

CITY OF BELLEVILLE
PLANNING COMMISSION
REGULAR MEETING AGENDA
6:30PM – JUNE 25, 2025
6 MAIN STREET
BELLEVILLE, MI 48111

1. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE
2. ROLL CALL

Jim Courage – Chair	Julie Kissel – City Council Rep/Vice-Chair
Becky Hasen	Mark Kowalski
John Juriga	Alvis Brigis
Raytheon Martin	VACANT
VACANT	
3. CITIZEN COMMENTS ON NON-AGENDA ITEMS
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
 - May 8, 2025 Regular Meeting
6. PUBLIC HEARING
 - None
7. GENERAL BUSINESS
 - A. PUD designation – 6 Main - discussion
 - B. Master Plan – Giffels Webster
 - C. July PC Meeting Status
8. CITY MANAGER COMMENTS
9. PLANNING COMMISSIONER COMMENTS
10. CHAIRPERSON COMMENTS
11. CITIZEN COMMENTS
12. ACTION ITEMS FOR NEXT REGULARLY SCHEDULED MEETING
13. ADJOURNMENT

CITY OF BELLEVILLE
PLANNING COMMISSION
REGULAR MEETING MINUTES
MAY 8TH, 2025
6:30PM

A regular meeting of the City of Belleville Planning Commission was called to order at 6:30pm at the municipal Building, 6 Main Street, Belleville, MI 48111 by Chairperson Jim Courage.

1. Pledge of Allegiance and Moment of Silence

2. Roll Call

Chairperson Jim Courage	Present
Becky Hasen	Present
John Juriga	Present
Raytheon Martin	Present
James O'Keefe	Absent – Excused
Julie Kissel – City Council Rep/Vice Chair	Present
Mark Kowalski	Absent – Excused
Alvis Brigis	Present

3. Citizen Comments on Non-Agenda Items

None

4. Approval of Agenda

Motion by Kissel to add discussion on June meeting change, approved
Motion by Chairperson Courage, second by Kissel to approve agenda as presented

5. Approval of Minutes

Motion by Kissel, second by Chairperson Courage to approve minutes as presented, unanimous approval

6. Public Hearing

None

7. General Business

a. Tree Project

- i. Discussed timeline; city council wants to support a tree initiative, Brigis spoke regarding resident survey, focusing on top 5 issues, like to see appropriate trees in ground this summer

members can communicate effectively

Mark Kowalski- Absent

Alvis Brigis- stressed having a digital infrastructure with very clear cut plans and explanations, urges use of AI in all appropriate ways

10. CHAIRPERSON COMMENTS

N/A

11. CITIZEN COMMENTS

Rosemary asks who writes the ordinances, Kissel explains Jason Smith wrote an ordinance based on America in Bloom's recommended verbiage, Rosemary points out error requiring/not requiring permits for adding trees

12. ACTION ITEMS FOR NEXT REGULARLY SCHEDULED MEETING

N/A

13. ADJOURNMENT

Adjournment Time: 7:22pm

memorandum

DATE: June 19, 2025
TO: Belleville Planning Commission
FROM: Andy Aamodt and Ava Miller, Giffels Webster
SUBJECT: Preliminary Future Land Use Plan & Map Discussion

Master Plan Process Update/Timeline

It is the City's intent to finish this Master Plan update this year. To achieve this timeline, we are holding this future land use work session to gain a consensus on direction. This consensus will allow us to make strides in updating some of the content of the draft Master Plan. Our plan is to have at least one more Planning Commission work session after this – an implementation plan and action items work session - before giving you a full review of the entire draft Master Plan this fall.

What is a Future Land Use Plan?

A future land use plan presents the vision and long-range planning for the City's land use development by outlining land use categories that describe the intended character of each area. This portion of the plan is required by State law and is critical for guiding City decisions on zoning and future development. Land use descriptions and their boundaries on the map may be refined from the 2006 Master Plan, which is what we are using as a starting point.

Direction from 2006 Master Plan

Identified Areas for Discussion

Attached at the end of this memo is a full mark-up of the 2006 Future Land Use Map. The key to the symbolized mark-ups are as follows:

1. Columbia and High. This area is commercial in nature, and presently zoned B-3 General Business. Should this be envisioned as commercial – perhaps Neighborhood Commercial?
2. Columbia (west) and extending to Church & 3rd. This area is presently zoned R-M Multiple-Family Residential. Should this be envisioned as a higher density residential, perhaps a future land use category that allows for Missing Middle housing?
3. Scattered areas near downtown. Current office land uses, and a vacant lot all appear in these areas. Similar to the above comment #2, should this be a category that allows for Missing Middle housing or small-scale mixed use?
4. Columbia (east), including some Robbe frontage. Four Missing Middle sized residential buildings, ranging from two to four housing units, are located in this area.
5. Sumpter Road just north of Owen. The Van Buren Township land surrounding this is designated as mixed use in their long-term planning documents (Master Plan and Sumpter Road Corridor Plan). Should this uniformly be designated as mixed use, rather than a single-use Neighborhood Commercial designation?

