

2025 ANNUAL REPORT OF ACTIVITIES BY THE PLANNING COMMISSION

Planning Commission · City of Clio, Michigan

Introduction and Purpose

As required per the Michigan Planning Enabling Act (MPEA) PA 33 of 2008, as amended, the Planning Commission must submit a report of its 2025 activities:

“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.”

In addition to fulfilling this requirement, the Annual Report increases information-sharing between staff, commissions, and the City Commission and allows for the anticipation of upcoming priorities. The Commission’s Annual Report is a summary and status report of planning activities over the past year and is a communication tool to share recent achievements and plans for future community goals.



2025 Meetings

The Planning Commission met a total of 10 times in 2025, with an average attendance rate of 79%. Commission meetings are typically held on the fourth Wednesday of the month at City Hall, unless a special meeting is called.

All meetings were held in-person in accordance with the Open Meetings Act, PA 267 of 1976. The public is always welcome (and encouraged!) to attend Planning Commission meetings.

1. January 22, 2025
2. February 26, 2025
3. March 26, 2025
4. April 23, 2025
5. May 28, 2025
6. July 23, 2025
7. August 27, 2025
8. September 24, 2025
9. October 22, 2025
10. December 17, 2025

Membership, as of December 2025

The Planning Commission was created pursuant to the Michigan Planning Enabling Act, Public Act 33, of 2008; having formerly been established under the Municipal Planning Act, Public Act 285 of 1931. It also continues to exercise the powers and perform the duties of the City's Zoning Commission pursuant to the Michigan Zoning Enabling Act, Public Act 110, of 2006.

The Planning Commission is comprised of 7 members appointed by the Mayor, with the approval of a majority vote of the City Commission, to staggered terms of 3-years.

We thank the Commission for their time and contributions:

Member	Expiration of Term
Bonnie Fureigh	9/30/27
Doug Vance**	9/30/27
Kathy Owens	9/30/28
Michelle Wells	9/30/26
Vacant	9/30/28
Jan Barlow, Chair	9/30/26
Josh Westfall *	9/30/28

* Qualified elector of another local unit of government.

**Ex officio member.



2025 PROJECTS

Capital Improvement Plan (CIP)

The Commission reviewed several drafts of the CIP in late 2025 and recommended approval of the draft CIP to the City Commission in December of 2025.

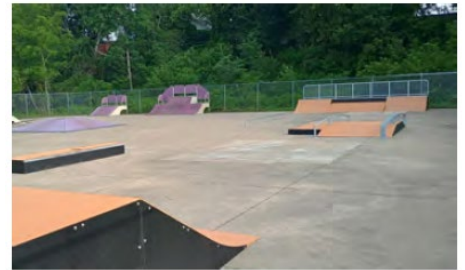
MSHDA Housing Readiness Grant Award

The Housing Readiness Incentive Grant Program was awarded to the city to encourage additional housing development and affordability. This program is a significant step toward addressing the housing crisis, promoting sustainable urban development, and committing to providing affordable housing options. Working with Mckenna the city reviewed and identified barriers in its zoning ordinance to make necessary textual changes to allow for more and different types of housing options.

In 2025, the Commission completed this significant update to the Zoning Ordinance to make the city more housing ready. The most recently adopted Zoning Ordinance sections are available for review on the City's website.

SPARK Grant Award

The City of Clio was awarded a \$200,000 Department of Natural Resources Spark Grant for improvements to the City's skatepark. Improvements completed this year include improved accessibility, equipment and lighting.



North and South Mill Street Rehabilitation

The Mill Street project was completed this year. This \$1.9 million investment in the City's infrastructure included work completed between city limits with new asphalt street surface, concrete repair, improved railroad crossing, and new sidewalk. This was partially financed with TIP Funding.



Downtown Lighting Project and Curb Bumpout Improvements

New light posts were installed in Downtown Clio this fall. This project replaced the older less reliable and inefficient posts with a more decorative LED models that enhance the aesthetics of the downtown. New plantings were added to the bumpouts in the downtown.



Misc. Projects

The Planning Board also revised and adopted a new sign ordinance, park ordinance/special events and a new fire ordinance this year. The City is now allowing for electronic messaging sign through conditional use permits.

The City also formally added Smith Street Park and a Downtown Park and removed the Amphitheater as a park.

Redevelopment Ready Communities (RRC)

The Planning Commission continued taking steps for the City to become a Redevelopment Ready Communities – Essentials Community (Michigan Economic Development Corporations) with the assistance of McKenna.



Variations

A City of Clio Zoning Board of Appeals was created, to exercise the powers and perform the duties prescribed to it in the Michigan Zoning Enabling Act, Public Act 110, of 2006, having formerly been established under the City and Village Zoning Act, Public Act 207 of 1921. The Commission is comprised of five members appointed by majority vote of the City Commission, to staggered terms of three years so that not more than two terms shall come up for reappointment per year.

Member	Expiration of Term
Carl Thompson	9/30/27
Josh Westfall*	9/30/27
Terry Marshall	9/30/28
Jan Barlow	9/30/26
Vacant	9/30/26

**Ex officio member.*

Attendance. The Zoning Board of Appeals did not meet during the past calendar year.

