



2021 Annual Report

**Charter Township of Shelby
Planning and Zoning Department**

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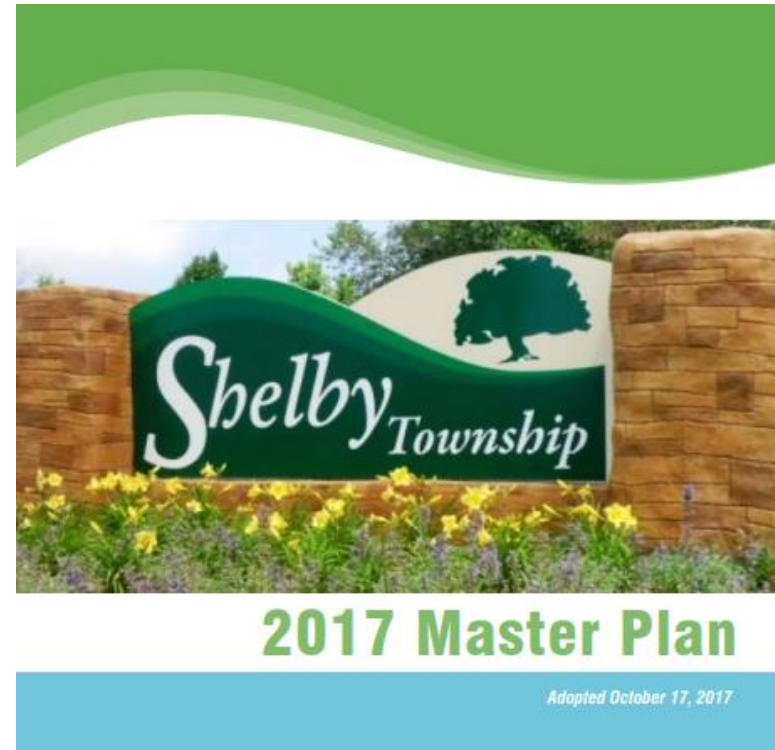
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Message from the Director

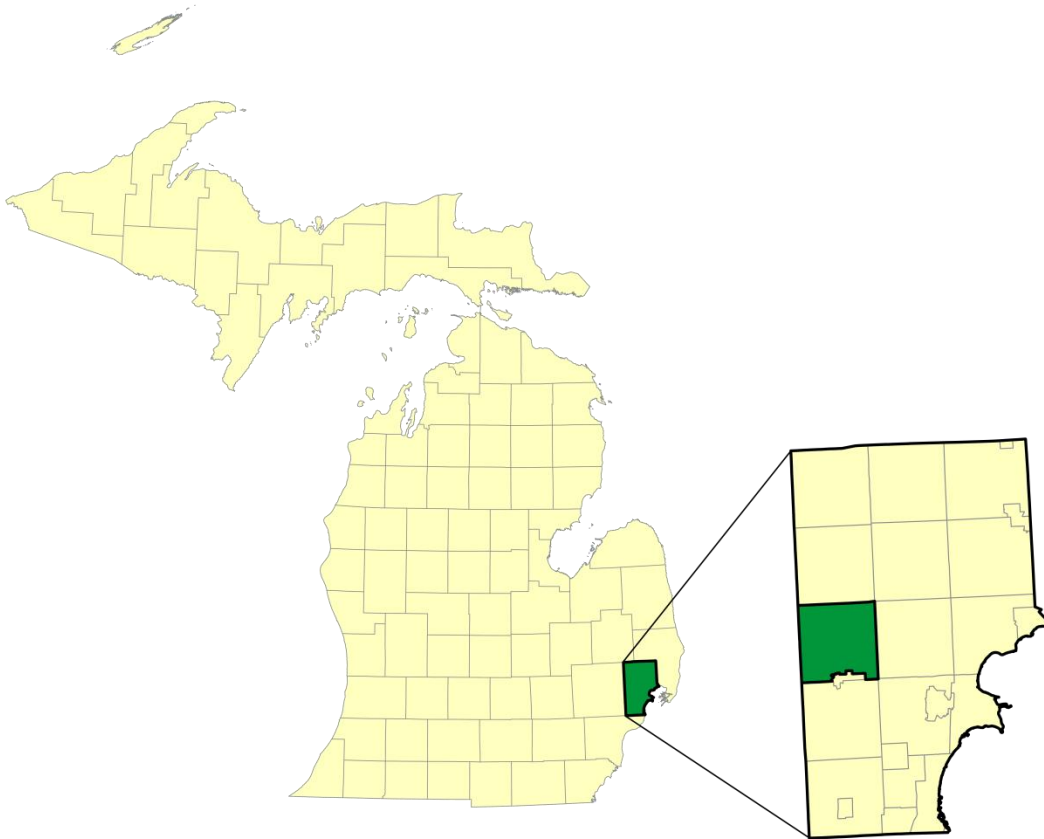
- **Section 19 of the Michigan Planning Enabling Act requires the Planning Commission to “make an annual report to the legislative body concerning its operation and the status of planning activities, including recommendations regarding actions by the legislative body relating to planning and development.”**
- **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
 - Zoning Ordinance
 - Community Development Block Grant
 - Capital Improvement Plan
 - Blight Initiative Program
 - Community Visioning
 - Zoning Amendments
 - Geographic Information Systems
- **Economic Development**
 - Growth and Development
 - Retail/Industrial Business Inventory
 - Redevelopment Sites
 - Auburn Road Business Outreach