General Map Questions Pertaining to Categories

- A. Downtown Mixed Use. Significant changes have occurred since 2006 in the built environment of downtown. **Is this boundary still satisfactory? Should it grow at all?**
- B. Parks and Open Space, and Public/ Quasi-Public. Are these areas still accurate? **Has any such land become privately-owned?** The Pump House pocket park was recently created but is so small in size it may not be consequential to spell out as a Parks and Open Space category.

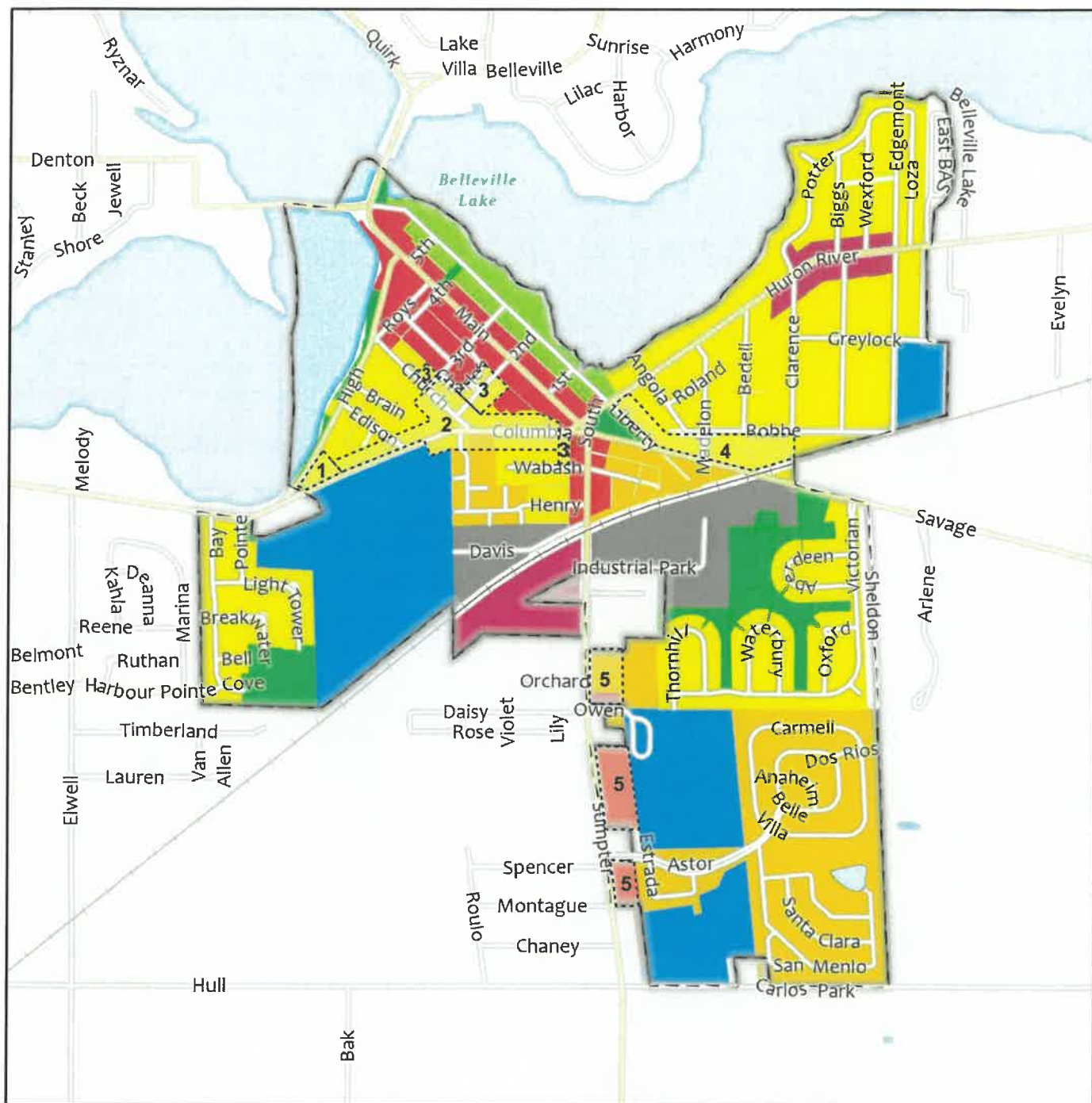
Update to Categories

The Planning Commission should consider how classifications, and their descriptions, may be updated from the 2006 Plan. If a new category is feasible, then this may be considered as well.

