

City of Battle Creek PLANNING and ZONING Division



City Commission, May 16, 2017



Planning / Zoning



PRIMARY PURPOSE

To plan for and guide future growth and development of the City as it relates to natural resources, transportation, commerce, industry, housing, infrastructure, recreation, and land use.

By authority of:

Michigan Municipal Planning Act, 1931

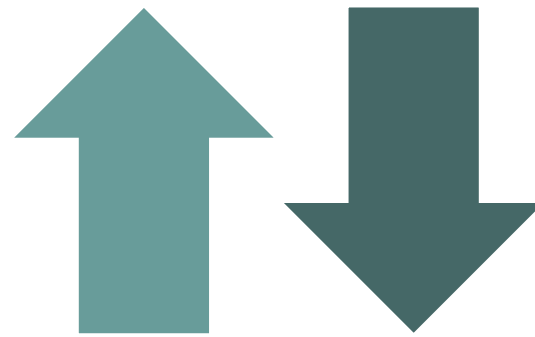
Michigan Planning Enabling Act, 2006

Planning and Zoning is a division of the Community Services Department with four employees – Manager, Senior Planner, Planner, and Administrative Assistant.

LONG RANGE PLANNING

Development and Implementation of the City Master Plan

(Previously referred to Comprehensive Plan)



- Parks/Recreation Plan
- Non-motorized Transportation Plan
 - Capital Improvement Plan
 - Downtown Plan
 - Zoning Ordinance
- Priority Based Budgeting Results
 - Etc.

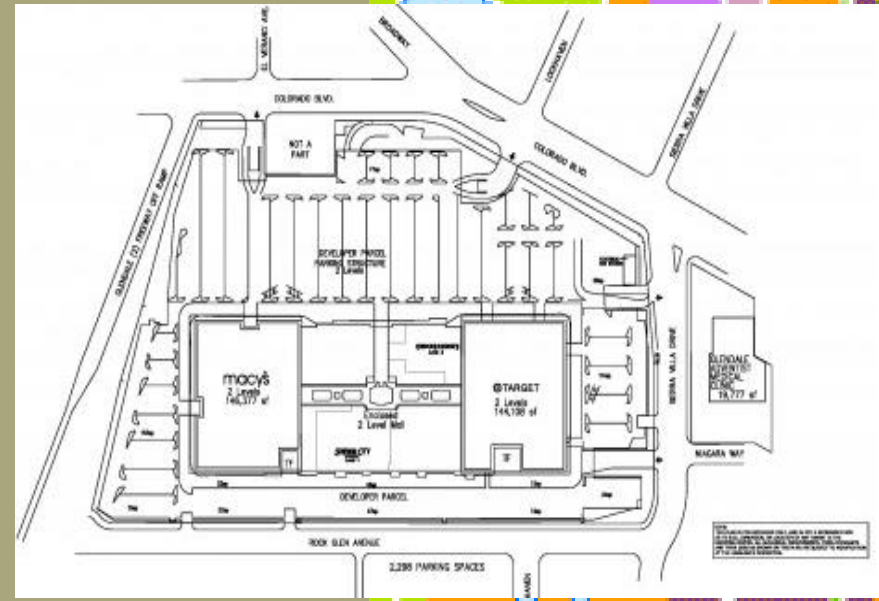
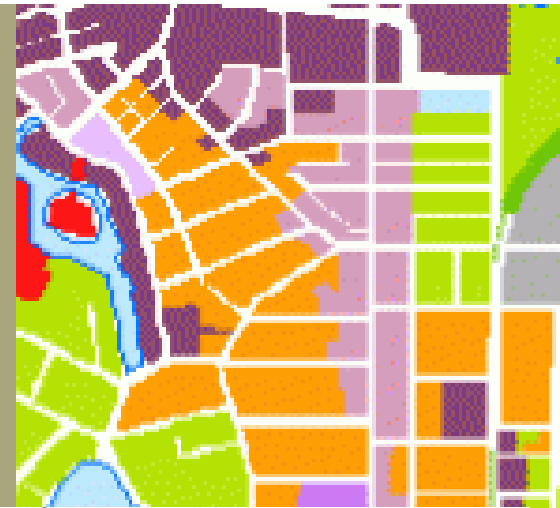


SHORT RANGE PLANNING -

Implementation of Master Plan

■ Implementation and Administration of the Zoning Ordinance:

- Building/Zoning Permit Review (1040+)
- Site Plan Review (15+)
- Design and Development Standards
- Land Use Standards
- Zoning/Licensing Enforcement (380+)



- ❑ Coordination with departments and their planning efforts to ensure organizational consistency
- ❑ Business Development Support
- ❑ Vacant City-Owned Property Management/Disposition
- ❑ Technical Support for Property Owners
- ❑ Grant Application/Review
- ❑ Placemaking
- ❑ Ordinance Research, Development, and Implementation
- ❑ Site Planning
- ❑ Redevelopment Ready Communities
- ❑ Legal Nonconforming Investigations
- ❑ Representative of City/Planning

SHORT RANGE PLANNING, cont.

