

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 v8 --	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		
B1/D2 Premiums Review-	Complete			Dec		
Personal-Scale Solar ("SES"-Front Yard)-	Complete				Jan	
TC1-Wahtenaw 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	GRC led UDC clean-up + strike throughs-	[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 PUD's flexibility			Jun	
GC 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	
GC 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"			Oct	
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 blwn 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/Folsch 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				
Amusement coast burdens (ex- 4950 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				