2006 Category	2006 Category Description	Questions to Consider
Single Family Residential	One-family dwellings on neighborhood-scale lots. Sidewalks and pocket parks should be encouraged throughout these districts.	<i>Open for Planning Commission discussion!</i>
Lakefront Residential	Single and multiple family dwellings subject to architectural standards and the provision of two public faces, one oriented toward the lake, the other oriented toward the street. Along Liberty Street, housing units are primarily townhouses, row houses, or condominiums, with higher overall densities than other residential areas within the City. Along East Huron River Drive, housing units sit on larger lots and are primarily single-family in nature.	The 2006 Plan gave greater land use flexibility for this option than the Single Family Residential category. This category appears to cater to what we call "Missing Middle" housing. Should this be expanded into other areas of the City and renamed accordingly – are there other areas in which Missing Middle could be incorporated?
Multiple Family Residential	Townhouses, apartment buildings, and/or mobile homes in organized areas of the City. This use is suitably located as a transition use between single-family residential and more intensive uses. Due to higher density, ample green space and pedestrian connections to schools, employment, and shopping shall be provided.	<i>Open for Planning Commission discussion!</i>

Office	Office and professional uses in Belleville are classified into two types: <u>Gateway Office</u> – Located in the Sumpter Road Corridor Sub-area, gateway offices uses maintain high architectural standards, promote a small-town character, and are primarily one to two stories in height. Medical and dental uses are to be encouraged in the gateway office district. Since this previously industrial area is adjacent to the railroad, adaptive reuse of buildings is encouraged. <u>East Huron River Drive Offices</u> – This office district is located in a lower-density residential area and serves as a gateway into the City from the east. Office uses here should not generate high volumes of traffic, and architectural standards should encourage residential-style structures or the reuse of former houses.	Office uses are struggling to gain new traction in the post-Covid world. Should this be eliminated and have area categorized as this changed to a Neighborhood Commercial, Downtown Mixed Use, or similar category?
Downtown Mixed Use	Commercial uses in the Downtown area should be pedestrian-focused and diverse. Specialty retail and food service (bakery, coffee shops) establishments are to be encouraged. Commercial uses should be located on the first floor of two to three story mixed-use buildings, with office and/or residential uses on the upper floors. Office uses located in the mixed-use area should be primarily professional in nature, including law offices and services other than medical. Cultural and municipal uses are appropriate in this district as well. Structures should be held to high architectural standards consistent with an old-world, small-town character, including “built-to-lines” and pedestrian scale. Minimum two-story buildings up to four-story buildings may be permitted in Gateway locations and the Third and Main redevelopment area.	As stated earlier, Downtown has undergone a lot of physical change since 2006. Should this description continue? With an aging population and need for medical services, should the “other than medical” be struck from this? The zoning ordinance maintains an option for one-story buildings Downtown. Should a minimum of two stories be required?
Neighborhood Commercial	Located along South Street and Sumpter Road, neighborhood commercial uses allow for automobile access but still provide a pedestrian-friendly environment. Buildings should typically be one story in height with consistent architectural character throughout the district. Minimum parking is permitted in the front yard, with side and rear parking encouraged. Service stations and other auto-oriented uses should be discouraged in neighborhood commercial districts.	Neighborhood commercial intends for a neighborhood-scale, single-use development. Our earlier discussion on Office considers combining Neighborhood Commercial and Office together – perhaps into a “Neighborhood Business” category.

Industrial	Areas along the railroad corridor have been designated for manufacturing, warehousing, and other industrial uses. Guidelines should be instituted to reduce conflicts with neighboring land uses; these guidelines may include landscaping, sign controls, lighting restrictions, increased street appeal, and adequate screening of industrial activity from adjacent uses. Automobile related uses, such as auto sales, repair shops, oil changes, and gas stations should be encouraged in industrial districts.	<i>Open for Planning Commission discussion!</i>
Parks and Open Space	Areas along the lakefront and within neighborhoods have been designated for active and passive recreational uses. Parks should be well maintained and provide barrier-free access to sports areas, the lakefront, and walking trails. The Fourth Street Urban Plaza should include shaded benches, landscape plantings, gathering areas, and café-style seating to encourage pedestrian activity in the Downtown.	<i>Open for Planning Commission discussion!</i>
Public and Quasi-Public	These large tracts of land are occupied by public and private schools, religious institutions, and municipal facilities. If a change in ownership in these areas occurs in the future, opportunities exist to redevelop the sites as residential or mixed-use developments. The designation of public and quasi-public areas does not restrict the placement of these uses in other districts, contingent upon the requirements of the Zoning Ordinance.	<i>Open for Planning Commission discussion!</i>
Potential New Categories		
<i>Sumpter Road Mixed Use</i> – Mixed use corridor creating uniformity with Van Buren Township’s planning efforts. Should encourage housing type diversity, and pedestrian/non-motorized transportation infrastructure.		
<i>Neighborhood Business</i> – Combination of former Office and Neighborhood Commercial future land use categories.		
Rename <i>Lakefront Residential</i> to a category that is for “missing middle” housing anywhere in the City.		



Data Source: Land Use: City of Belleville. Roads: SEMCOG. Map Exported: April 06, 2023. ©2023 Giffels Webster.



