

Charter Township of Shelby
Planning and Zoning
Department

2017 Annual Report





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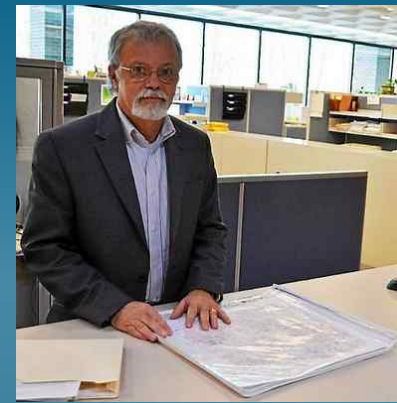
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Message from the Director:

- Section 19 of the Michigan Planning Enabling Act requires the Planning Commission to “make an annual report to the legislative body concerning its operation and the status of planning activities, including recommendations regarding actions by the legislative body relating to planning and development.”
- This report provides a summary of development review activities in the following categories: site plans, signs, tree permits, rezoning applications, and the Zoning Board of Appeals.
- The annual report also provides a summary of long-range planning, economic development, and other Planning and Zoning Department functions.





Department Overview

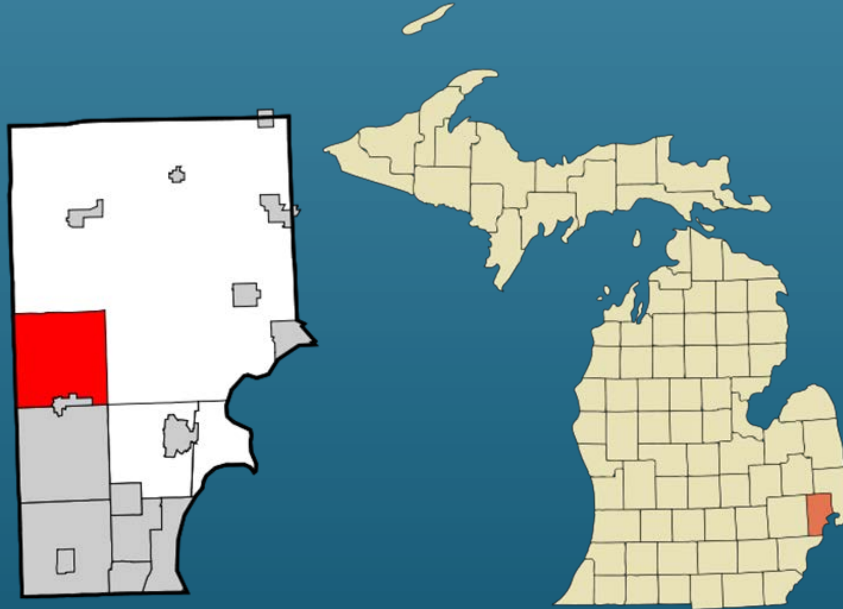
Vision

- Master Plan
- Clear Zoning
- Community Development Block Grant
- Capital Improvement Plan
- Blight Task Force

Economic Development

- Residential Development Profiles
- GIS
- Retail Vacancy Report
- Redevelopment Sites