Shelby Township at a Glance

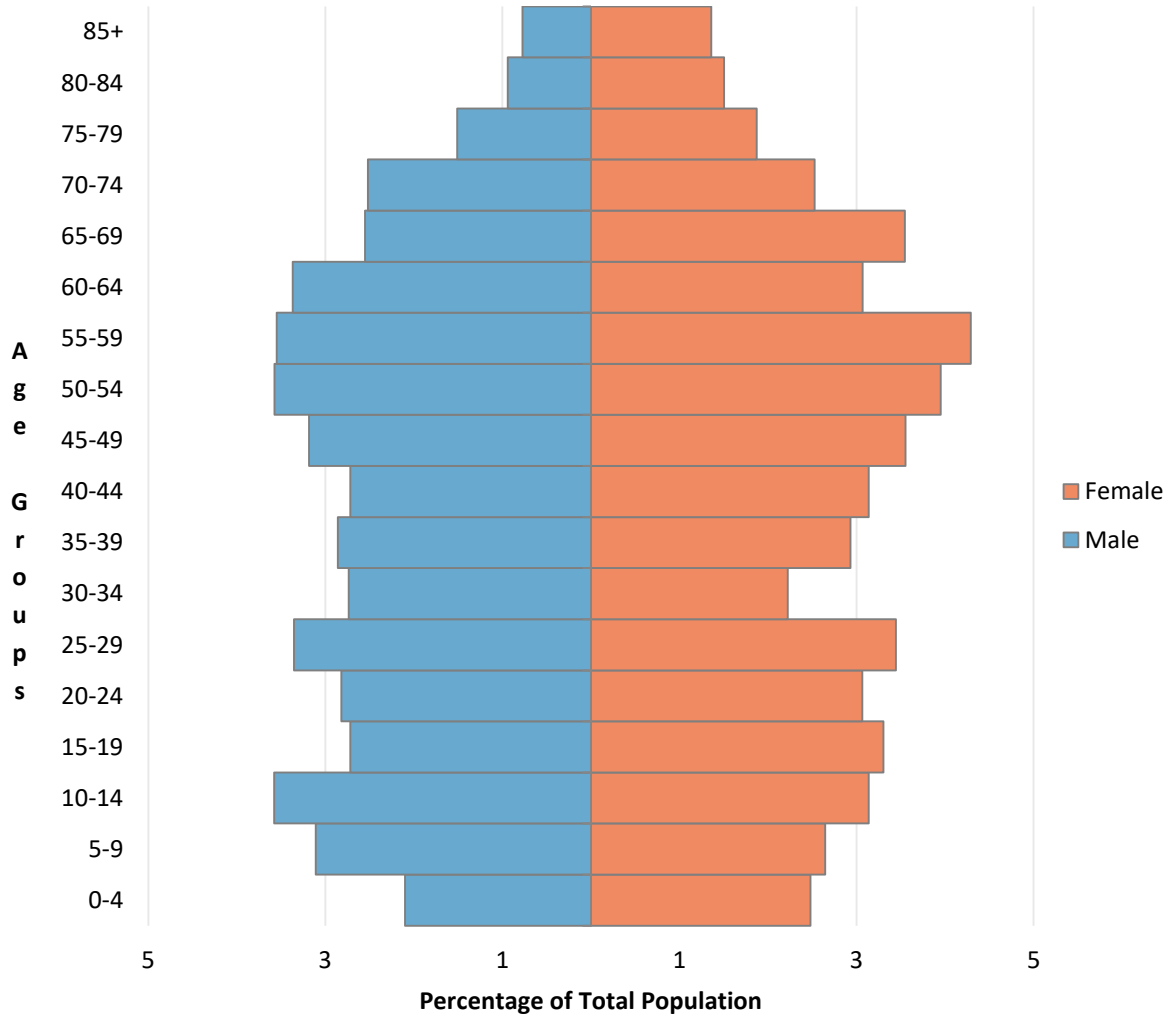


- ① 1,124 Acres of Parks
- ① Housing Units 32,970*
 - Vacancy Rate 3%
- ① Families**
 - 21,191 Families
 - Average Family Size 3.18
- ① Median Housing Value**
\$274,500
- ① Median Household Income**
\$73,252

*U.S. Census Bureau 2020 Decennial Census, Redistricting Data (PL 94-171)

**U.S. Census Bureau American Community Survey, 1-year estimates (2019)

Population Characteristics



- Population 79,408*
- Median Age 42**
- Educational Attainment**
 - High School Graduate or Higher 92%
 - Bachelor's Degree or Higher 34%
- Resident Occupations (ages 16+)**
 - Management, business, science, or art 45%
 - Sales and office 24%
 - Service 14%
 - Production, transportation, labor 9%
 - Construction/Maintenance 8%

*U.S. Census Bureau 2020 Decennial Census, Redistricting Data (PL 94-171)

**U.S. Census Bureau American Community Survey, 1-year estimates (2019)

Seven Year Development Summary

Activity	2021	2020	2019	2018	2017	2016	2015
Plats	0	0	0	0	0	0	0
Site Plans	43	36	43	51	56	44	54
Signs*	188	183	263	246	228	217	202
Tree Permits	18	4	16	5	14	14	15
Rezoning Petitions	3	7	6	18	3	10	7
Zoning Board of Appeals**	116	97	91	90	94	87	106
Total	368	327	419	410	395	372	384

- 2021 and 2020 saw reduced applications for sign permits due to the Township's Covid-19 Business Relief Initiative which ended in June of 2021.