- | | |
|---|--|
| ■ Lakefront Residential | ■ Office |
| ■ Single Family Residential | ■ Industrial |
| ■ Multiple Family Residential | ■ Parks/ Open Space |
| ■ Neighborhood Commercial | ■ Public/ Quasi-Public |
| ■ Downtown Mixed Use | |

memorandum

DATE: June 19, 2025
TO: Belleville Planning Commission
FROM: Andy Aamodt and Ava Miller, Giffels Webster
SUBJECT: Preliminary Goals and Objectives

Master Plan Process Update/Timeline

It is the City's intent to finish this Master Plan this year. To achieve this timeline, we are holding this goals & objectives work session to gain a consensus on direction. This consensus will allow us to make strides in updating some of the content of the draft Master Plan. Our plan is to have at least one more Planning Commission work session after this – an implementation plan and action items work session - before giving you a full review of the entire draft Master Plan this fall.

Master Plan Goals & Objectives

Reviewing Planning Commission master plan discussions and public input, we developed goals for the 2025 Master Plan that reflect the city's vision, guiding principles, and core values. They fall into six main categories or community elements: **Local Economy, Transportation and Infrastructure, Environmental Stewardship, Housing, Placemaking & Community Character, and Sumpter Road Corridor**. In as much as these community elements are woven together, some of the objectives may be similar between goals. Action strategies and measures of success will be developed for the working draft plan.

Local Economy

New Goal for Local Economy: Support a thriving and adaptable local economy by attracting retail, tech, and industrial uses in strategic locations, encouraging mixed-use development, and promoting Downtown Belleville as the region's cultural hub. Strengthen downtown vitality through flexible design guidelines and initiatives that attract visitors, businesses, and residents.

Previous applicable goals and objectives.

Previous Goals	Previous Objectives	Notes	New Objectives
Commercial – Goal 1. Focus on attracting retail uses to the Downtowns	Objective 1.1 Encourage the development of specialty retail uses, including hobby shops, photography stores, antique dealers, bakeries, delis, etc.	Always want to encourage the development of specialty retail uses. All objectives should continue.	Support businesses and specialty retail: Encourage the growth of unique retail offerings by promoting the reuse of existing storefronts, enhancing building façades, and upgrading streets and parking areas to attract shop owners and improve the customer experience. Improve access, parking, and corridor coordination: Enhance downtown functionality by upgrading streets and parking infrastructure, with an emphasis on rear and side-yard parking and the development of municipal parking structures. Coordinate with the township on corridor development to ensure consistent planning, improved access, and shared investment in key commercial areas.
	Objective 1.2 Upgrade streets and parking facilities to attract shop owners, with parking in the rear and side yards.	Need to coordinate more with Van Buren Township on corridor development.	
	Objective 1.3 Provide municipal parking structures to accommodate shoppers.	Attracting high tech should be a priority (see downtown – goal 4 for integration).	
	Objective 1.4 Encourage the reuse of existing storefronts instead of new buildings.		
	Objective 1.5 Implement façade improvement projects and design guidelines throughout the City		

Industrial – Goal 1. Create opportunities for industrial activity in appropriate locations	Objective 1.1 Encourage infill development along the railroad and in existing industrial areas	There have been good design improvements to landscaping. We should prioritize and continue these objectives.	Foster strategic industrial development: Promote infill development in existing industrial areas while minimizing visual impacts along key corridors and continue to implement design guidelines for industrial uses. Use thoughtful design guidelines and buffers to ensure compatibility with surrounding uses.
	Objective 1.2 Minimize or eliminate view of industrial operations from City gateways and corridors.		
	Objective 1.3 Plan light industrial uses as buffers between industrial and residential or open space areas.		
	Objective 1.4 Implement design guidelines for all industrial uses in the City.		
Downtown – Goal 1. Strengthen the Downtown by allowing for mixed-use development	Objective 1.1 Encourage first floor retail, residential, and office uses in the same building.	Keep.	Encourage mixed-use and live-work opportunities: Create dynamic, walkable districts by supporting first-floor retail with residential and office uses above. Promote flexible live-work spaces that contribute to downtown vibrancy and entrepreneurial growth.
	Objective 1.2 Permit live-work opportunities in the Downtown.		
Downtown – Goal 2. Promote Downtown Belleville as the cultural hub of the region	Objective 2.1 Involve local merchants in festivals and seasonal events.	Want to make sure to keep things accessible from the lake as it's a main part of the City's charm.	Activate Downtown through community events: Build a stronger sense of place by involving local merchants in festivals and events, welcoming special interest groups, and expanding programming like Music in the Park to attract a diverse mix of visitors. Strengthen the connection between Downtown and the lake by ensuring events and attractions remain accessible from the waterfront.
	Objective 2.2 Provide opportunities for common-interest groups (e.g., motorcycle clubs, antique car collectors) to gather in the downtown.		
	Objective 2.3 Expand the "Music in the Park" program to attract visitors of all ages.		
	Objective 2.1 Involve local merchants in festivals and seasonal events.		

