

January 14, 2022

City Council  
City of Ecorse  
3869 W. Jefferson Ave  
Ecorse, MI 48229



City of  
**Ecorse**

# 2021 Annual Planning Report and Current Status of Planning and Zoning Projects

City of Ecorse, Wayne County, Michigan

## INTRODUCTION AND PURPOSE

McKenna, in accordance with the Michigan Planning Enabling Act (MPEA) PA 33 of 2008 Section 125.3819(2), as amended, has prepared the following annual written report to the Ecorse City Council concerning Planning Commission operations and the status of planning activities, including recommendations regarding City planning and development actions. This report includes meeting summaries and recommendations for 2022 planning and development efforts beyond general ordinance administration.

The Commission's Annual Report is intended to serve as a planning document that outlines the work plan for the next fiscal year, and is a communication tool to share recent achievements and plans for future goals to the community.

## RELEVANT STATE LAWS

The [Michigan Planning Enabling Act \(MPEA\) PA 33 of 2008](#) is the primary State law governing the creation, operation, and duties of planning commissions. The MPEA specifies how commissioners are appointed, the number of commissioners and the length of their terms, the public notice requirements for planning commission meetings, and more. Additionally, the MPEA details how planning commissions are involved in the master planning process. By state law, every local government must have a master plan and must review and update the plan every five years; the planning commission is an integral part of the plan review.

Per the MPEA Section 125.3819(2), the Ecorse Planning Commissions must make an annual written report to the local legislature concerning its operations and the status of planning activities, including recommendations related to planning and development.

# Planning Commission in 2021

*Due to the COVID-19 pandemic, the Commission was virtual-only through April 2021.*

## **PLANNING COMMISSION MEMBERS**

We thank the following Planning Commission members for their time commitment and good work:

- **Marvin Brazil**
- **Verna Harris**
- **Ann Zdanowski**
- **Al Robinson**
- **Faye Petlikowski**
- **Francis Didur**
- **Patrick O'Connell**
- **John Skotnicki**
- **Councilman Montel Love**

## **MEETINGS AND ACTIONS**

The Ecorse Planning Commission did not have any meetings during 2021 because there were no development submissions that required Commission review. The Commission was recently re-established in 2016 and has since been working on improving its planning review procedures and processes. As such, four (4) training sessions are scheduled for the Planning Commission in the upcoming year, to ensure the city meets state requirements.



# Planning Commission 2022 Work Plan

In the coming year, the Planning Commission will be reviewing and adopting a new Master Plan, attending multiple trainings, and conducting development reviews on a variety of projects.

## TRAININGS

The Planning Commission has four (4) training scheduled for 2022, three of which will be done in conjunction with the Zoning Board of Appeals (ZBA). The training topics and dates are as follows: the upcoming year, to ensure the city meets state requirements.

Date, Time, and Location	Attendees	Subject
<b>March 16, 2022</b> 4 PM in City Council Chambers	Planning Commission & ZBA	Decision-Making Scopes
<b>June 15, 2022</b> 4 PM in City Council Chambers	Planning Commission & ZBA	Reviewing Site Plans - The 2020 Ordinance
<b>September 21, 2022</b> 4 PM in City Council Chambers	Planning Commission	Master Plan Review
<b>November 16, 2022</b> 4 PM in City Council Chambers	Planning Commission & ZBA	Discretionary Decisions

## MASTER PLAN REVIEW

According to the Michigan Planning Enabling Act, a community shall update their master plan every five years. The Ecorse Master Plan was last updated in 2015. The City is undertaking a Master Plan Update in 2022, which will include a review of the existing Master Plan, the addition of updated data, new public engagement, and an updated implementation plan.

## 3810 W JEFFERSON DEVELOPMENT REVIEW

The Planning Commission will launch its year of development reviews with the consideration of a commercial facility proposed at 3810 W Jefferson Avenue at the January 2022 regular meeting.



*This report is hereby respectfully submitted by the Ecorse Planning Commission to the City Council.*