

2015—2016 Annual Report Planning Commission Taylor, Michigan

CITY OF TAYLOR
PLANNING DEPARTMENT

August 2, 2016

Background

The City of Taylor Planning Commission is governed by the Michigan Planning Enabling Act, State of Michigan Public Act 33 of 2008, as amended, and by the City of Taylor's Zoning Ordinance.

2015-2016 Planning Commission

Robert Szwed – *Chairman*
Kenneth Stewart - *Vice Chairman*
Linda Parker-Craig – *CC Rep./ Secretary*
Christopher Siemion
Tim Witz
Gary Johnson
Bill Fisher
Mark Styles

Report in brief

- **Operations of the Planning Commission**
- **Status of current planning activities**
- **Recommendations to City Council relating to planning and development**

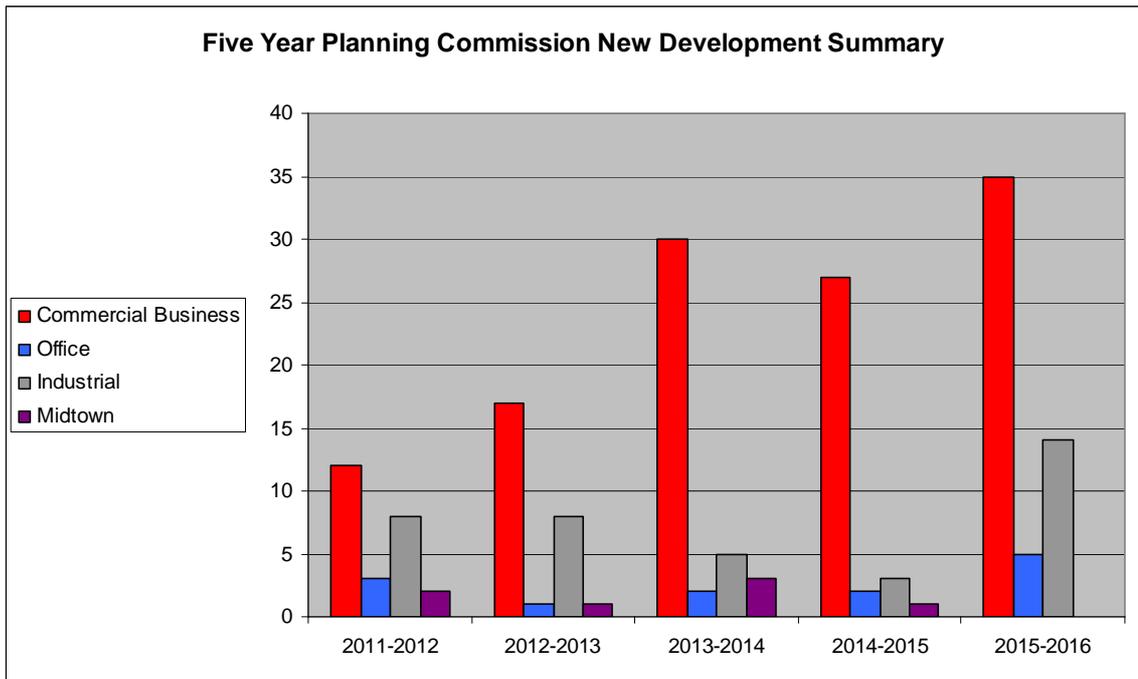
Planning Commission Operations

The City of Taylor Planning Commission held eighteen (18) regular meetings in the 2015/2016 year. During the last fiscal year there were fifty-one (51) site plans reviewed, fourteen (14) Special Land Uses, one (1) Regulated Land Use, four (4) Rezoning, one (1) Planned Unit Development (PUD) review, one (1) easement vacation recommendation and the yearly CIP (Capital Improvement Plan). The Planning Commission and Planning Department have considered and approved, or recommended to City Council approval of a total of sixty-eight (68) development projects in the city.

DEPARTMENT PROJECT TOTALS	
PLANNING COMMISSION REVIEWS	51
ADMINISTRATIVE PLAN REVIEWS	17
REOCCUPANCY REVIEWS (NEW BUSINESSES)	175
CAPITAL IMPROVEMENTS PLAN	1
PLANNING COMMISSION REPORT TO CITY COUNCIL	1
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TOTAL PLANNING ACTIVITY JULY 2015- JUNE 2016	245 PROJECTS

*The attached spreadsheet provides a detailed summary of the projects reviewed and actions taken by the Planning Commission and the Planning Department's Administrative activity.

The City of Taylor Planning Commission's activities, once again, have shown an increase from last year, the overall total projects have increased significantly.



The Planning Department has reviewed over 175 applications for new businesses, which include five (5) kiosk/temporary businesses in Southland Mall. A total of over 245 projects came through the Planning Department over the last year. The attached spreadsheet gives a breakdown of these businesses by name, location and zoning.