Shelby Township at a glance

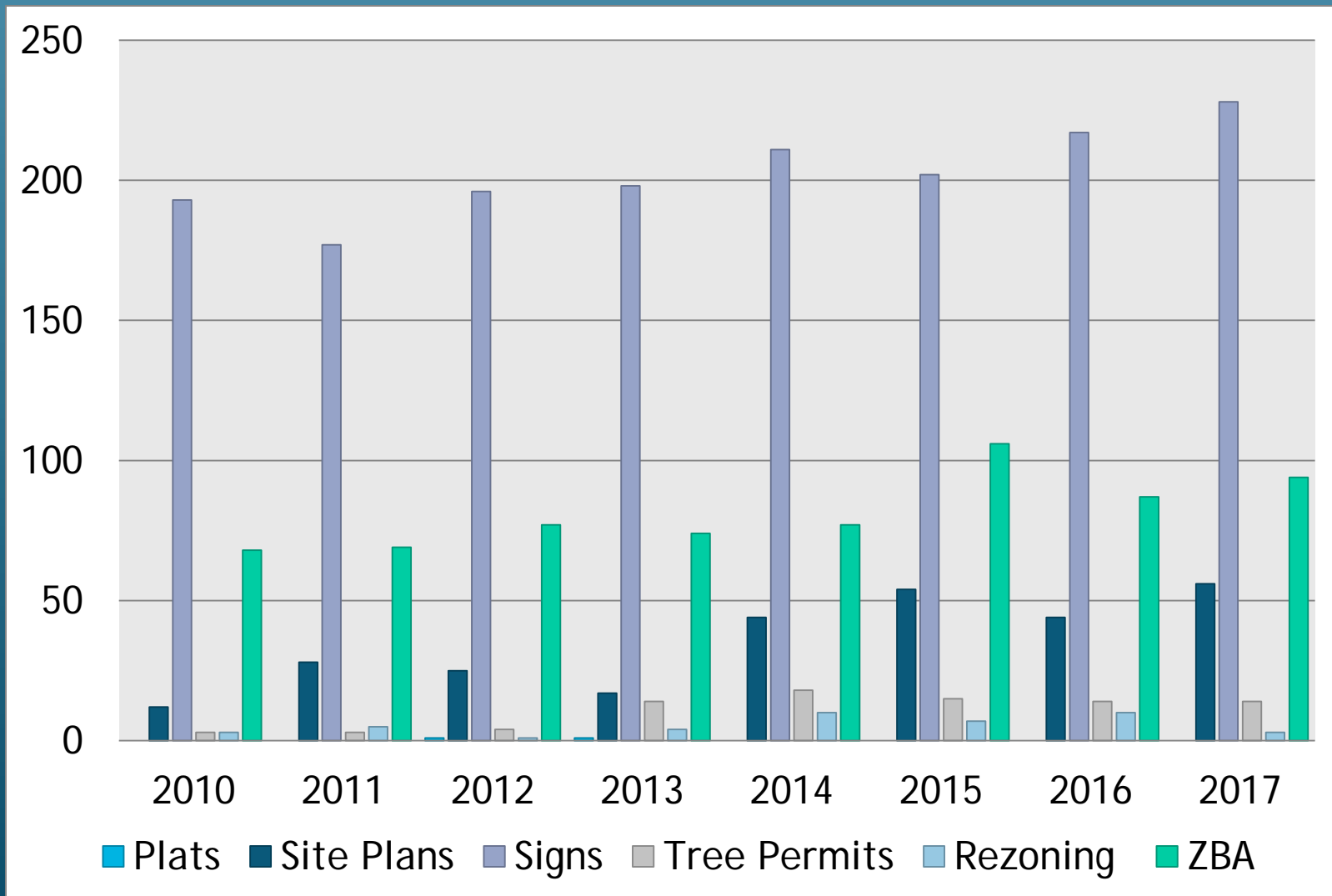


- Population
78,426
- 1,124 Acres of
Parks
- Median Housing
Value 205,300
- Median
Household
Income 66,929

Seven Year Development Summary

Activity	2017	2016	2015	2014	2013	2012	2011	2010
Plats	0	0	0	0	1	1	0	0
Site Plans	56	44	54	44	17	25	28	12
Signs	228	217	202	211	198	196	177	193
Tree Permits	14	14	15	18	14	4	3	3
Rezoning Cases	3	10	7	10	4	1	5	3
ZBA	94	87	106	77	74	77	69	68
Total	395	372	384	360	308	302	282	279