Downtown – Goal 3. Attract visitors and patrons to the Downtown	Objective 3.1 Encourage a range of restaurants in the Downtown.	Change “municipal facilities” to “municipal assets” (e.g., parks). Reword to connect and improve accessibility into downtown and have farmers markets, pop-up shops, and activities.	Develop Downtown as a regional destination: Attract visitors and enhance the downtown experience by encouraging a range of dining options, integrating municipal assets, and creating Main Street attractions that reflect community character and pride. Improve connections between municipal assets and the downtown park system to support walkability, accessibility, and a more cohesive visitor experience. Enhance Downtown access and aesthetic appeal: Support walkability and multimodal access with ample parking and bicycle infrastructure. Improve the public realm through cohesive streetscaping, landscaping, signage, and public art that reinforce a sense of place.
	Objective 3.2 Incorporate municipal facilities into the Downtown.		
	Objective 3.3 Create attractions on Main Street to develop the Downtown as a destination.		
	Objective 3.4 Provide ample off-street parking for cars and bicycles.		
	Objective 3.5 Increase the aesthetic appeal of the Downtown through streetscape enhancements, landscaping, public art, and signage that create a sense of continuity.		
Downtown – Goal 4. Create dynamic urban spaces	Objective 4.1 Adopt an overlay zoning district (with design guidelines) for the Central Business District.	Keep flexible design guidelines, stay dynamic.	Maintain a flexible regulatory environment: Maintain flexibility in land use and design policies to accommodate future innovation and entrepreneurship, including high tech and mobility industries
	Objective 4.2 Redevelop Fourth Street Plaza to provide a dynamic public space.		
	Objective 4.3 Create Downtown Center at Main and Third Street with mixed-use buildings, setbacks, scale, and architectural design.		

The new goal and objectives for Local Economy are listed below for better readability.

Local Economy: Support a thriving and adaptable local economy by attracting retail, tech, and industrial uses in strategic locations, encouraging mixed-use development, and promoting Downtown Belleville as the region’s cultural hub. Strengthen downtown vitality through flexible design guidelines and initiatives that attract visitors, businesses, and residents.

Objectives:

Support businesses and specialty retail: Encourage the growth of unique retail offerings by promoting the reuse of existing storefronts, enhancing building façades, and upgrading streets and parking areas to attract shop owners and improve the customer experience.

- Foster strategic industrial development:** Promote infill development in existing industrial areas while minimizing visual impacts along key corridors and continue to implement design guidelines for industrial uses. Use thoughtful design guidelines and buffers to ensure compatibility with surrounding uses.
- Encourage mixed-use and live-work opportunities:** Create dynamic, walkable districts by supporting first-floor retail with residential and office uses above. Promote flexible live-work spaces that contribute to downtown vibrancy and entrepreneurial growth.
- Activate Downtown through community events:** Build a stronger sense of place by involving local merchants in festivals and events, welcoming special interest groups, and expanding programming like Music in the Park to attract a diverse mix of visitors. Strengthen the connection between Downtown and the lake by ensuring events and attractions remain accessible from the waterfront.
- Develop Downtown as a regional destination:** Attract visitors and enhance the downtown experience by encouraging a range of dining options, integrating municipal assets, and creating Main Street attractions that reflect community character and pride. Improve connections between municipal facilities and the downtown park system to support walkability, accessibility, and a more cohesive visitor experience.
- Enhance Downtown access and aesthetic appeal:** Support walkability and multimodal access with ample parking and bicycle infrastructure. Improve the public realm through cohesive streetscaping, landscaping, signage, and public art that reinforce a sense of place.
- Improve access, parking, and corridor coordination:** Enhance downtown functionality by upgrading streets and parking infrastructure, with an emphasis on rear and side-yard parking and the development of municipal parking structures. Coordinate with the township on corridor development to ensure consistent planning, improved access, and shared investment in key commercial areas.

Transportation & Infrastructure

New Goal for Transportation & Infrastructure: Promote a safe, attractive, and forward-thinking transportation network by encouraging non-motorized travel, enhancing the City's image through infrastructure improvements, and proactively preparing corridors for future mobility technologies.

Previous Goals	Previous Objectives	Notes	New Objectives
Transportation – Goal 1. Promote non-motorized transportation throughout the City	Objective 1.1 Add pedestrian walks and/or bike paths to the Sumpter Road Corridor.	Keep all. Should look for continuity between existing paths and the implementation of a complete streets policy. Safe routes to school are a priority.	Improve pedestrian and bicycle connectivity: Add sidewalks, bike paths, and improved crossings along key corridors such as Sumpter Road and create continuous connections between neighborhoods, parks, schools, Downtown, and the lakefront. Promote safe and inclusive active transportation: Implement a complete streets policy that supports all modes of travel, and prioritize Safe Routes to School through sidewalk improvements, signage, and traffic calming near schools. Enhance user experience through amenities and design: Provide pedestrian plazas, rest areas, and secure bicycle parking in Downtown and park areas to support a comfortable and welcoming public realm.
	Objective 1.2 Create pedestrian connections between residential areas, parks, schools, Downtown, and the lakefront.		
	Objective 1.3 Provide pedestrian plazas, parks, and respite stations at strategic locations.		
	Objective 1.4 Provide secure parking facilities for bicycles throughout the Downtown and in City parks.		