Trainings. Members of the Zoning Board of Appeals have been afforded opportunities for professional development and training.

Training Opportunities

2025 Trainings. Members of the Planning Commission have been offered opportunities for professional development and training. In addition, the Planning Commission and its members are members of the American Planning Association Michigan Chapter. Three Planning Commission members attended the Planning and Zoning Essentials and one member attended Getting the Development You Want workshop on March 18, 2025 in Frankenmuth.

Upcoming Trainings. The following are upcoming training courses offered by the Michigan Planning Association (MAP) in 2026. These sessions are a mix of virtual and in-person sessions; please note, some in-person sessions are taking place nearby in Frankenmuth and would be a convenient opportunity for Clio's elected and appointed officials!

Also attached is a full listing of MAP's recorded training courses, which can be purchased individually at any time throughout the year.

Planning and Zoning Essentials

This course is designed to boost confidence by sharpening skills, identifying conflicts of interest, understanding legal foundations, examining roles and responsibilities, and more! Ideal for introducing new planning commissioners and zoning board of appeals members to their roles and responsibilities, and also for more experienced officials looking to refresh their skills and build upon existing knowledge. Roles and responsibilities, site plan review, comprehensive planning, zoning ordinances, variances, how to determine practical difficulty, and standards for decision-making are covered. Course includes a guidebook.

Date	Time	Location/Format	MAP Member Price	Non Member Price
March 18	11:30 AM to 4:30 PM	Bavarian Inn Lodge, Frankenmuth	\$135	\$165
March 25 & 26	6 PM to 8 PM, each night	Live via Zoom	\$95	\$125

Making Renewables Add Up: Financial Considerations for Michigan Communities

As renewable energy development expands across Michigan, local governments must navigate complex financial considerations presented by large-scale solar, wind, and battery energy storage systems (BESS) projects. This Renewable Energy Academy webinar offers key resources and practical strategies for communities and planners to address the financial opportunities and responsibilities of hosting renewables. Discover how to evaluate and harness municipal revenue streams, utilize innovative tools to estimate location-specific community benefits, and analyze zoning trade-offs. The webinar will also spotlight strategies and mechanisms to help local governments effectively cover critical financial obligations throughout every phase of renewable energy development.

Date	Time	Location/Format	Price
March 5	3 PM to 4:30 PM	Live via Zoom	Complimentary, but registration required

Building Your Community's Leadership Pipeline - NEW

Many government actions require quorums of board and commissions and government business can grind to a halt without enough people. Learn how governments can work smarter, not harder. Make meetings more productive so people want to be appointed, while also widening the circle of possible appointees.

Date	Time	Location/Format	MAP Member Price	Non Member Price
March 11	3 PM to 4:30 PM	Live via Zoom	\$15	\$25

Capital Improvements Planning

This program explains-- from start to finish-- everything you need to know to prepare and adopt a Capital Improvement Program, including: who should be involved in the Capital Improvement Program process; the accounting and budgetary requirements of a CIP; how to tie the program into your infrastructure capacity; and how to handle controversial topics. Included is a hands on workshop where participants work in groups to prepare their own CIP. Course includes a guidebook.

Date	Time	Location/Format	MAP Member Price	Non Member Price
March 18	5:30 PM to 8:30 PM	Bavarian Inn Lodge, Frankenmuth	\$135	\$165

Parking Best Practices -- NEW

Parking is a vexing problem. Large parking lots often sit empty, are expensive to build, and often an eye sore. But no one likes driving around looking for a parking space. Where can communities find a happy medium, where new development projects are financially realistic, residents don't think their neighborhoods are being inundated with strange cars, and businesses think that customers can easily park and patronize their businesses? This 2-hour workshop will equip communities with the information and tools they need to address their unique parking challenges. Course includes a guidebook.

Date	Time	Location/Format	MAP Member Price	Non Member Price
March 24	6 PM to 8 PM	Virtual	\$95	\$125

LOOKING AHEAD: PLANNING IN 2026

The following is an initial task list of projects for the Planning Commission / DDA to consider tackling in 2026.

While there are other important projects for economic development that the Commission / DDA can (and should eventually) pursue, taking these first steps to build a foundation is critical. McKenna is happy to assist the City with these next steps.



Recommended Task / Project	Overview of the Project	Status
DDA Asset Management	<p>Compile a list (and map) all DDA and City owned property (including the rights-of-way, parks, etc.) within the downtown.</p> <p>Building off this, create an Asset Management Plan. Understanding maintenance costs and needed infrastructure improvements is a foundation for future downtown success and budgeting.</p>	Not started
Building and Parking Lot Inventory	<p>Conduct an inventory of all properties (including public parking areas) in the downtown, looking at façade condition, vacancy, use, etc.</p> <p>This will enable the City to prioritize properties and better understand current conditions.</p>	Not started
Façade Improvement (Grant) Program	<p>Revitalize the City's Façade Improvement Program. This would involve the following:</p> <ul style="list-style-type: none"> • Review and approval of façade design standards (within the zoning ordinance or other guidelines). • Create an application and determine the review process. • Determine and dedicate the amount of DDA funding necessary to match the façade grant applications (ex: total dollar amount and amount allocated per application). • Develop a strategy to market the program and inform businesses of this opportunity. 	Not started