2010-2017 Summary



Site Plans

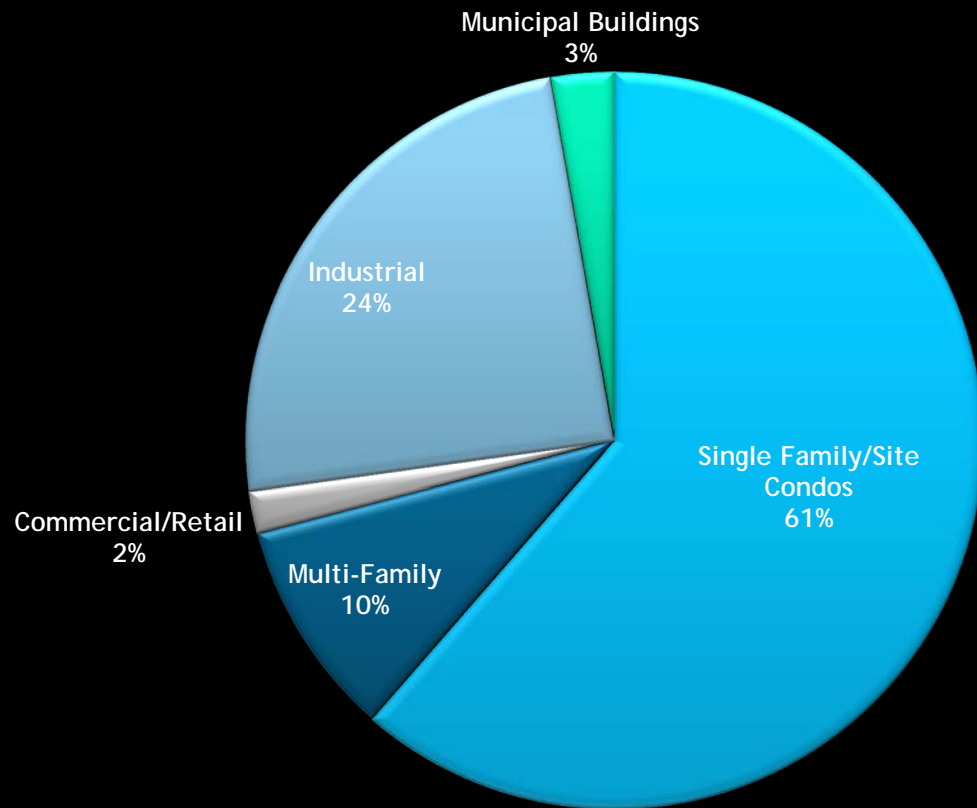
APP NO	DEVELOPMENT NAME	PROPOSED USE	SF OF PROPOSED STRUCTURE
17-01 (SLU-1)	SS HOLDINGS LLC ASSISTED LIVING	ASSISTED LIVING FACILITY	40,454 SQ FT
17-02 (SLU-2)	ROZAFI TRANSPORT INC	AUTO REPAIR & TRUCK YARD	15,255 SQ FT
17-03	RYAN & UTICA GAS STATION/CONDO	GAS STATION WITH CONDOMINIUMS	13,182 SQ FT (TOTAL)
17-04	MGA DEVELOPMENT LLC	INDUSTRIAL BUILDING	23,470 SQ FT
17-05 (PUD-1)	LAKESIDE BOULEVARD TOWNHOMES	MULTIFAMILY BUILDINGS	88 UNIT MULTIFAMILY DEVELOPMENT
17-06 (SLU-3)	HOOKAH LOUNGE	HOOKAH LOUNGE / GAMING CENTER	4,200 SQ FT
17-07	PROPOSED DISTRICT COURT BUILDING	COURT HOUSE BUILDING	20,201 SQ FT
17-08	MICHIGAN SCHOOLS AND GOVERNMENT CREDIT UNION	CREDIT UNION	759 SQ FT
17-09	CRIMSON COURT SITE CONDOMINIUMS	SITE CONDOMINIUMS	15 RESIDENTIAL SITE CONDOMINIUM UNITS
17-10	CLASS A NON CONFORMING USE	SINGLE FAMILY HOME	1624 SQ FT
17-11 (SLU-4)	ST. MINA & POPE KYRILLOS VI COPTIC ORTHODOX CHURCH	COPTIC ORTHODOX CHURCH	EXISTING ELEMENTARY SCHOOL (57,000 SQ FT)
17-12	REB CONSTRUCTION - LOT 30 HAYES TECH INDUSTRIAL	INDUSTRIAL BUILDING	18,244 SQ FT
17-13	C&D BUILDING LLC	INDUSTRIAL BUILDING	17,916 SQ FT
17-14	C&D BUILDING LLC	INDUSTRIAL BUILDING	45,046 SQ FT

