilitation of blighted areas; and the removal, relocation,

# Training Session #2

*for*

## Village of Decatur Planning Commission

widening, narrowing, vacating, abandonment, change of use, or extension of streets, grounds, open spaces, buildings, utilities, or other facilities.

(d) For a local unit of government that has adopted a zoning ordinance, a zoning plan for various zoning districts controlling the height, area, bulk, location, and use of buildings and premises. The zoning plan shall include an explanation of how the land use categories on the future land use map relate to the districts on the zoning map.

(e) Recommendations for implementing any of the master plan's proposals.

(3) If a master plan is or includes a master street plan or 1 or more elements described in subsection (2)(b)(i), the means for implementing the master street plan or elements in cooperation with the county road commission and the state transportation department shall be specified in the master street plan in a manner consistent with the respective powers and duties of and any written agreements between these entities and the municipality.

# Village of Decatur

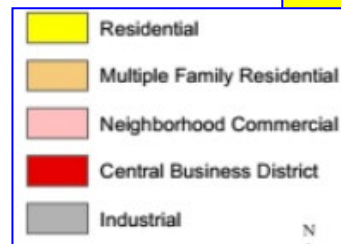
## Planning Commission

**Subject:** Review of Master Plan – Sherwood Street Corridor

### □ Overview

- The **Future Land Use Map** set forth in the 2016 Joint Comprehensive Plan for the Village of Decatur, Decatur Township and Hamilton Township includes much of the Sherwood Street corridor, as it extends between Williams Street and George Road, as part of the Central Business District.

The Central Business District is then proposed to be bordered on the south by potential Industrial redevelopment areas . . . and surrounded by the Residential neighborhoods of the Village.



- This general Land Use pattern is consistent with the Plan's **objectives** to:
  - Preserve and promote compact and walkable neighborhoods
  - Connect neighborhoods to well-defined centers
  - Recognize existing neighborhood delineations
  
  - Protect and sustain the downtown core
  - Provide attractive/inviting patterns of development within and adjacent to the CBD
  - Allow development of the CBD in accord with the surrounding residentially-mixed neighborhoods

# Village of Decatur

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## Planning Commission

- Allow industrial land development where it can take advantage of available public utilities, the existing street network, and in close proximity to an available work force.
- The real question for the Planning Commission is not whether the general future land use pattern is 'correct' . . but rather, **are the boundaries of those future land use classifications correctly located?**
- A discussion of the 'correct locations' of those boundaries should consider:
  1. What boundary locations best support the **objectives** of the Plan?
  2. Is the residential land use on the south side of Sherwood Street part of a clearly recognized and delineated residential neighborhood? . . or is it in transition and ripe for redevelopment?

See Page 136, MP - Residential

3. If the land area on the south side of Sherwood is ripe for redevelopment, what form of redevelopment is most consistent with the vision for the area?
  - Does the CBD extend too far west given the boundaries of the CBD north of Sherwood Street? . . or, does this represent a natural area for the expansion of the CBD?
  - Is this area better supported as a potential 'Industrial Redevelopment Area'? . . or, is the amount of land in the area already classified as Industrial adequate in size?

See Page 138, MP – Central Business District

See Page 140, MP – Industrial

- **Remember:**
  - Future Land Use boundaries can be amended . . as long as the amendment is supported by the Plan.
  - The existing land use and/or zoning pattern are not factors.