- The end of the Covid-19 Business Relief Initiative also required businesses with temporary outdoor dining to seek approvals by the ZBA to continue with outdoor seating until they can submit a site plan to the Planning Commission for approval to retain the outdoor areas permanently.

2021 Site Plans

APP NO	DEVELOPMENT NAME	PROPOSED USE	UNITS OR SIZE OF STRUCTURE
21-01	8707 25 MILE ROAD DEVELOPMENT	SINGLE FAMILY RESIDENTIAL	46 RESIDENTIAL PROPERTIES
21-02	LOT 10 HAYES TECH INDUSTRIAL SUB	INDUSTRIAL BUILDING – 3 TENANTS	3,500 FT ² PER TENANT SPACE
21-03	MESSINA TRUCKING OUTSIDE STORAGE	RV AND TRUCK STORAGE	71 SPACES PROPOSED
21-04	DPW WATER RESERVOIR FACILITY	WATER RESERVOIR AND PUMP HOUSE	17,672 FT ² RESERVOIR, 2,000 FT ² PUMP HOUSE
21-05	BALKAN MARKET ADDITION	EXISTING MARKET ADDITION	374 FT ²
21-06	VILLAGES OF SHELBY POINTE	SINGLE FAMILY RESIDENTIAL	16 UNITS
21-07	GIGI DENTAL	TWO STORY DENTAL OFFICE	3,725 FT ²
21-08	50787 CORPORATE DRIVE	OFFICE ADDITION	4,620 FT ²
21-09	JBD 35K SPEC BUILDING	INDUSTRIAL BUILDING	35,600 FT ²
21-10	8219 & 8239 22 MILE RD DUPLEX	DUPLEX RESIDENTIAL	5,200 FT ²
21-11	POPEYES	FAST-FOOD RESTAURANT	2,997 FT ²
21-12	NORTPOINTE DEVELOPMENT FINAL SITE PLAN	3 INDUSTRIAL BUILDINGS	~320,000 FT ² PER BUILDING
21-13	7501 22 MILE ROAD	INDUSTRIAL BUILDING – MULTI TENANT	7,500 FT ²