Transportation – Goal 2. Use transportation improvements to enhance the City's image	Objective 2.1 Develop gateways at major entrances to the City	Keep all. For infrastructure: Want to futureproof for the mobility corridor. Need to continue to focus on being proactive. Embed sensors/broadband/set up for conduits and signage.	Use transportation improvements to strengthen the City's image: Maintain transportation infrastructure with high quality materials and design standards, and develop attractive gateways at major entrances to the City. Address existing transportation challenges: Investigate and implement solutions to issues such as traffic conflicts at the Five Points intersection and other high-traffic areas. Futureproof transportation infrastructure: Proactively prepare key corridors for emerging transportation technologies by embedding sensors, broadband infrastructure, and conduit systems to support future mobility services, signage, and smart systems.
	Objective 2.2 Ensure that transportation facilities (roads, paths, parking, etc.) project a positive image through excellent maintenance and attractive materials.		
	Objective 2.3 Investigate options for solving current transportation challenges (e.g., conflicting movements at the Five Points intersection)		

The new goal and objectives for Transportation & Infrastructure are listed below for better readability.

Transportation & Infrastructure: Promote a safe, attractive, and forward-thinking transportation network by encouraging non-motorized travel, enhancing the City's image through infrastructure improvements, and proactively preparing corridors for future mobility technologies.

Objectives

Improve pedestrian and bicycle connectivity: Add sidewalks, bike paths, and improved crossings along key corridors such as Sumpter Road and create continuous connections between neighborhoods, parks, schools, Downtown, and the lakefront.

Promote safe and inclusive active transportation: Implement a complete streets policy that supports all modes of travel, and prioritize Safe Routes to School through sidewalk improvements, signage, and traffic calming near schools.

Enhance user experience through amenities and design: Provide pedestrian plazas, rest areas, and secure bicycle parking in Downtown and park areas to support a comfortable and welcoming public realm.

Use transportation improvements to strengthen the City's image: Maintain transportation infrastructure with high quality materials and design standards, and develop attractive gateways at major entrances to the City.

Address existing transportation challenges: Investigate and implement solutions to issues such as traffic conflicts at the Five Points intersection and other high-traffic areas.

Futureproof transportation infrastructure: Proactively prepare key corridors for emerging transportation technologies by embedding sensors, broadband infrastructure, and conduit systems to support future mobility services, signage, and smart systems.

Environmental Stewardship

New Goal for Environmental Stewardship: Advance a sustainable, connected, and resilient community by protecting natural resources, improving public access to the lakefront, promoting sustainable practices, and fostering community engagement in environmental efforts.

Previous Goals	Previous Objectives	Notes	New Objectives
Parks and Rec MP Goal 1. Capitalize on the City's relationship to Belleville Lake	Objective 1.1 Develop lakefront park areas that enhance views of the water.	"Maintaining and improving" as opposed to "develop"	Preserve and enhance natural resources: Protect and improve water quality by monitoring contaminant levels and collaborating with regional partners and stakeholders. Expand and preserve the City's tree canopy through community engagement and volunteer-driven planting efforts. Maintain public parks to a high standard and enhance scenic views of the lake to promote environmental stewardship and community enjoyment. Improve pathways and accessibility: Upgrade and maintain lakefront parks while creating inviting pedestrian pathways along and to the waterfront. Strengthen both physical and visual connections to the lake through thoughtful park development and ongoing maintenance.
	Objective 1.2 Create pedestrian paths to and along the lakefront	Need a clear integrated strategy that leans into future mobility. Make the water accessible!	
	Objective 1.3 Ensure visual and physical access to the lake, through maintenance and park development	Integrated media aspect along the lakeshore. Create destination spaces - integrate life on the water (strategies for youth integration, an "Instagrammable" waterfront) Create interactive spaces for youth (some of these are used for Local Economy and Placemaking and Community Building).	

Parks and Rec MP Goal 2. Maintain public parkland at a high standard of quality	Objective 2.1 Clear out brush from Horizon Park to open views of the lake	Should shift into the future of parks and public spaces, making them more interactive. Create "destination spaces." Prevent erosion, improve water quality, education for residents, preserve natural resources, reduce the amount of waste sent to landfills, increase a healthy tree canopy throughout the city, improved pathways and sidewalks, community clean up events.	Educate and foster environmental stewardship: Engage residents in sustainability through education, clean-up events, and outreach materials. Support environmentally responsible behaviors by reducing waste, increasing recycling, and encouraging low-impact recreation along parks and the lakefront. Promote sustainable land use practices: Support mixed-use development and encourage green infrastructure to create a more resilient and environmentally friendly urban landscape.
	Objective 2.2 Encourage recreation that has minimal impact on parkland and lakeshore areas		
	Objective 2.3 Ensure that the City's Parks and Recreation Plan is kept up-to-date		
	Objective 2.4 Provide slope stabilization along the lakeshore		
	Objective 2.5 Install a non-motorized pathway, with amenities, within Horizon Park		

The new goal and objectives for Environmental Stewardship are listed below for better readability.

