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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 Initiative Program
  – Geographic Information Systems

• **Economic Development**
  – Residential Development Profiles
  – Retail Land Use Inventory
  – Redevelopment Sites
Shelby Township at a Glance

- Population 79,019
- 1,124 Acres of Parks
- Housing Units 32,281
- Median Housing Value $267,393
- Median Household Income $73,496

*Data from MI HomeTownLocator*
# Seven Year Development Summary

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<tr>
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<td>Site Plans</td>
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<tr>
<td>Signs</td>
<td>263</td>
<td>246</td>
<td>228</td>
<td>217</td>
<td>202</td>
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<td>Tree Permits</td>
<td>16</td>
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<td>Rezoning Petitions</td>
<td>6</td>
<td>18</td>
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<td>10</td>
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<td>Zoning Board of Appeals</td>
<td>91</td>
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<td>94</td>
<td>87</td>
<td>106</td>
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<td><strong>Total</strong></td>
<td>419</td>
<td>410</td>
<td>395</td>
<td>372</td>
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## 2019 Site Plans

<table>
<thead>
<tr>
<th>APP NO</th>
<th>DEVELOPMENT NAME</th>
<th>PROPOSED USE</th>
<th>SQ FT OF PROPOSED STRUCTURE</th>
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<tbody>
<tr>
<td>19-01</td>
<td>CHICK-FIL-A AND FIFTH THIRD BANK</td>
<td>CHICK-FIL-A AND FIFTH THIRD BANK</td>
<td>REST - 5,146 SQ FT AND BANK - 2,460 SQ FT</td>
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<tr>
<td>19-02</td>
<td>LOT 27, 28, 29 INDUSTRIAL BUILDING</td>
<td>WAREHOUSE</td>
<td>26302 SQ FT WAREHOUSE</td>
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<tr>
<td>19-03</td>
<td>FLOOR &amp; DÉCOR</td>
<td>COMMERCIAL RETAIL</td>
<td>+/- 92,469 SQ FT</td>
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<tr>
<td>19-04</td>
<td>46872 VINEYARD AVENUE</td>
<td>SINGLE FAMILY HOME AS A CLASS A NON-CONFORMING USE</td>
<td>+/- 2400 SQ FT</td>
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<td>19-05</td>
<td>SHELBY PARK MANOR INC.</td>
<td>OFFICE</td>
<td>3,693 SQ FT</td>
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<tr>
<td>19-06</td>
<td>PROPOSED INDUSTRIAL FACILITY</td>
<td>INDUSTRIAL FACILITY</td>
<td>8,179 SQ FT</td>
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<tr>
<td>19-07</td>
<td>OUTDOOR TRUCK STORAGE</td>
<td>OUTSIDE TRUCK STORAGE</td>
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<tr>
<td>19-08</td>
<td>RICHTER’S BEAUTIFICATION, INC.</td>
<td>STORAGE BUILDING TO SUPPORT LANDSCAPE USE</td>
<td>7,800 SQ FT</td>
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<tr>
<td>19-09</td>
<td>VICTORY LANES OIL CHANGE</td>
<td>AUTOMOTIVE OIL CHANGE SHOP</td>
<td>1930 SQ FT</td>
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<tr>
<td>19-10</td>
<td>SHELBY TOWNSHIP ACTIVITIES CENTER</td>
<td>PRM OFFICES &amp; ACTIVITIES CENTER</td>
<td>24,987 SQ FT (EXISTING FMR BOYS &amp; GIRLS CLUB)</td>
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<tr>
<td>19-11</td>
<td>MAVRIX BAR AND RESTAURANT</td>
<td>PATIO ENCLOSURE</td>
<td></td>
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<td>19-12</td>
<td>MODELS AND TOOLS BUILDING EXPANSION</td>
<td>OFFICE AND MANUFACTURING ADDITION</td>
<td>109,675 SQ FT</td>
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<tr>
<td>19-13</td>
<td>KAY JAY’S IRISH PUB EXPANSION</td>
<td>RESTAURANT ADDITION</td>
<td>5500 SQ FEET</td>
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<tr>
<td>19-14</td>
<td>ROZAFIA TRANSPORT INC.</td>
<td>OUTSIDE STORAGE (TRUCK YARD)</td>
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Site Plans CONTINUED....