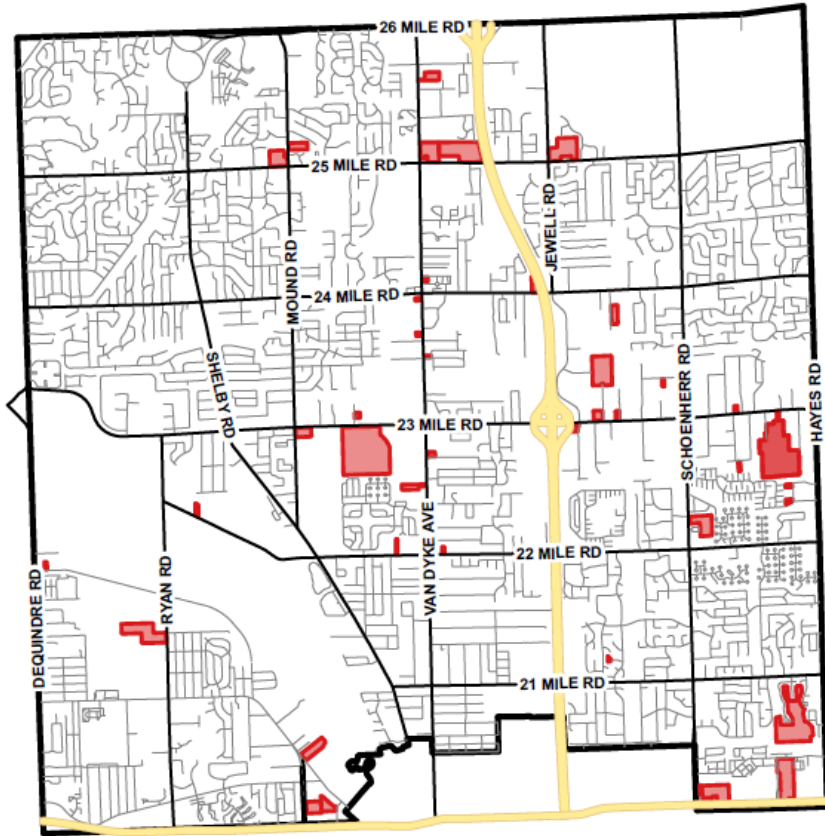
2021 Site Plans Continued

APP NO	DEVELOPMENT NAME	PROPOSED USE	SQ FT OF PROPOSED STRUCTURE
21-14	SHELBY CORPORATE PARK	2 MULTI-TENANT INDUSTRIAL BUILDINGS	29,000 FT ² PER BUILDING
21-15	UNIT 6 SIMONE INDUSTRIAL DR	INDUSTRIAL BUILDING	15,185 FT ²
21-16	ENCORE OF SHELBY	SINGLE FAMILY RESIDENTIAL	35 UNITS
21-17	DAYCARE FACILITY	HOME OCCUPATION	EXISTING RESIDENTIAL
21-18	49611 OAKLAND DR	MULTI-TENANT INDUSTRIAL BUILDING	13,344 FT ²
21-19	GREG GRANT BASKETBALL FACILITY	SITE LIGHTING REDESIGN	EXISTING FACILITY
21-20	EMERALD CREEK DETACHED CONDO	SINGLE FAMILY DETACHED CONDOMINIUMS	50 UNITS
21-21	PAINT CREEK CHURCH OF CHRIST	SPECIAL LAND USE (PLACE OF WORSHIP)	EXISTING FACILITY
21-22	PURE TRUCKING	2 INDUSTRIAL BUILDINGS AND OUTDOOR TRUCK AND TRAILER PARKING	30,000 FT ² BUILDINGS, 244 TRUCK PARKING SPACES
21-23	ST LAZARUS SERBIAN ORTHODOX CHURCH	SPECIAL LAND USE (PLACE OF WORSHIP)	47,672 FT ²
21-24	MILLENNIUM INDUSTRIAL CONDOMINIUMS	ACCESSORY STORAGE BUILDING	200 FT ²
21-25	HAMLIN PUB	OUTDOOR DINING PATIO	1,320 FT ²
21-26	UNITED 23 SHELBY, LLC	ACCESSORY STORAGE BUILDING	1254 FT ²
21-27	MOUND 25 PROPERTIES, LLC	ALTAIR ACTIVE ADULT COMMUNITY – THREE BUILDINGS	2 BUILDINGS AT 40,500 FT ² ; 1 BUILDING AT 27,000 FT ²

