

Annual Report to the City Council

Trenton Planning Commission
2021



ABSTRACT

PA 33 of 2008, known as the Michigan Planning Enabling Act, requires Planning Commissions to prepare a yearly report. Specifically, the act states “*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 action by the legislative body related to planning and development.*” The Planning Commission submits this document, prepared with assistance from Beckett & Raeder, as fulfillment of these requirements.

Assistance provided by:



Section 1 – Members

The Trenton Planning Commission consists of nine (9) members. This accomplishes the requirement in Section 15 (2) of the Michigan Planning Enabling Act, Act 33 of 2008, which states “*planning commissions shall consists of five (5), seven (7), or nine (9) members.*”

The 2021 Planning Commission members:

- » Aaron Castle, Chairperson
- » Chuck Earl, Vice Chairperson
- » Jennifer Blackledge, Secretary
- » Bill Jasman
- » Mario Ferrante
- » Paul Frost
- » Lauren Jocks
- » Doug Warner
- » Mark Caldwell

The Planning Commission held nine (9) meetings in 2021 at 7 pm at City Hall; each meeting held a quorum. This fulfills the meeting requirement in Section 21 (1) of PA 33 of 2008 which states “*the Planning Commissions shall hold not less than 4 regular meetings each year.*” The dates for the 2021 Planning Commission meetings were:

- » January 27
- » April 14
- » June 23
- » July 28
- » August 25
- » September 8
- » October 13
- » November 10
- » December 22

Section 2 – Planning Commission Operations

(a) Meetings

The Planning Commission approved their 2021 meeting schedule, which consisted of two meetings per month. The Planning Commission planned did not hold any special meetings.

(b) Ordinances

The Planning Commission recommended for approval the following Zoning Ordinance amendments:

- » Reviewed and recommended the Marihuana Ordinance to City Council to allow grow and processing facilities in the city with specified buffers (July)
- » Updated zoning language for special land uses in the B-2 zone to permit drive-thrus (August)

(c) Site Plans/Landscape Plans

The Planning Commission reviewed five site plans and one extension:

- » 3360 W. Jefferson, the Quad. Approved extension for site plan approval to July 31, 2021 (January)
- » 5474 W. Jefferson, approved the revised site plan for RV/Boat Storage (January)
- » 1803 S. Trenton Dr., pet grooming, approved (April)
- » 2960 W. Jefferson, saloon and restaurant, approved (June); revisions were made to the site plan and it was re-approved (December)
- » 2171 W. Jefferson, mixed-use development, conceptual review (September), not approved
- » 3370 West Road, Biggby coffee drive-thru, approved (October)

(d) Permits

- » None

(e) Public Hearings

Public hearing were held for the following actions:

- » Approve 2960 W. Jefferson, saloon and restaurant (June) and held again to approved a revision to the site plan (December) - special land use
- » Recommend to City Council that a text amendment was made to permit drive-thrus in B-2 (August)
- » Approve the site plan at 3370 West Road (October) - special land use
- » Approve the site plan for pet grooming at 1803 S Trenton Drive (April) - special land use



(f) Rezoning

- » None

(g) Training

- » The Planning Consultant's Monthly Report provides a Training Section informing the Commission of training opportunities.
- » A joint meeting with the City Council and DDA was held to discuss each commissions' roles, responsibilities, and expectations for collaboration (September)

(h) Miscellaneous

In addition to the above mentioned items the Planning Commission:

- » The Planning Commission continues to engage in MEDC's Redevelopment Ready Communities initiative. The Planning Commission recommended to Council to approve an updated action plan from the city's 2017 Coastal Resiliency Master Plan for distribution to align with MEDC's best practices (November).