

City Council & Planning Commission
City of River Rouge
10600 W Jefferson Ave
River Rouge, MI 48

2023 Annual Planning Report / 2024 Annual Work Program

City of River Rouge, Michigan

Dear Commissioners:

The River Rouge Planning Department has prepared, and respectfully submits, the following report to the City Council, which complies with the necessary statutory requirements to report, annually, the status of planning and zoning activities over the past year. In addition, we have outlined a proposed work plan for the coming year based on the Council's previously stated strategic planning goals as well as recommendations that have arisen from the day-to-day administration of the City Code.

Members

Planning Commission

- Keith Sabuda, Chairperson
- Kevin Trigge, Vice-Chairperson
- Sherianne Perkins, Secretary
- Gary Burgess
- Vickie Dobbins
- Ebony Elmore (New Member)
- Keith Jordan
- Donald Love

Zoning Board of Appeals (ZBA)

- Kevin Trigge
- Deborah Harper
- Sherianne Perkins
- Percy Pierce
- Joshua Wheeler

We thank the members of the Planning Commission and Zoning Board of Appeals for their time commitment and efforts.

"A planning commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development."

Public Act 33 of 2008, as amended, the "Michigan Planning

Meetings

Planning Commission and ZBA meetings are typically scheduled for the fourth Monday of the month. All meetings were held in compliance with the Open Meetings Act, PA 267 of 1976, as amended. In 2023, there were a total of four Planning Commission meetings:

1. Thursday, April 27, 2023
2. Monday, July 24, 2023*
3. Monday, September 11, 2023
4. Monday, October 9, 2023

In 2023 there were a total of two ZBA meetings:

1. Monday, July 24, 2023*
2. Monday, September 11, 2023

*Denotes Joint Planning Commission and Zoning Board of Appeals meeting.

Reviews

The applications that were reviewed by the Planning Commission, Zoning Board of Appeals, or by administrative staff in 2023 are listed below, as well as zoning amendments and special planning projects undertaken by the City in the past year.

Variance Reviews

1. **11347 W Jefferson Ave**
Non-use variance for 21 additional parking spaces.
Approved (ZBA) - September 11, 2023

Conditional Rezoning Reviews

1. **14 Forest Street**
Rezoning from NR (Neighborhood Residential) to C (Commercial)
Approved (Planning Commission) - April 27, 2023
2. **14 Forest Street**
Rezoning from NR (Neighborhood Residential) to C (Commercial)
Approved (City Council) - May 31, 2023

Special Land Use Reviews

1. None

Site Plan Reviews

1. **14 Forest Street**
Site plan for an off-site parking lot for the business at 11347 W Jefferson Avenue.
Approved (Planning Commission) - October 9, 2023
2. **1 Belanger Street**
Site plan for the first-stage partial demolition of the DTE Power Plant.
Approved (Planning Commission) - September 11, 2023

Site Plan Reviews - Administrative

1. None

Sign Reviews - Administrative

1. 261 Burke St (Herbology) - Approved
2. 1230 Coolidge (Wayne County Metro) - Approved

Planned Unit Development Reviews

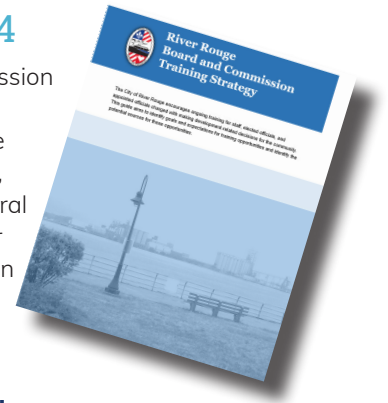
1. None

Zoning Amendments

1. **Section 12.7, Violations and Penalties**
Approved (Planning Commission) - April 27, 2023
1. **Section 12.7, Violations and Penalties**
Approved (City Council) - June 6, 2023

Work Plan for 2024

In 2023, the Planning Commission and ZBA held a joint training session about their respective duties and powers on July 24, 2023. In 2024, there are several addition trainings planned for both the Planning Commission and ZBA, as outlined in the City-Wide Training Strategy.



Planning Commission Trainings

Missing Middle Housing

How to Read the Zoning Ordinance (Joint w/ZBA)

ZBA Trainings

Zoning Court Decisions

Dimensional vs Use Variances

How to Read the Zoning Ordinance (Joint w/Planning Commission)

Planning Commission - Other Items

In 2024, The Planning Commission will also work on adopting the updated 2024 Master Plan, which was completed by the City's intern team in 2023. The Plan was released for public comment by City Council on February 20, 2024. Following adoption, the Commission will then work on the action items listed in the Master Plan, such as ordinance updates and new policies.