Status of Current Planning Commission Activities

The majority of investment by businesses during the past two years has been Eureka Road, specifically Southland Mall and surrounding areas. The mall renovation has spurred a new surge of commercial development. Along with nineteen (19) new tenants in the Mall, there were over 49 additional businesses going into the Eureka Road area near the mall. Primanti's Bros. restaurant has now opened and Grimaldi's restaurant is expected to be opening soon. Plans are now underway for a new restaurant outlot pad at the Mall and a 100-room hotel across the street from Cinemark Theatre. Plans are also underway for the

development of a new, two-tenant, commercial building in Meijer's parking lot, adjacent to the Meijer's gas station. A new strip center which is to include, Lazyboy furniture store, two restaurants and two speculative tenants has been approved for the former Taylor Machine site on Eureka, adjacent to Hooter's. Menards is moving forward with their plans for the new home center and construction is expected to be in the Spring of 2017. Burlington Square strip center is in the preliminary planning stages for new development, to include new restaurant uses, family recreation and new retail, as well. Plans for two new hotels (208 rooms) to replace the former Ramada Inn at Eureka & I-75 are also underway. Existing businesses along Eureka have also been going through a revival. Wendy's, McDonald's and the Kinko's strip center have all recently remodeled. Petsmart, across Eureka, to the south of the mall has completed their renovation, created a new tenant space, and is now open for business. Golden Corral has opened their new buffet style restaurant in the former Fire Mountain at Eureka and Huron, east of the mall. The Eureka Road improvements are now underway to accommodate new growth along the corridor. New development is continuing along Eureka from Allen Road to Telegraph.

Eureka Road seems to have been a catalyst for new development along Telegraph Road is also seeing many new businesses and improvements to existing business. Preliminary meetings have been held for new developments near Telegraph & Eureka may include TJ Max, Fresh Thyme and Office Max. Taylor Ford has expanded at their location. The former Sports Leader building has been completely renovated. A new insurance office has opened next to Pete's place. The Cordial Shoppe is also completing renovations. Huntington Bank has just opened a new branch in a former cell phone site. A Mobile Oil, oil change facility is now open at Telegraph and Rosewood. Angler Marine has been approved to expansion to include a new showroom and boat repair center. Little Caesar's is proposing a complete tear down and rebuild of their site. Carite Auto has just been approved for a new state of the art car wash to be located on the north side of their business. The former medical office at Telegraph and Hayes has just finished a major remodel and will soon be re-occupied by a Tropical Smoothie drive-thru and a retail tenant. Storage of America, a new mini-storage facility will soon start construction of their new facility at Ecorse & Telegraph.

Kroger has just undergone renovation and expansion and now has a drive thru pharmacy, a new bank branch, online order pickup and a new fueling center on Ecorse Road. Taco Bell near Ecorse and Monroe has just been approved for a complete tear down and rebuild to modernize their restaurant. A new Vinny Mack's sub shop opened at Ecorse and Telegraph. Twenty-two new businesses applied for business licenses along

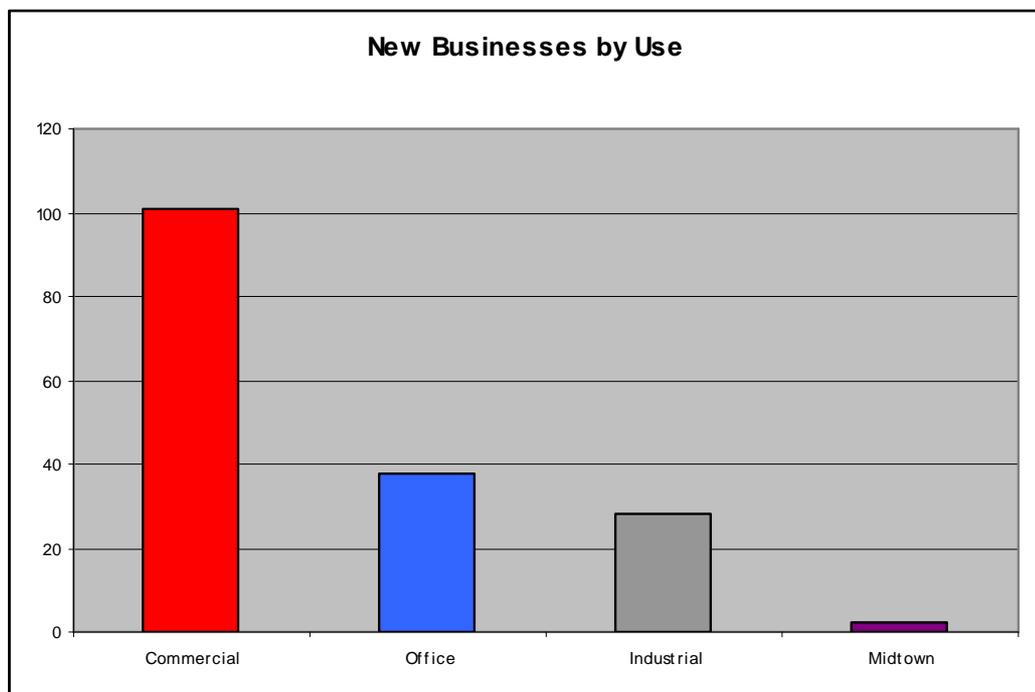
Ecorse Road. Plans are still underway for a new Banquet Facility, just east of Taylor Meadows.