<table>
<thead>
<tr>
<th>APP NO</th>
<th>DEVELOPMENT NAME</th>
<th>PROPOSED USE</th>
<th>SQ FT OF PROPOSED STRUCTURE</th>
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<tbody>
<tr>
<td>19-15</td>
<td>SHELBY TOWNSHIP LIBRARY</td>
<td>LIBRARY</td>
<td>26,559 SQ FT</td>
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<tr>
<td>19-16</td>
<td>GENTILE'S COLLISION</td>
<td>VESTIBULE</td>
<td>75 SQ FEET</td>
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<tr>
<td>19-17</td>
<td>SHELBY MACOMB MEDICAL MALL - PHASE II</td>
<td>MEDICAL OFFICE</td>
<td>55,000 SQ FT</td>
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<tr>
<td>19-18</td>
<td>PROPOSED MADISON POWER BUILDING</td>
<td>COMMERCIAL BUILDING</td>
<td>13,325 SQ FT</td>
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<tr>
<td>19-19</td>
<td>CONCORDE PROPERTIES, LLC</td>
<td>OFFICE BUILDING</td>
<td>4,107 SQ FEET</td>
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<tr>
<td>19-20</td>
<td>D'AGOSITNI INDUSTRIAL PARK #2</td>
<td>INDUSTRIAL BUILDING</td>
<td>44,012 SQ FT</td>
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<tr>
<td>19-21</td>
<td>CAMELOT COMMONS</td>
<td>CONDOS – 6 PARCELS</td>
<td></td>
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<tr>
<td>19-22</td>
<td>SHELBY SHORE LANE</td>
<td>DETACHED CONDOS – 14 UNITS</td>
<td>2,100 – 2,900 SQ FT</td>
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<tr>
<td>19-23</td>
<td>COMMERCIAL DEVELOPMENT</td>
<td>COMMERCIAL/BAKERY/FOOD SALE</td>
<td>11,500 SQ FT</td>
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<tr>
<td>19-24</td>
<td>LEONARDO TRUCKING</td>
<td>OUTDOOR TRUCK STORAGE, TRUCK REPAIR SHOP</td>
<td>7,895 SQ FT</td>
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<tr>
<td>19-25</td>
<td>13120 23 MILE ROAD</td>
<td>DREAM AUTO SALES</td>
<td>1,851 SQ FT (EXISTING)</td>
</tr>
<tr>
<td>19-26</td>
<td>NICK'S COUNTRY OVEN</td>
<td>RESTAURANT FAÇADE IMPROVEMENT</td>
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<tr>
<td>19-27</td>
<td>SPEC BUILDING 16 D'AGOSTINI SUB #1</td>
<td>LIGHT MANUFACTURING</td>
<td>37,355 SQ FT</td>
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<tr>
<td>19-28</td>
<td>AMERICAN VINTNERS</td>
<td>WINE STORAGE AND HEADQUARTERS</td>
<td>10,364 SQ FT</td>
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AND MORE SITE PLANS...