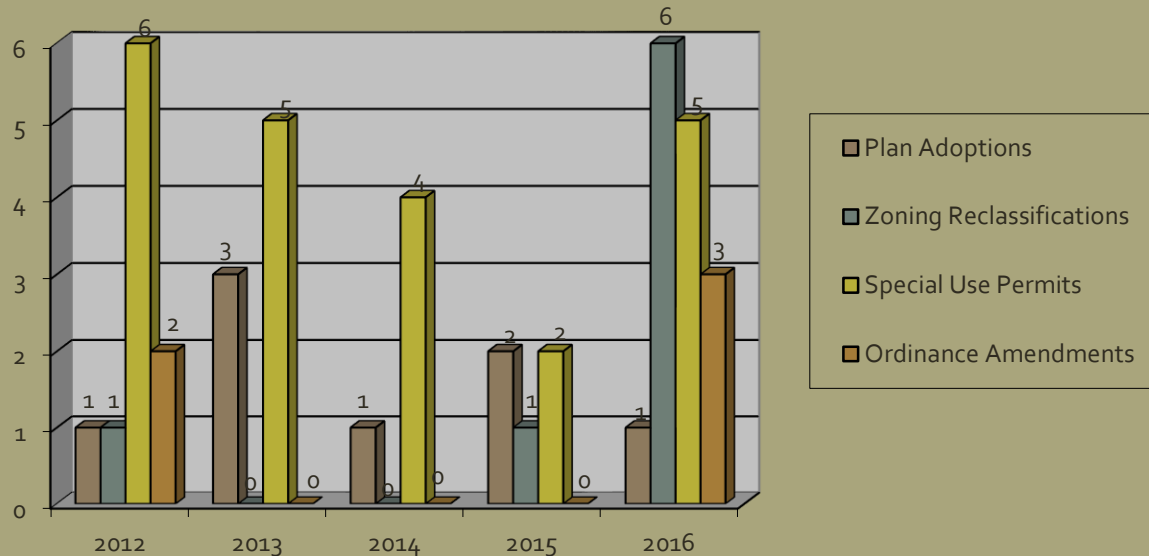


Staff Liaison to Planning Commission –

Advisory to City Commission for:

- Ordinance Review
- Special Use Permits
- Plan Review/Adoption
- Rezoning Requests (Zoning Map Changes)

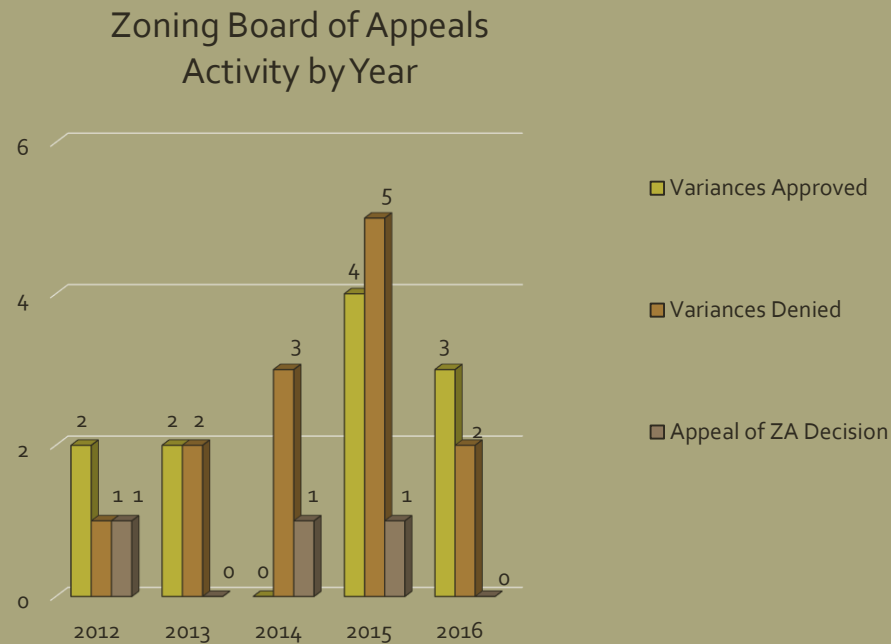
City Planning Commission
Activity by Year



SHORT
RANGE
PLANNING,
cont.