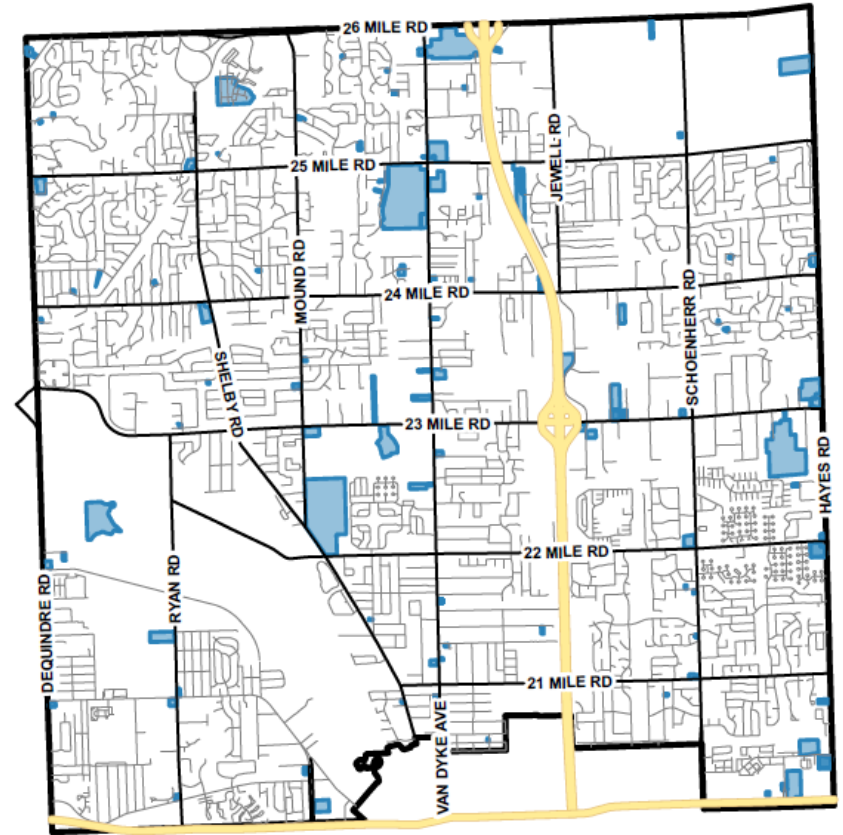
2021 Site Plans Continued

APP NO	DEVELOPMENT NAME	PROPOSED USE	SQ FT OF PROPOSED STRUCTURE
21-28	ACE AUTO WASH	CAR WASH FACILITY	5,010 FT ² EXISTING FACILITY – SITE MODIFICATIONS
21-29	TAP AND BARREL	OUTDOOR DINING PATIO	1,310 FT ²
21-30	OLYMPIA HOMES	MULTIPLE FAMILY RESIDENTIAL	68 TOWNHOMES
21-31	FOOTLOCKER	FAÇADE RENOVATIONS	EXISTING FACILITY
21-32	CLEAN VIEW AUTO WASH	CAR WASH FACILITY	480 FT ² ADDITION
21-33	SHELBY 23 CONDOMINIUM	INDUSTRIAL SITE CONDOMINIUMS	60 ACRE SITE
21-34	INDUSTRIAL BUILDING	3-TENANT INDUSTRIAL BUILDING	11,800 FT ² TOTAL
21-35	TACO LOCO	OUTDOOR DINING PATIO	587 FT ²
21-36	BEYOND JUICE + EATERY CANOPY	CANOPY/FAÇADE RENOVATION	EXISTING BUILDING
21-37	CLEAN HUB CAR WASH	CAR WASH FACILITY	5,112 FT ²
21-38	BENINATI STORAGE YARD	OUTDOOR STORAGE FOR CONSTRUCTION SUPPLIES AND EQUIPMENT	EXISTING SITE
21-39	CELLULAR TOWER	GENERATOR ADDITION TO TOWER	EXISTING SITE
21-40	COSTCO CAR WASH	CAR WASH FACILITY ADDITION TO WHOLESALE STORE	4,526 FT ²
21-41	SPEEDWAY GAS STATION	GAS STATION AND CONVENIENT STORE	4,600 FT ²
21-42	NON-CONFORMING USE	RESIDENTIAL IN AN INDUSTRIAL ZONED PROPERTY	EXISTING RESIDENTIAL HOME
21-43	CADILLAC ASPHALT	ASPHALT FACILITY	RECONFIGURATION OF EQUIPMENT ON-SITE

