2025-2026 Planning Commission Work Program [DRAFT FOR DISCUSSION]

Ordinance Amendments

Proposed Amendment	Status	Notes	~~2022~~	2023	2024	2025~~+~~	2026+
~~2022~~							
~~Parking Regulations~~	~~Complete~~	~~Eliminated mins; added EV req.~~	~~Aug~~				
~~UDC "Delta" Changes~~	~~Complete~~	~~Batch changes leading to v.8~~	~~Aug~~				
~~TC1 Rezoning - N Maple / W Stadium~~	~~Complete~~		~~Nov~~				
~~TC1 Rezoning - S State and Eisenhower~~	~~Complete~~		~~Apr~~				
~~R2A Lot Sizes~~	~~Complete~~	~~Adjusted min lot sizes~~	~~Aug~~				
~~Site Plan Review Thresholds~~	~~Complete~~	~~Adjusted thresholds~~	~~Jan~~				
2023							
~~Stormwater Regulations~~	~~Complete~~			Feb			
~~D1/D2 Premiums Review~~	~~Complete~~			Dec			
~~Personal Scale Solar ("SES" Front Yard)~~	~~Complete~~				Jan		
~~TC1: Washtenaw Corridor~~	**Complete**	~~Council request~~			**Sep**		
~~TC1: Plymouth Corridor~~	~~Complete~~	~~Council request~~			Jan		
~~TC1: Public ROW Setbacks~~	~~Complete~~	~~Council request~~		Dec			
~~TC1: Auto-related Uses~~	~~Complete~~	~~Council request~~		Sept			
~~Conflicting Land Use Buffers~~	~~Complete~~	~~ZBA; CPC and staff~~			Feb		
~~Office District Changes ("Banquet Hall")~~	~~Complete~~	~~By petition~~			Jan		
~~Transportation Review Criteria~~	**Complete**	~~Staff and customer request~~			**May**		
~~Bylaws updates / Ch 8 Amendments~~	**Complete**	~~CPC request~~			**Sep**		
Drive Throughs	In-process	CPC request; working with consultant					
2024							
~~Zoning Simplification~~	~~In-process~~	~~ORC-led UDC clean-up + strikethroughs~~	*[Moved to Post Comp Plan]*				
~~Pattern homes / HUD PRO Housing Grant~~	~~In-process~~	~~Joint submission with City of Ypsilanti~~	*[Moved to Post Comp Plan; unsuccessful grant app]*				
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 #24-0511 (Economic Development)~~	~~In-process~~	~~Council request~~	*[No direct items for Planning]*				
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		
~~CC Resolution #24-0514 (Placemaking)~~	~~In-process~~	~~Council request~~	*[indirect role in resolution directives]*				
~~Transition UDC to Municode~~	~~In-process~~	~~Host UDC in central location~~	*[Moved to Post Comp Plan]*				
TC1 Text Amendment Petition	Complete	Petition by 2845 S State / "Arbor South"				**FIND DATE**	
~~Student housing: conditions, enforcement, co-op revisions~~	~~Discussion~~	~~Staff discussions with coops~~	*[Moved to Post Comp Plan]*				
Incorporation of sustainability measures into staff report	Complete					Jan	
2025~~+~~							
Driveways	Paused	Consider front yard driveway parking					
~~Accessory Buildings/Structures~~	~~Not Started~~	~~Clarify req. bldgs vs. structures~~					
~~Solar Energy Readiness~~	~~Not Started~~	~~Expand solar panel opportunities~~	*[Moved to Post Comp Plan]*				
~~Unzoned parcel btwn Pontiac Trl + Leslie Park~~	~~Not Started~~		*[Encompassed in Post Comp Plan items]*				
~~Student representation on commission~~	~~Not Started~~		*[Could happen now if desired by Mayor w/o CPC initiative]*				
~~Rezoning of N. Main/Felch area to residential~~	~~Not Started~~						
~~Affordable housing implementation plan (w/ County CED)~~	~~Not Started~~		*[Updated assessment expected post Comp Plan]*				
~~Landmark trees on private property~~	~~Discussion~~	~~Protect trees outside of public property~~	*[Moved to Post Comp Plan]*				
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					
~~Annexation cost burdens (ex: 1290 Dhu Varren)~~	~~In-process~~	~~Staff review underway~~	*[Redundant to CC Reso #24-0512 items #7 and #13]*				
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					

Comprehensive Planning / Administrative

Project	Lead	Planning Enabling Act	Source: City Code	Source: By-Laws	2024	2025	2026
Planning Commission Operations	Executive Committee						
Capital Improvements Plan	Systems Planning	MCL 125.3865	Chapter 8 1:185	Section 3.6	"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		
Post-Comprehensive Plan							
Mixed Use Neighborhoods							
Missing Middle / R4C / Residential District Infill							
Densification + Single Family Zoning review							
Lot size + setback review							
Parking Maximums							
Corridor Design Standards							
Pedestrian connectivity between/among private developments							
Zoning impacts on affordable housing supply							
Equity impacts of planning and zoning to undo past harm							
Climate Resiliency							
Zoning Simplification							
Pattern homes							
Transition UDC to Municode							
Student housing: conditions, enforcement, co-op revisions							
Solar Energy Readiness / Opportunities							
Landmark trees on private property							
(Additional topics as identified)							