Staff Liaison to Zoning Board of Appeals – Quasi-judicial, appeal to Circuit Court

- Variances
 - Use
 - Dimensional
- Appeals from anyone aggrieved by decision of the Zoning Administrator

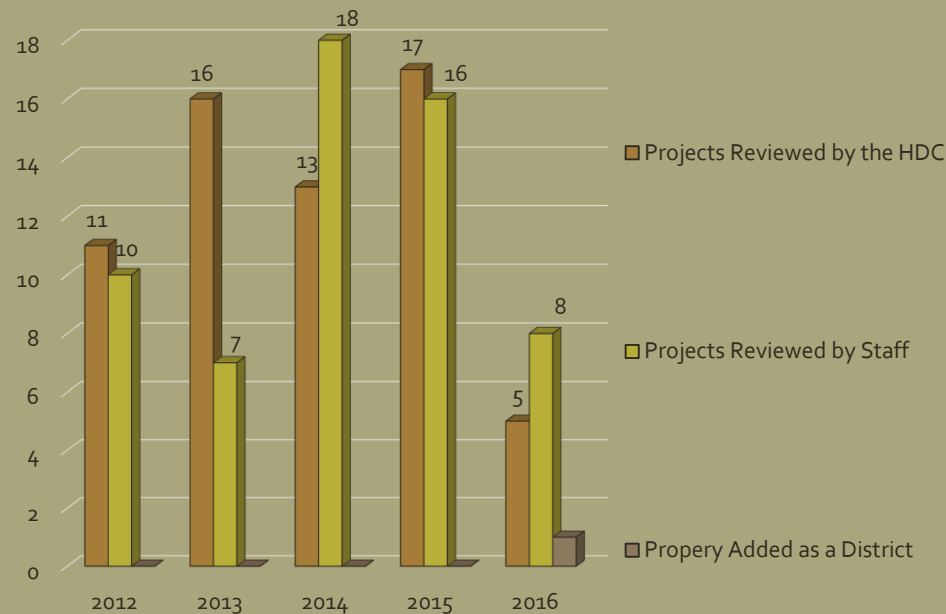


SHORT
RANGE
PLANNING,
cont.

Staff Liaison to Historic District Commission

Review of work proposed to the exterior of any property located in any of the five local historic districts in the city.

Historic District Commission Activity by Year



SHORT RANGE PLANNING, cont.



2016 PROJECTS

Master Plan - Engagement / Development

RRC - Downtown Plan Engagement/Development
Community Marketing Strategy
Public Participation Plan,
Economic/Fiscal Impact Study
Use Matrix/Flowcharts
Parking/Landscaping Ordinances

Urban Agriculture - Engagement / Development

Nat'l Certification of DT Local Historic District
Inventory/Narrative/Adoption

Misc. Ordinances - Fencing
Signage

2017 Projects

City of Battle Creek Planning Department PROJECTS 2017

STATUS as of 4/13/17	CHANGE as of 1/6/17	PROJECT
*		Master Plan/Future Land Use Map
*		Review of Existing Land Use Map
*		Review of proposed Future Land Use Map
-----		Redevelopment Ready Communities
*		Downtown Development Plan
*		Parking Ordinance
*		Landscape Ordinance
*	+	City Hall/PD/River Campus Plan
*		2016 Annual Report
*		DT Historic District – nat'l certification process
-----		Zoning Ordinance Revisions
*		Sign Ordinance
*		Fence Ordinance (corner clearance, maintenance, height, post depth, materials)
*	↑	Urban Ag – animals
*	↑	Definition/district changes /SUP's/district locations&appropriateness
≈	↑	Michigan Medical Marijuana
*		Legal Nonconforming Ordinance
≈		New Zoning Map
*		Columbia BID Stormwater Project & Tech Manual
*		Disposition of City-owned Vacant Parcels
+		Neighborhood Plans/Byrne Grant
+		AFC/Group Home Report/Analysis
+		Update/Organization of flood maps
+		HP programming/awareness
+		City property records – ownership/leases/etc.
+		Walkscore.org review, revise, update
+		New Departmental Applications (Rezone, ZBA-3)
+		PILOT program – parameters, process, application
+		Redevelopment site planning Target, Semco, PD
+		Redevelopment site planning based on place types/arch pattern book
+		Sidewalk design guidelines and ordinance
+		Columbia Ave sidewalk inventory and plan
+		Local Historic District boundary review and inventory/Value Assessment
+		Placemaking assessment of City-owned parks
+		Wireless Communications Tower Survey
-----		Zoning Ordinance Amendments:
		Amendments to eliminate inconsistencies/errors/gaps (temporary signage, fencing, recreational vehicles/trailers, home occupation)
		Short term vacation rentals and hotel/motel occupancy
+		Keyhole/site clearance Gogua Lake
+		Inventory of commercial vacancies for redevelopment – land, bldgs, tenant spaces
PROJECT STATUS	• In Progress	• Upcoming
CHANGES	↑ Increase in Priority	↓ Decrease in Priority
		• Forwarded
		• Postponed
		✓ Complete
		✗ Cancelled
		• New Project

Master Plan – Revise/Road Show/Adoption

RRC -

Downtown Plan - Revise/Road Show/Adoption
Customer Service Survey

City Hall/PD/River/Trail campus plan

AFC/Group Home Study and Analysis

Final disposition of city-owned vacant parcels

Redevelopment site planning

MORE.....

Questions?

