

2026-2027 Planning Commission Work Program									
Comprehensive Planning / Administrative					Source				
Project	Lead	Planning Enabling Act	City Code	By-Laws	2023	2024	2025	2026	2027
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	"Modification" Year
Comprehensive Plan	Comprehensive Plan Subcommittee	MCL 125.3831 et. Seq.	Chapter 8 1:182	Section 3.7				Adopted	
Comprehensive Plan Zoning Implementation	Full Commission	MCL 125.3101 et Seq.	Chapter 55					RFP Issued	
Ordinance Amendments									
Proposed Amendment		Status	Notes		2023	2024	2025	2026	2027+
2023									
Drive Throughs		In-process	RFP Issued 2026						
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		In-process	RFP Issued 2026						
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		In-process	RFP Issued 2026						
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		In-process	RFP Issued; Simplify review and site improv						
4. Amend Approval Matrix		In-process	RFP Issued; 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"		Complete	Coordinate with OSI + Building					Expected Jul	
2. Define "Energy Efficient"		Not Started	Coordinate with OSI + Building						
3. Expedite Approvals		In-process	RFP Issued; Create fast-track approval process						
4. Change Approval Levels		In-process	RFP Issued; 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					Expected Aug	
Community Participation Signage		Complete	Require large street-facing dev. signage					Effective Jul	
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		In-process	RFP Issued 2026						
Re-review 30% Height Bonuses		In-process	Reference 625 Church project					Expected July	