

November 16, 2022

City Council  
City of Ecorse  
3869 W. Jefferson Ave  
Ecorse, MI 48229



# 2022 Annual Planning Report

## City of Ecorse Planning Commission

City of Ecorse, Wayne County, Michigan

### INTRODUCTION AND PURPOSE

McKenna, in accordance with the Michigan Planning Enabling Act (MPEA) PA 33 of 2008 Section 125.3819(2), as amended, has prepared the following annual written report to the Ecorse City Council concerning Planning Commission operations and the status of planning activities, including recommendations regarding City planning and development actions. This report includes notable actions from all Planning Commission meetings held in 2022, as well as notes on what is expected for 2023.

*The Commission's Annual Report is intended to serve as a planning document that outlines the work plan for the next fiscal year, and is a communication tool to share recent achievements and plans for future goals to the community.*

### RELEVANT STATE LAWS

The [Michigan Planning Enabling Act \(MPEA\) PA 33 of 2008](#) is the primary State law governing the creation, operation, and duties of planning commissions. The MPEA specifies how commissioners are appointed, the number of commissioners and the length of their terms, the public notice requirements for planning commission meetings, and more. Additionally, the MPEA details how planning commissions are involved in the master planning process. By state law, every local government must have a master plan and must review and update the plan every five years; the planning commission is an integral part of the plan review.

Per the MPEA Section 125.3819(2), the Ecorse Planning Commissions must make an annual written report to the local legislature concerning its operations and the status of planning activities, including recommendations related to planning and development.



# Planning Commission in 2022

## PLANNING COMMISSION MEMBERS

We thank the following Planning Commission members for their time commitment and good work:

- **Marvin Brazil**
- **Verna Harris**
- **Ann Zdanowski**
- **Al Robinson**
- **Faye Petlikowski**
- **Francis Didur**
- **Patrick O’Connell**
- **John Skotnicki**
- **Councilman Montel Love**

## MEETINGS AND ACTIONS

DATE, TIME, AND LOCATION	SUBJECT(S)	OUTCOMES
<b>Jan 19, 2022</b> 4:00 PM City Council Chambers	3810 W Jefferson Commercial Development	Motion Passed: Approval of site plan.
<b>March 22, 2022</b> 4:00 PM City Council Chambers	Training	Commissioners received training on the different duties and powers of the Planning Commission and Zoning Board of Appeals.
<b>April 19, 2022</b> 4:00 PM Senior	Zoning Text and Map Amendments	Commissioners discussed preliminary drafts of the zoning text and map amendments scheduled for the public hearing on May 10.
<b>May 10, 2022</b> 4:00 PM City Council Chambers	Zoning Text and Map Amendments	Motion Passed: Recommendation to City Council to establish “West Jefferson Overlay District” and to approve minor text amendments to Art. 3, 5, 6, 7, 8.
<b>June 14, 2022</b> 5:30 PM Senior Center	Training	Commissioners received training on how to review site plans under the new (July 2020) Zoning Ordinance.
<b>July 25, 2022</b> 4:30 PM Senior Center	64 Mill Street Industrial Development	No Motion. Applicant presented conceptual plan to Commission for preliminary feedback.
<b>Aug 31, 2022</b> 4:30 PM City Council Chambers	44 Southfield Road	Motion Did Not Pass (3-3): Recommendation to City Council to approve the rezoning of the site from “CC” to “C.” <i>Oct 4, 2022:</i> Application denied by City Council.
<b>Oct 26, 2022</b> 4:00 PM City Council Chambers	Training	Commissioners received training on the Master Plan review and adoption process.
<b>Nov 16, 2022</b> 4:00 PM City Council Chambers	337 Southfield Road	Motion Passed: Approval of Special Land Use permit for marijuana retail at site, conditional on the resolution and admin approval of outstanding site plan errors.



*In the coming year, the Planning Commission will be reviewing and adopting a new Master Plan, attending multiple trainings, and conducting development reviews on a variety of projects.*

# Planning Commission 2023 Work Plan

## TRAININGS

The Planning Commission (PC) has four (2) trainings scheduled for 2022, one of which will be done in conjunction with the Zoning Board of Appeals (ZBA). The training topics and dates are as follows:

DATE, TIME, AND LOCATION	ATTENDEES	SUBJECT
<b>March 22, 2023</b> 4:00 PM City Council Chambers	PC ZBA	Discretionary Decisions
<b>July 26, 2023</b> 4:00 PM City Council Chambers	PC ZBA	Ethics

## ORDINANCE UPDATES

Zoning Ordinance text amendments regarding the following will go before the Commission for review in 2023: parking and landscaping, minimum lot sizes, porch skirting, and fencing. Additional updates will be reviewed as necessary.

## MASTER PLAN REVIEW

According to the Michigan Planning Enabling Act, a community shall update their master plan every five years. The Ecorse Master Plan was last updated in 2015 with very minor revisions in 2020. The City is undertaking a Master Plan Update in 2022, which will include a review of the existing Master Plan, the addition of updated data, new public engagement, and an updated implementation plan. The new plan is anticipated to be ready for adoption in April 2023.

## MILL STREET DEVELOPMENT(S)

The City of Ecorse is currently working on road improvements to make the “Mill Street” site development-ready. As the road work nears completion the Commission will likely receive site plan applications for surrounding industrial developments in the same vicinity. It is unknown whether these applications will be submitted in 2023 or at a later date.

*This report is hereby respectfully submitted by the Ecorse Planning Commission to the City Council.*