

| 2025-2026 Planning Commission Work Program | | | | | | | | |
|--|---------------------------------|-----------------------|---|-------------|------------------------------------|------------------|---------------------|------------------|
| | | | | | | | | |
| Comprehensive Planning / Administrative | | | | | Source | | | |
| Project | Lead | Planning Enabling Act | City Code | By-Laws | 2023 | 2024 | 2025 | 2026 |
| Planning Commission Operations | Executive Committee | | | | | | | |
| Capital Improvements Plan | Systems Planning | MCL 125.3865 | Chapter 8 1:185 | Section 3.6 | "Modification" Year | "Full Plan" Year | "Modification" Year | "Full Plan" Year |
| Comprehensive Plan | Comprehensive Plan Subcommittee | MCL 125.3831 et. Seq. | Chapter 8 1:182 | Section 3.7 | Ongoing; adoption anticipated 2025 | | | |
| | | | | | | | | |
| Ordinance Amendments | | | | | | | | |
| Proposed Amendment | | Status | Notes | | 2023 | 2024 | 2025 | 2026+ |
| 2023 | | | | | | | | |
| Drive Throughs | | Paused | CPC request | | | | | |
| 2024 | | | | | | | | |
| Building Height and Average Finished Grade | | Complete | Staff and consultant review underway | | | Oct | | |
| UDC 9th Edition Changes | | Complete | Update to incorporate new amendments | | | Jun | | |
| Revisit PUD processes and affordable housing language | | Not Started | Staff review underway | | | | | |
| PUD Ownership Amendment Modification | | Complete | Allows different owner PUDs flexibility | | | | Jun | |
| CC Resolution #24-0512 (Support Housing) | | In-process | Council request | | | | | |
| 1b. Planning Staff Process | | Complete | Bring items forward sooner | | | May | | |
| 1c. Conditional Approvals Process | | Complete | Find options for conditional approval | | | May | | |
| 1d. Site Plan Modifications Process | | Not Started | Expand Administrative Approvals | | | | | |
| 2a. Citizen Participation Ordinance | | Complete | Adjust Title, Timing and Responsibilities | | | | Jul (anticipated) | |
| 2b. Design Review Board | | Complete | Dissolve board; incorporate staff review | | | | Apr | |
| 2c. Public Hearings | | Complete | Eliminate hearing requirement for SPs | | | | Jul (anticipated) | |
| 3. Simplify Site Plan Requirements | | Not Started | Simplify review and site improvements | | | | | |
| 4. Amend Approval Matrix | | Not Started | Expand Administrative Approvals | | | | | |
| 9. CPC Role in Annex./Zonings | | Complete | Send annexations directly to CC | | | May | | |
| 10. Eliminate Land Division Notice | | Complete | | | | | Jun | |
| CC Resolution #24-0513 (Sustainability) | | In-process | Council request | | | | | |
| 1. Define "Fully Electrified" | | Not Started | Coordinate with OSI + Building | | | | | |
| 2. Define "Energy Efficient" | | Not Started | Coordinate with OSI + Building | | | | | |
| 3. Expedite Approvals | | Not Started | Create fast-track approval process | | | | | |
| 4. Change Approval Levels | | Not Started | Amend Section 5.29.6 | | | | | |
| 5. Modify and Waive Fees | | Not Started | Requires Council approval | | | | | |
| 6. Replace LOS with MLOS | | Complete | | | | May | | |
| TC1 Text Amendment Petition | | Complete | Petition by 2845 S State / "Arbor South" | | | Oct | | |
| Incorporation of sustainability measures into staff report | | Complete | | | | | Jan | |
| 2025 | | | | | | | | |
| Driveways | | Paused | Consider front yard driveway parking | | | | | |
| Rideshare/delivery accommodation | | Not Started | Explore on-street and hub-based | | | | | |
| Transportation Demand Management | | Not Started | Physical improvements for TDM | | | | | |
| Bicycle parking requirements | | In-process | ex: bike rooms; spacing | | | | | |
| Community Participation Signage | | In-process | Require large street-facing dev. signage | | | | | |
| Community Land Trust UDC Petition | | In-process | Request to modify ADU requirements | | | | | |
| Alteration to Non-Conforming Structures | | Complete | Staff review underway | | | | Apr | |
| UDC 10th Edition | | Complete | Incorporation of new changes | | | | Feb | |
| 2026+ | | | | | | | | |
| Building footprint flexibility | | Not Started | Ex: Beekman on Broadway; 625 Church | | | | | |
| Re-review 30% Height Bonuses | | Not Started | Reference 625 Church project | | | | | |