APP NO	DEVELOPMENT NAME	PROPOSED USE	SF OF PROPOSED STRUCTURE
17-15 (SLU-5)	JVD I LLC	RETAIL CENTER WITH DRIVE-THRU	14,937 SQ FT
17-16	PENGILI CONSTRUCTION FAÇADE IMPROVEMENTS	COMMERCIAL BUILDING	3,350 SQ FT
17-17	NU-TECH AUTO REPAIR AND SALES	AUTO REPAIR WITH USED SALES	EXISTING AUTO REPAIR (1283.7 SQ FT)
17-18 (SLU-6)	MAC'S CONVENIENCE STORES LLC	CONVENIENCE STORE WITH GAS STATION	5,333 SQ FT CONVENIENCE STORE
17-19	MURPHY OIL USA	CONVENIENCE STORE WITH GAS STATION	1,400 SF BUILDING AND CANOPY MODIFICATION
17-20 (SLU-7)	UTICA VAN DYKE TOWING	PARKING LOT	PARKING LOT
17-21	TACO BELL	FAÇADE IMPROVEMENTS	EXISTING (2748 SQ FT)
17-22 (SLU-8)	SIMPLY ESSENTIAL BODYWORKS	MASSAGE THERAPY	400 SQ FT
17-23	MAGNA	EXPANSION TO EXISTING BUILDING	30,640 SQ FT
17-24	LOT 22 WEST STAR INDUSTRIAL	INDUSTRIAL BUILDING	25,470 SQ FT
17-25	MCDONALD'S	FAST FOOD RESTAURANT	EXTERIOR RENOVATION
17-26	SILVER CREEK CONDOMINIUMS	458 SINGLE FAMILY UNITS; 136 DUPLEX UNITS	594 RESIDENTIAL UNITS
17-27	ARBY'S	RESTAURANT	EXTERIOR (FAÇADE) REMODEL
17-28	DUGGAN MANUFACTURING	MANUFACTURING/STORAGE	30750 SQ FT ADDITION