Location Maps



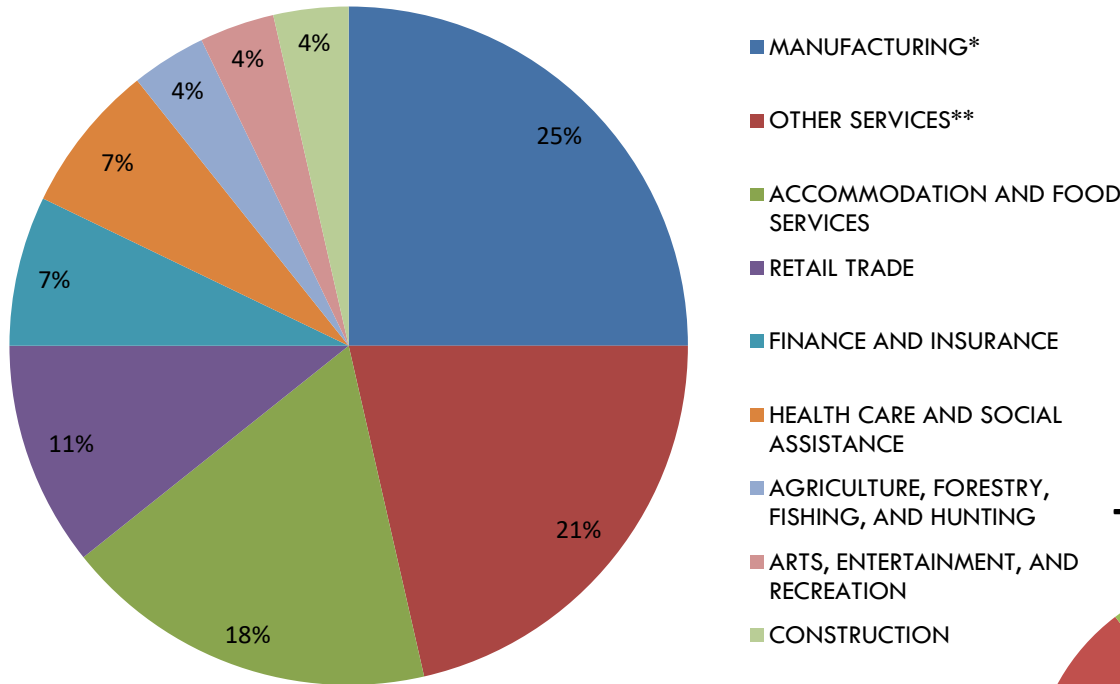
**Site Plan Applications to
Planning Commission**



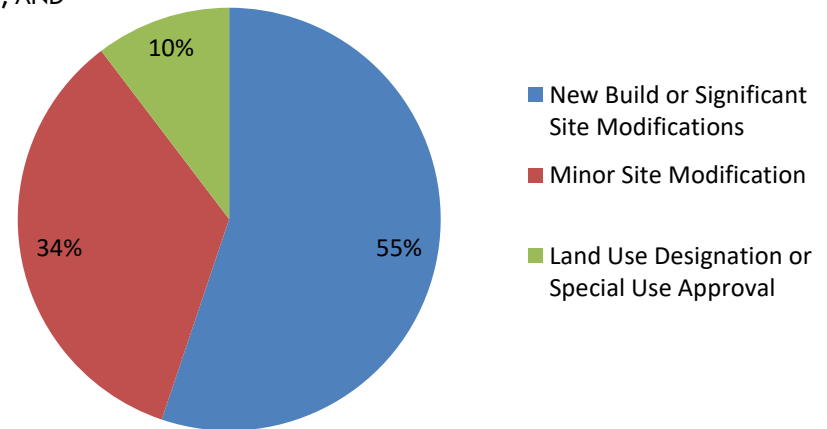
**Variance Applications to Zoning
Board of Appeals**

Site Plan Applications

Office, Commercial, and Industrial for 2021



Types of Site Plan Applications

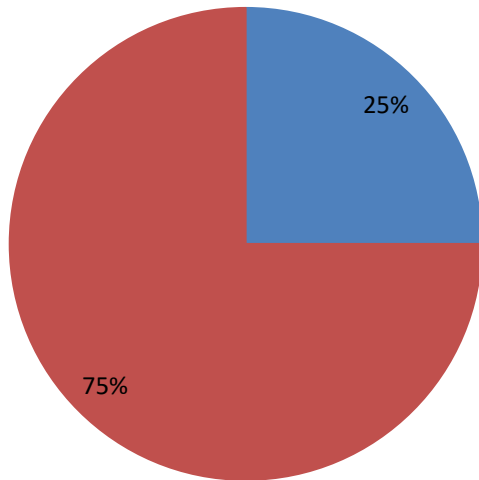


*Industrial speculative buildings are defined as manufacturing until tenant information becomes available.