Environmental Stewardship: Advance a sustainable, connected, and resilient community by protecting natural resources, improving public access to the lakefront, promoting sustainable practices, and fostering community engagement in environmental efforts.

Objectives:

Preserve and enhance natural resources: Protect and improve water quality by monitoring contaminant levels and collaborating with regional partners and stakeholders. Expand and preserve the City's tree canopy through community engagement and volunteer-driven planting efforts. Maintain public parks to a high standard and enhance scenic views of the lake to promote environmental stewardship and community enjoyment.

Improve pathways and accessibility: Upgrade and maintain lakefront parks while creating inviting pedestrian pathways along and to the waterfront. Strengthen both physical and visual connections to the lake through thoughtful park development and ongoing maintenance.

Educate and foster environmental stewardship: Engage residents in sustainability through education, clean-up events, and outreach materials. Support environmentally responsible behaviors by reducing waste, increasing recycling, and encouraging low-impact recreation along parks and the lakefront.

Promote sustainable land use practices: Support mixed-use development and encourage green infrastructure to create a more resilient and environmentally friendly urban landscape.

Housing

New Goal for Housing: Promote diverse, high-quality housing options that support sustainable growth and a vibrant Downtown with mixed-use development conveniently connected to amenities and services.

Previous Goals	Previous Objectives	Notes	New Objectives
Housing – Goal 1. Provide diverse, high-quality housing	Objective 1.1 Encourage residential infill development that utilizes existing infrastructure.	There is not enough space to build more quality housing and since the community is built out, it's hard to provide affordable housing.	Support residential infill development: Encourage new housing that utilizes existing infrastructure and is conveniently located near goods, services, employment, and amenities. Foster opportunities for housing incentives or financial assistance: Ensure City officials are prepared and knowledgeable about federal, state, and local economic development programs to support future housing development in the built-out community.
	Objective 1.2 Promote second- and third-story residential uses in the Downtown area.		
	Objective 1.3 Designate areas of the City for affordable starter housing.		

Downtown – Goal 1. Strengthen the Downtown by allowing for mixed-use development	Objective 1.1 Encourage first floor retail, residential, and office uses in the same building.	Multiple stories should be entertained.	Promote mixed-use development Downtown: Promote mixed use residential development Downtown by encouraging multi story buildings that combine first floor retail, office, and residential uses including second and third story housing to increase housing supply and strengthen the urban core. Support live-work housing opportunities: Promote housing options that integrate living and working spaces Downtown to attract entrepreneurs and high-tech industries.
	Objective 1.2 Permit live-work opportunities in the Downtown.		

The new goal and objectives for Housing are listed below for better readability.

Housing: Promote diverse, high-quality housing options that support sustainable growth and a vibrant Downtown with mixed-use development conveniently connected to amenities and services.

Objectives:

Support residential infill development: Encourage new housing that utilizes existing infrastructure and is conveniently located near goods, services, employment, and amenities.

Foster opportunities for housing incentives or financial assistance: Ensure City officials are prepared and knowledgeable about federal, state, and local economic development programs to support future housing development in the built-out community.

Promote mixed-use development Downtown: Promote mixed use residential development Downtown by encouraging multi story buildings that combine first floor retail, office, and residential uses including second and third story housing to increase housing supply and strengthen the urban core.

Support live-work housing opportunities: Promote housing options that integrate living and working spaces Downtown to attract entrepreneurs and high-tech industries.

Sumpter Road Corridor

New Goal for Sumpter Road Corridor: Transform the Sumpter Road Corridor into a cohesive, welcoming, and vibrant destination by promoting high-quality design, pedestrian-oriented development, and a diverse mix of land uses that support the surrounding community and regional collaboration.

Previous Goals	Previous Objectives	Notes	New Objectives
Sumpter Road Corridor – Goal 1. Create a cohesive, welcoming appearance for the Sumpter Road Corridor from Hull Road north to the railroad crossing	Objective 1.1 Encourage gateway features that create an attractive theme for the corridor.	Keep all. Some lighting has been done. Nede to continue to coordinate with Van Buren and Sumpter on corridor development.	Establish a unified and attractive corridor identity: Encourage gateway features, decorative lighting, landscaping, and streetscape elements that create a cohesive and welcoming appearance along the corridor. Coordinate regional planning and design standards: Work collaboratively with Van Buren and Sumpter Township to establish a joint overlay district that includes design guidelines, preferred land uses, coordinated streetscape improvements, and pedestrian infrastructure to attract new businesses and shoppers. Promote high-quality site and building design: Encourage the use of durable building materials and strong site design standards for office and industrial developments that enhance the corridor's overall character.
	Objective 1.2 Use decorative lighting, landscaping, and streetscape features to unite the corridor.		
	Objective 1.3 Coordinate with Van Buren Township to establish a joint overlay district for the corridor, incorporating concepts such as architectural design guidelines, specific uses, streetscape improvements, pedestrian circulation, gateway elements, etc.		
	Objective 1.4 Encourage high standards of site design and building materials for office and industrial developments in the corridor.		