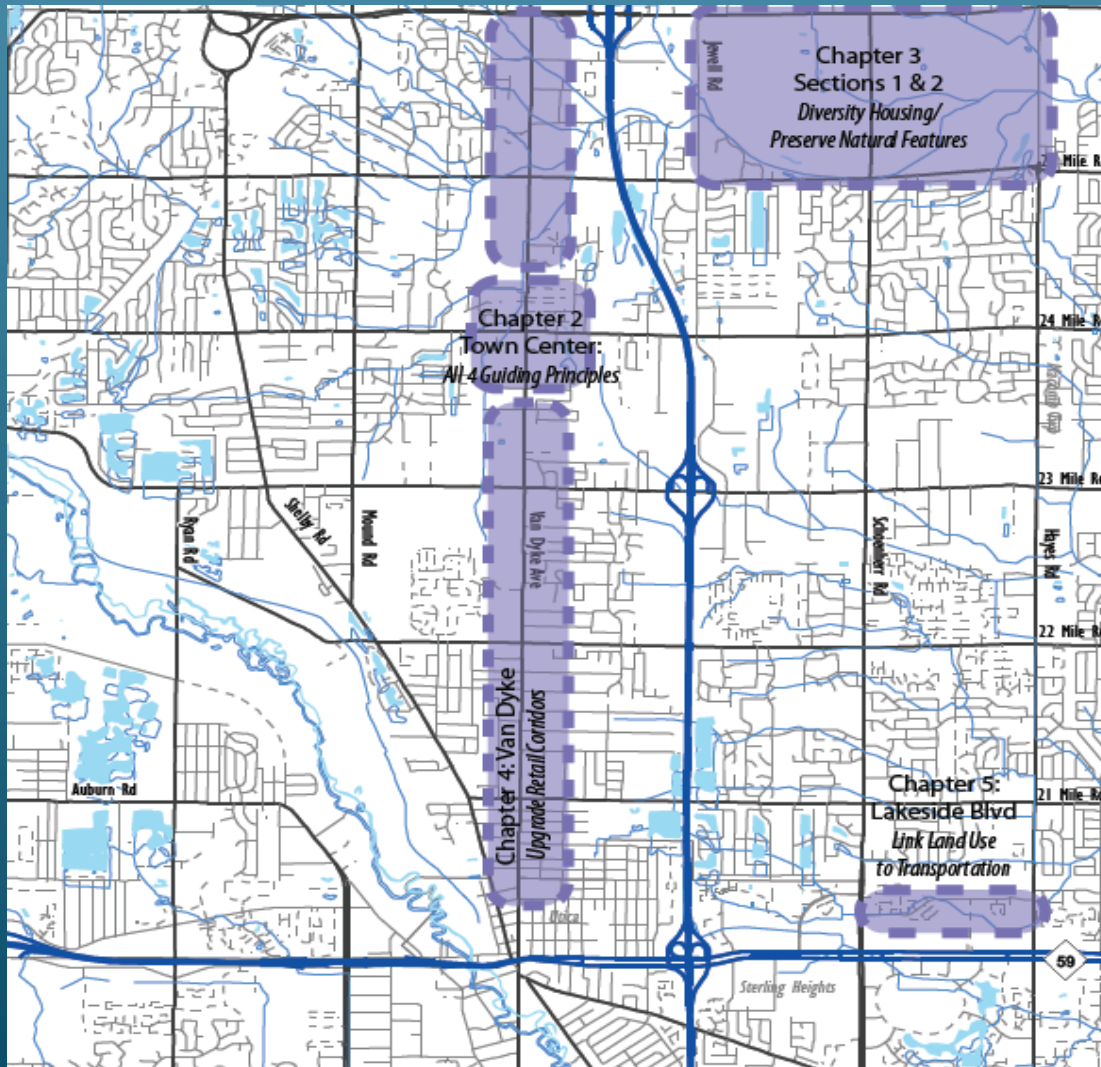
APP NO	DEVELOPMENT NAME	PROPOSED USE	SF OF PROPOSED STRUCTURE
17-29	JORDAN INVESTMENT LLC	RETAIL CENTER	11,033 SQ FT
17-30 (PUD-2)	STONE RIDGE NORTH	MIXED USE - RESIDENTIAL & COMMERCIAL	COMMERCIAL - 2,200; RESIDENTIAL 85 UNITS; APARTMENTS 192 UNITS
17-31	UNIT 5 SIMONE INDUSTRIAL	INDUSTRIAL BUILDING	11,790 SQ FT
17-32	SHELBY TOWNSHIP FIRE STATION #4	FIRE STATION	7,950 SQ FT
17-33	MEXICAN VILLAGE	RESTAURANT	1741 SQ FT BUILDING ADDITION
17-34	PROJECT MILLENIUM	DISTRIBUTION FACILITY	1,000,350 SQ FT
17-35	MEDICAL OFFICES	MEDICAL OFFICES	4120 SQ FT BUILDING ADDITION
17-36	SHELBY TOWNSHIP FIRE DEPARTMENT	MUNICIPAL GAS PUMPS	N/A
17-37	VAN DER GRAFF INDUSTRIAL BUILDING	LIGHT MANUFACTURING	58,255 SQ FT
17-38	RETAIL AND VAPE SHOP	RETAIL & VAPE SHOP	2,400 SQ FT
17-39	DANVIEW BERM	BERM	
17-40 (SLU-9)	THE EASTSIDE VINEYARD CHURCH	CHURCH CONGREGATION	27,300 EXISTING BLDG
17-41 (SLU-10)	SHORES OF CLEAR SPRING LAKE	54 RESIDENTIAL SITE CONDOMINIUM UNITS	54 SITE CONDOMINIUM UNITS
17-42	23 MILE & NAPI DEVELOPMENT	RETAIL BUILDINGS W/DRIVE-THRU AND PATIO	7,648 SQ FT