**Other services include 4 auto wash facilities and 2 institutional uses

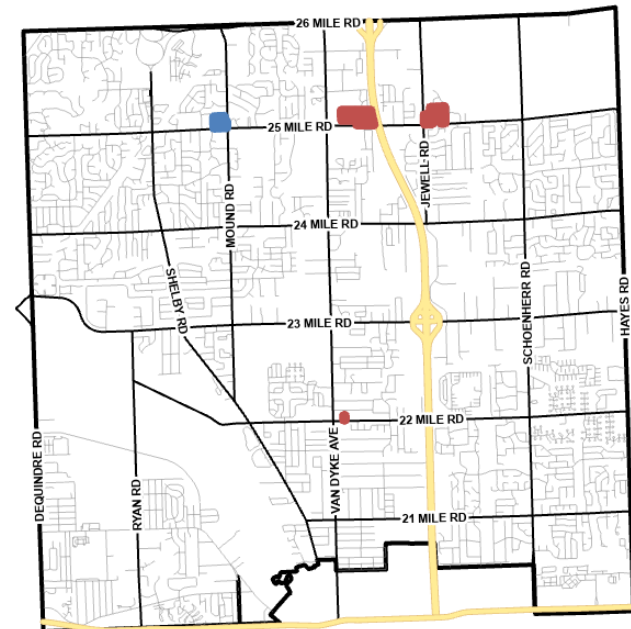
Site Plan Applications

Residential



- Multiple Family
- Single Family

- **Single Family, 83 Units**
 - Encore of Shelby (35)
 - 8707 25 Mile (46)
 - 8219 22 Mile (2)
- **Multiple Family, 96 Units**
 - Altair (96)



2021 Projects & Initiatives

- **Ordinance Amendments**
- **Community Development Block Grant Allocation**
- **Capital Improvements Plan**
- **Blight Initiative Program**
- **Community Visioning**
- **Geographic Information Systems**
- **Civic Center Master Plan**
- **Parks and Recreation Master Plan**
- **Auburn Road Business Outreach**

Ordinance Amendments

- **Article 2 Definitions**
 - Kennel allowance increase
- **Article 3 Zoning Districts**
 - Modifications to all districts
 - Land use standards, built-form regulations, storage on residential land, and more
- **Article 4 Use Standards**
 - Vet clinics, amusement device centers, animals
- **Article 5 Site Standards**
 - Utilities, parking, signage, accessory buildings
- **Article 6 Development Standards**
 - Development impact and traffic impact studies
- **Miscellaneous Amendments**
 - Trash receptacle screening
 - Beekeeping



Shelby Township
Zoning Ordinance

Effective March 8, 2018

Community Development Block Grant Allocation

- **Parks, Recreation, and Maintenance**
 - Senior Center iPads
- **Public Services**
 - MCREST, Shelby Lion's Club, Turning Point, Care House, Samaritan House, Homeless Coalition, Interfaith Volunteer Caregivers, Maggie's Wigs 4 Kids of Michigan
- **Sidewalk Gaps**
 - Dequindre Road Sidewalk (finished, 2022)
 - South side of 24 Mile Road from Shelby Road to Arthur Avenue (applied, 2021)



SAMARITAN
HOUSE

Capital Improvements Plan



Shelby Township Capital
Improvement Plan 2022-2028

- 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

Community Visioning

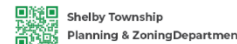
2021 Top 10 Priorities

1. Continue Blight Enforcement
2. Redevelop former Court/Library/Senior Center/Community Relations Building
3. Increase Sidewalk Connectivity
4. Plan for Long Term Financial Obligations
5. Seek Grant Opportunities
6. Improve Crosswalks near Schools and Parks
7. Widen Schoenherr Road, North of 23 Mile Road
8. Improve Park Safety
9. Widen Hayes Road, North of 23 Mile Road
10. Revitalize the Business District on Auburn Road, between Ryan Road and Dequindre Road



Support for Your Business

Whether managing a workforce, developing your customer base or expanding your operation to meet consumer demands, Shelby Township, Macomb County and the Michigan Economic Development Corporation can help with programs and local assistance. If you need advice or help with anything to help your business grow, contact the Shelby Township Planning and Zoning Department at 586-726-7243 or email planning@shelbytwp.org.