Sumpter Road Corridor – Goal 2. Develop a vibrant mix of land uses on both sides of Sumpter Road	Objective 2.1 Ensure that office and industrial uses in the corridor blend with residential and commercial uses and do not create significant nuisances or negative impacts on neighboring uses.	Keep all.	Foster a vibrant mix of land uses: Ensure that office, industrial, residential, and commercial uses are thoughtfully integrated to reduce conflicts, maintain open space, and create an attractive, livable environment for corridor users and nearby neighborhoods. Encourage neighborhood-oriented commercial uses: Promote development that serves local needs, including restaurants, cafes, pharmacies, and grocery stores, while minimizing auto-oriented uses and enhancing compatibility with nearby schools.
	Objective 2.2 Encourage residential areas along the corridor to provide adequate open space and present an attractive “front door” that enhances the overall character of the corridor.		
	Objective 2.3 Promote neighborhood-oriented commercial uses along the corridor, including restaurants, bakeries, cafes, and non-automobile related services.		
	Objective 2.4 Encourage pedestrian-friendly commercial areas, with automobile parking along the sides or rear of buildings.		

Commercial – Goal 2. Provide appropriate commercial uses along the Sumpter Road Corridor	Objective 2.1 Coordinate with the Van Buren Township to attract new businesses.	Keep all.	Support a pedestrian-friendly environment: Integrate pathways, parks, plazas, and streetscape improvements that make the corridor safe and inviting for pedestrians and reduce reliance on automobile-oriented design.
	Objective 2.2 Create a more pedestrian friendly environment including pathways, parks, and plazas.		
	Objective 2.3 Encourage the development of a grocery store and/or pharmacy in the corridor.		
	Objective 2.4 Minimize auto-oriented commercial uses within the City.		
	Objective 2.5 Encourage commercial development and infrastructure improvements (e.g., pedestrian paths) to be compatible with the existing middle school and potential new high school along the corridor.		

The new goal and objectives for Sumpter Road Corridor are listed below for better readability.

Sumpter Road Corridor: Transform the Sumpter Road Corridor into a cohesive, welcoming, and vibrant destination by promoting high-quality design, pedestrian-oriented development, and a diverse mix of land uses that support the surrounding community and regional collaboration.

Establish a unified and attractive corridor identity: Encourage gateway features, decorative lighting, landscaping, and streetscape elements that create a cohesive and welcoming appearance along the corridor.

Coordinate regional planning and design standards: Work collaboratively with Van Buren and Sumpter Township to establish a joint overlay district that includes design guidelines, preferred land uses, coordinated streetscape improvements, and pedestrian infrastructure to attract new businesses and shoppers.

Promote high-quality site and building design: Encourage the use of durable building materials and strong site design standards for office and industrial developments that enhance the corridor's overall character.

Support a pedestrian-friendly environment: Integrate pathways, parks, plazas, and streetscape improvements that make the corridor safe and inviting for pedestrians and reduce reliance on automobile-oriented design.

Encourage neighborhood-oriented commercial uses: Promote development that serves local needs, including restaurants, cafes, pharmacies, and grocery stores, while minimizing auto-oriented uses and enhancing compatibility with nearby schools.

Foster a vibrant mix of land uses: Ensure that office, industrial, residential, and commercial uses are thoughtfully integrated to reduce conflicts, maintain open space, and create an attractive, livable environment for corridor users and nearby neighborhoods.

Placemaking & Community Building

Since there are no previous direct goals and objectives for placemaking and community building, we simply listed out the new goal and objectives for this category.

Placemaking & Community Building: Foster a connected, vibrant, and inclusive community by creating engaging public spaces, celebrating the lakeshore as a central destination, and encouraging pedestrian access and youth involvement throughout the City.

Objectives:

Establish destination spaces throughout the City: Develop public gathering areas that encourage social interaction, recreation, and community events to strengthen neighborhood identity and civic pride.

Celebrate and activate the lakeshore: Enhance access to the lake and integrate public art, interactive features, and cultural programming to make the waterfront a focal point of community life.

Create engaging spaces for youth: Design interactive and inclusive spaces and programming that meet the needs of younger residents and promote youth participation in community life.

Improve pedestrian friendliness: Promote walkability by improving sidewalk connectivity, pedestrian crossings, and inviting streetscapes that support safe and enjoyable movement throughout the City.

Strengthen community engagement: Encourage resident involvement in civic activities, planning efforts, and community events to build a more engaged and connected community.