APP NO	DEVELOPMENT NAME	PROPOSED USE	SF OF PROPOSED STRUCTURE
17-43 (SLU-11)	23 CORPORATE HOLDINGS, LLC	RETAIL AND HOTEL	RETAIL - 6,930 SQ FT; HOTEL -
17-44 (SLU-12)	FIRST & MAIN SENIOR LIVING FACILITY	SENIOR LIVING FACILITY	75,810 SQ FT
17-45	VILLAGIO APARTMENTS	MULTIFAMILY BUILDINGS	96 MF UNITS - 1,685-2,090 SQ FT
17-46	DETROIT FISH HOUSE	EXISTING RESTAURANT	EXTERIOR REMODEL
17-47	PROPOSED CORPORATE PARK	INDUSTRIAL BUILDINGS (4 @ 12,000 EA)	48,000 SQ FT
17-48	SUMMIT CORPORATE CENTRE	LIGHT MANUFACTURING	46,248 SQ FT
17-49	SUMMIT CORPORATE CENTRE	LIGHT MANUFACTURING	25,662 SQ FT
17-50	SUMMIT CORPORATE CENTRE	LIGHT MANUFACTURING	48,058 SQ FT
17-51	WEST UTICA APARTMENTS	APARTMENT COMPLEX	10,000-16,000 SQ FT
17-52	SCHWAB INDUSTRIES	LIGHT INDUSTRIAL WAREHOUSE & SHOP	73,943 SQ FT
17-53	TIM HORTON'S	QUICK SERVICE RESTURANT WITH DRIVE THRU	2,703 SQ FT
17-54 (SLU-13)	LIVING GRACE CHURCH	CHURCH CONGREGATION	3550 SQ FT
17-55 (SLU-14)	ZAIR MARATHON GAS STATION	GAS STATION WITH RETAIL, COFFEE & DRIVE-THRU	EXISTING-REMODEL (3227 SQ FT)
17-56	SHELBY INVESTMENT PROPERTIES	MEDICAL OFFICE	13,440 SQ FT

Developments by Use

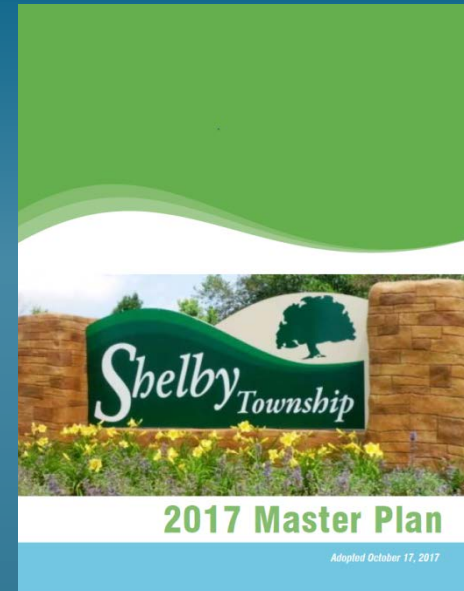


2017 Projects & Initiatives



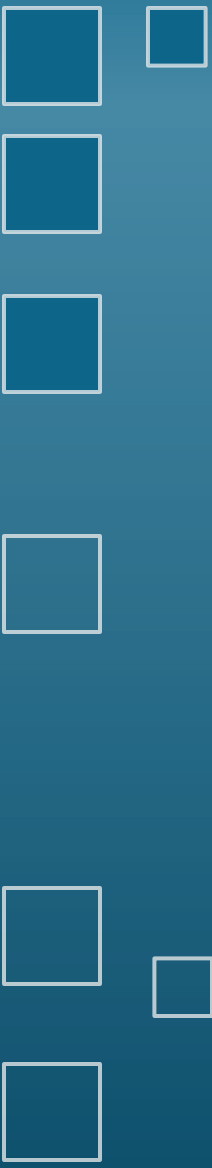
Master Plan

- Completed Master Plan Adoption
- Sustain Natural and Community Resources
- Diversify Housing
- Strengthen and Transform Retail Corridors
- Link Land Use and Transportation