Shelby Township
Planning & Zoning Department

Zoning & ordinance guidelines
Facility expansion & improvement oversight
County & state program assistance
Licensing & facility connections
Development & growth GIS maps
Webpage: shelbytwp.org/planning



Macomb County
Planning & Economic Development

Small Business Development Center
Energy Efficiency Program
Michigan Works On-the-Job Training (OJT)
Michigan New Jobs Training Program
Property Assessed Clean Energy (PACE)
Webpage: business.macombgov.org

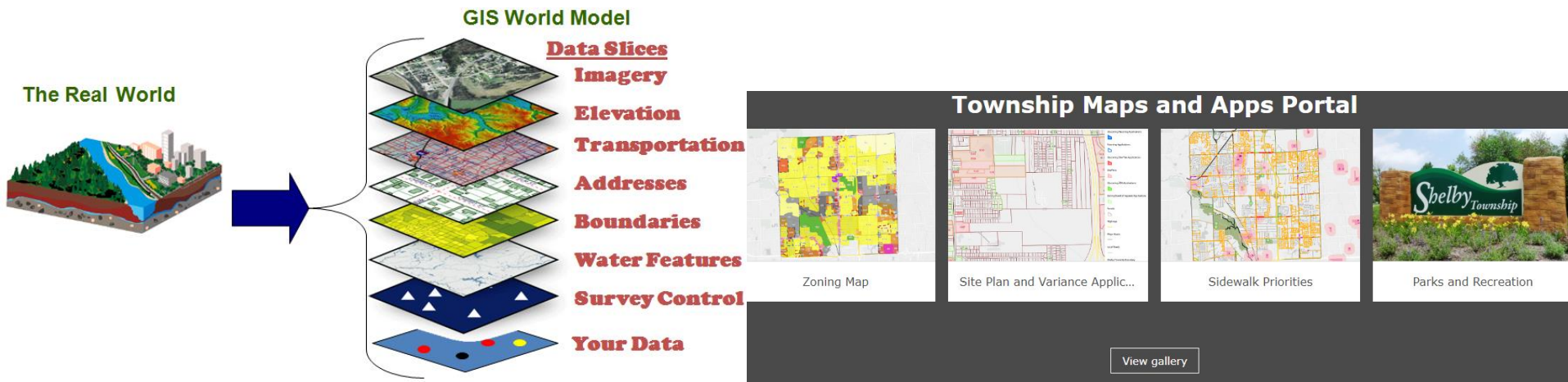


Michigan Economic
Development Corporation

The Pure Michigan Business Connect
Michigan State Trade and Export Program
Michigan Business Development Program
Jobs Ready Michigan
MI Community Revitalization Program
Webpage: michiganbusiness.org

Geographic Information Systems (GIS)

- **Shelby Township GIS Portal**
 - Public face of GIS for the Township
 - Applications: Zoning Map, Site Plan/Rezoning/Variance Requests, Trash Collection Days, Historical Committee, Address Density, Residential Projects, Business Inventory, Sidewalk Priorities, Parks and Recreation
 - Information: rights-of-way, zoning districts, roads, business information, upcoming developments, new businesses, public services, Township facilities, aerial imagery (2000 – 2020), parcel ownership and land data, and much more
- **Business Inventory**
 - Full inventory of all businesses in the township, began in 2020; verification, updates (new and closed businesses), and analysis in 2021 and future years
 - Interdepartmental effort with Assessing and Building
- **Township Address Point Verification**
 - Collaboration with Fire Department, Engineer (AEW), and Planning & Zoning
 - Identify and accurately map addresses that are missing from the master dataset to provide spatial accuracy and timely responses for emergency services
- **Emergency Operations Command (EOC)**
 - GIS applications for field damage assessment
 - Residential and staff assessment forms, deployable at a moment's notice
- **Data Management and Collaboration**
 - Accurate spatial and attribute data is continuously maintained in partnership with the following agencies: Macomb County GIS, Macomb County Public Works, AEW, SEMCOG, U.S. Census TIGER/Line shapefiles and socio-economic data, Oakland County GIS, and EGLE



Planning Commission

- **Jerome Moffitt, Chairman**
- **Raquel Moore, Secretary**
- **Stanley T. Grot, Township Board Representative**
- **Anthony Apone**
- **Miwako Gonzalez**
- **Phillip Turner**
- **Gene Meredith**
- **John Snider**
- **Salvatore LoRe**

Zoning Board of Appeals

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

Staff

- **Julijana Misich-Rasawehr, Planning Director**
- **Nicholas Fiore, Senior Planner & GIS Specialist**
- **Kristi Pappas, Planning Department Secretary**