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<thead>
<tr>
<th>APP NO</th>
<th>DEVELOPMENT NAME</th>
<th>PROPOSED USE</th>
<th>SQ FT OF PROPOSED STRUCTURE</th>
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<tr>
<td>19-29</td>
<td>HILTOP TAVERN</td>
<td>TAVERN</td>
<td>1,790 SQ FT</td>
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<tr>
<td>19-30</td>
<td>CONTRACTORS CONNECTION</td>
<td>OFFICE</td>
<td>15,400 SQ FEET</td>
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<td>19-31</td>
<td>VIRTUAL CHAOS</td>
<td>VIRTUAL GAMING CENTER</td>
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<tr>
<td>19-32</td>
<td>DANVIEW TECHNOLOGY CT</td>
<td>WAREHOUSE</td>
<td>19,000 SQ FEET</td>
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<tr>
<td>19-33</td>
<td>SHELBY NATIONAL STORAGE CENTERS</td>
<td>ADDITIONAL STORAGE BUILDING</td>
<td>12,750 SQ FEET</td>
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<td>19-34</td>
<td>UNIT 7 SIMONE INDUSTRIAL</td>
<td>MULTI USE</td>
<td>14360 SQUARE FEET</td>
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<td>19-35</td>
<td>UPS SHELBY PHASE II</td>
<td>SHIPPING OPERATION</td>
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<td>19-36</td>
<td>COMMUNITY RELATIONS BUILDING</td>
<td>COMMUNITY RELATIONS BUILDING</td>
<td>9852 SQUARE FEET</td>
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<td>19-37</td>
<td>RAM TOOL &amp; SUPPLY CO</td>
<td>INDUSTRIAL BUILDING – OUTDOOR STORAGE</td>
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<tr>
<td>19-38</td>
<td>FOREIGN AND DOMESTIC COLLISION</td>
<td>ADDITION TO COLLISION SHOP</td>
<td>1,200 SQUARE FEET</td>
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<td>19-39</td>
<td>TELLY’S GREENHOUSE</td>
<td>LANDSCAPING BUSINESS</td>
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<td>19-40</td>
<td>BAKER BUILDING RENOVATIONS</td>
<td>GENERAL OFFICE AND STORAGE</td>
<td>9200 SQUARE FEET EXISTING</td>
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<td>19-41</td>
<td>LAKEPOINTE CHurch</td>
<td>CHURCH PARKING ADDITION</td>
<td>35,870 SQ FEET OF PAVEMENT</td>
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<td>19-42</td>
<td>ALDI’S RENOVATIONS</td>
<td>GROCERY STORE</td>
<td>5,778 SQ FEET</td>
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<td>19-43</td>
<td>MICHIGAN SCHOOLS &amp; GOVERNMENT CREDIT UNION</td>
<td>CREDIT UNION</td>
<td>3,497 SQUARE FEET</td>
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</tbody>
</table>
Location Maps

Site Plan Applications
3/18/2020

Zoning Board of Appeals Applications
Developments by Land Use

Office, Commercial, & Industrial for 2019

- Warehouse: 25%
- Retail: 17%
- Office: 19%
- Manufacturing: 8%
- Truck Parking: 4%
- Outdoor Storage: 3%
- Restaurant: 1%
- Personal Services: 1%

Residential Units for 2019

- Single-Family/Site Condos: 100%

*Graphic data represents site plans with final approval
2019 Projects & Initiatives

- ClearZoning
- Community Development Block Grant Allocation
- Capital Improvement Plan
- Blight Initiative Program
- Community Visioning
- Geographic Information Systems
Clearzoning

- **Online Interactive Zoning Ordinance**
  - User-friendly
  - Searchable
  - Interactive maps and matrix
  - “Clear”-ly defined zoning standards and regulations
  - Available through Township website and all GIS applications
Community Development Block Grant Allocation

- Housing Rehabilitation
- Senior Center
- Library
- Lions Club
- Public Services
- Shelby Road Sidewalk
  - (north of Montgomery)
Capital Improvement Plan

- Plan for capital expenditures in a fiscally responsible manner
- Improve financial and budgetary transparency
- Stabilize the Township’s operating budget
- Coordinate the Township’s capital expenditures with the goals set out by the Township Master Plan
- Coordinate capital projects and purchases with other township departments
- Ensure the Township is prioritizing and using its resources appropriately
- Provide time to identify potential external funding
Blight Initiative Program

• Collaborative effort
  – Planning & Zoning, Code Enforcement, Building

• Residential and commercial properties

• Targets
  – Outdated or damaged façades
  – Unkempt landscaping
  – Dilapidated or poorly maintained buildings
  – Unapproved or excessive outdoor storage
2019 Top 10 Priorities

1. Build Library, Senior Center, Community Relations Facilities
2. Increase 23 Mile Road Capacity at M-53 Expressway
3. Widen Schoenherr Road North of 23 Mile Road
4. Acquire Campus Property
5. Continue Regional Path System
6. Continue Blight Enforcement
7. Improve 23 Mile Road (West of Mound Road)
8. Centralize and Enhance Township Website
9. Plan for Long-Term Financial Obligations
10. Participate in Local Road Improvement Funding
Planning Commission

- Jerome Moffitt, Chairman
- Raquel Moore, Secretary
- Michael Flynn, Township Board Representative
- Anthony Apone
- Carl Dallo
- Lucia DiCicco
- Miwako Gonzalez
- Phillip Turner
- Gene Meredith
Zoning Board of Appeals

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

• Julijana Misich, Planning Director
• Nicholas Fiore, Associate Urban Planner/Economic Development Coordinator
• Amber Beauchamp, Planning Department Secretary