CDBG Funding Allocation & Project Implementation

- Hixson Sidewalk
 - Auburn Road Landscaping
 - Phillips - Auburndale Sidewalk
 - Housing Rehabilitation
 - Senior Center
 - Library
 - Lions Club
- 





Blight Task Force Initiative

- Southwest corner of 21 Mile and Van Dyke
 - Southeast corner of Auburn & Dequindre
 - Northeast corner of Auburn and Ryan
 - West side of Van Dyke, north of 21 Mile Road
 - West side of Van Dyke, north of 23 Mile Road
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Capital Improvement Plan

- Assisted in preparation and coordination of the annual CIP
- Part of annual budgeting process
- Plans for capital expenditures with a value exceeding \$10,000 and a useful life of 5 years
- CIP is a tool to implement the master plan



Community Visioning - Top 10 Priorities

- 1) build new library, senior center
- 2) increase 23 Mile Road capacity
- 3) replace Stony Creek Trail bridges
- 4) widen Schoenherr Road north of 23 Mile Road
- 5) build new district court
- 6) expand police station
- 7) centralize & enhance township web site
- 8) improve 21 Mile Road
- 9) redesign 26 Mile Road and
- 10) build splash park at Gene Shepherd Park.



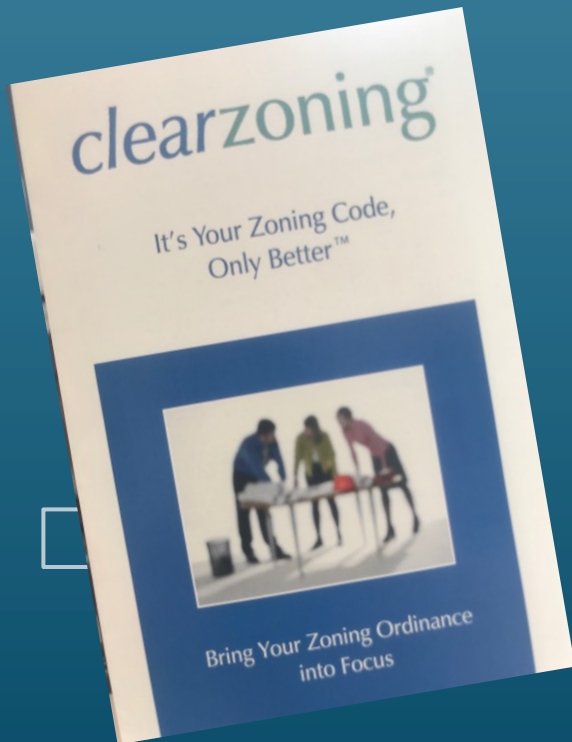
GIS

- Shelby Township Public GIS Portal
 - Zoning Map
 - Site Plans and Zoning Board of Appeals
 - Residential Projects and Senior Living Facilities
 - Parks and Recreation
 - Retail Inventory -Vacancy
 - Trails and Sidewalks



Clear Zoning

- New Zoning Ordinance Product that:
 - Online and easy-to-navigate
 - User friendly
 - Improve customer service
 - Enhanced graphics
 - Word searchable
 - Digitally hyperlinked version
 - Updated common sense format





Planning Commission

- Jerome Moffitt, Chairman
 - Lisa Casali, Vice-Chairman
 - Raquel Moore, Secretary
 - Doug Wozniak, Township Board Representative
 - Anthony Apone
 - Carl Dallo
 - Lucia DiCicco
 - Phillip Turner
- 



Zoning Board of Appeals

- Russ Rice, Chairman
 - James Churilla, Vice-Chairman
 - Jerome Moffitt, Planning Commission Representative
 - Ann Paprocki, Secretary
 - James Hering
- 



2017 Staff

- Glenn Wynn, Planning Director
 - Scott Alef, Associate Urban Planner/Economic Development Coordinator
 - Julijana Misich, Administrative Secretary
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