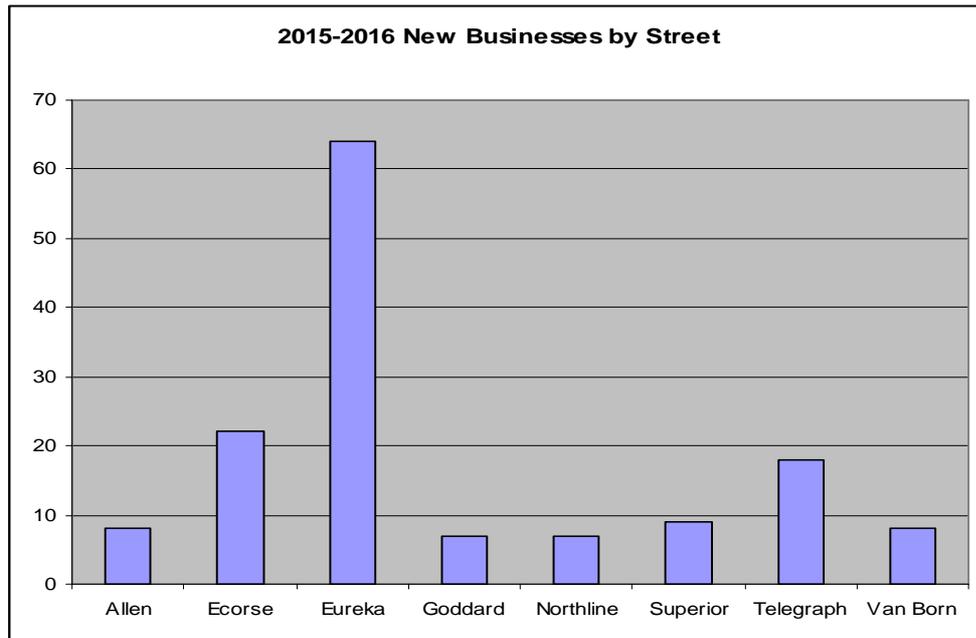
New activity continues in Taylor Midtown. Seven new businesses have been approved along Goddard during the past year and more are being planned.

Over twenty-eight (28) new industrial businesses have received business licenses over the past year. New industrial businesses include Core Products, ProRacecraft Engineering, Senshipping and Gatex Inc. Existing industrial facilities have chosen to expand in Taylor, such as Watson Engineering, Durapac and Hancock Industries which are all in the process of modernization and expansion. New indoor recreational facilities which have opened in light industrial locations include United Martial Arts, MMA Training and Crossfit Downriver. A new archery facility will soon be housed in the former Top Gun, across from their new site at Racho and Pennsylvania.

The new Taylor VOA Elderly Housing facility on Superior southeast of Target is now completed and open. Currently three residential developments are now under construction. Island Lakes continues to build. Charter Oaks and Cypress Gardens are also under construction. The housing market is seeing new growth again.

There were over 175 new businesses processed through the Planning Department this year. The Planning Department administratively approved seventeen (17) new development projects in the city.





The Taylor Planning Commission continues to do a great job in promoting and assisting new growth and development in our city. In addition to recommendations and approvals for new development, the Planning Commission also reviews and adopts the city's annual CIP (Capital Improvement Plan). This plan is used by all departments in the city for the planning of new city improvements. The Planning Commission continues to support the initiation of new infrastructure projects, repairs, upgrades and any new work to replace those systems in need of replacement when Federal Stimulus funds or other funds are available for these projects. Infrastructure improvements will provide a stimulus for development and also encourage job development, stimulus to the local economy, and present a positive image for the City of Taylor.

Planning Commission continues to review the Zoning Ordinance for any possible conflicts or needed revision. Four properties were rezoned last year in order to accommodate new development. Amendment to the Zoning Ordinance is an on going process, as the city changes, and the Planning Commission is constantly looking for needed revisions and amendments, to keep our ordinance current and to provide for a healthy, safe, family-friendly environment.

The City of Taylor Planning Commission continues to be committed to striving for the best commercial and industrial development, residential development which promotes quality of life, responsible growth for our city, and for facilitation of the continued advancement and economic growth of our city.

Recommendations to City Council

The Planning Department is currently reviewing ordinances for revision and updates to our application procedure, website and ordinance requirements. The Planning Commission will to bring forward changes for the Council's consideration, as needed.

The Planning Commission and Planning Department will continue to support all efforts of Administration, all City Departments, Businesses and Residents, consistent with the current Master Plan and Ordinance, in order to encourage and develop quality new businesses and growth in our city.

Attachments