

WHITEHALL PLANNING COMMISSION 2022 ANNUAL REPORT

PURPOSE

The Michigan Planning Enabling Act, Public Act 33 of 2008, establishes the rules, regulations, and roles for planning commissions. The Act allows for the creation of a commission comprised of 5, 7, or 9 members serving staggered three year terms. Whitehall has chosen a 9 member board. Commissioners must be qualified electors of the City although the Act allows for two non-qualified electors for cities our size. Whitehall has opted to appoint the mayor, one council member, and one staff member as allowed by the Act. The Commission elects a chair and secretary every year. Chair David Bedau and Secretary Chris Mahoney were re-elected for their seventh consecutive terms. Bylaws of the Commission are found in Zoning Ordinance §15-25-2. Meetings are scheduled for the first Tuesday of each month.

The Planning Commission approves commercial and industrial site plans and all special use permits; recommends changes to the zoning ordinances; provides recommendations on public streets, property, buildings, utilities, and facilities; adopts an annual capital improvement plan; and develops a comprehensive master plan.

MEMBERSHIP

Planning Commissioners included Brian Armstrong, Dan Bowyer, Dave Bedau, Jack Dillivan, Elie Ghazal, Jeff Holmstrom, Chris Mahoney, Steve Salter, and Matt Shepard.

ACTIVITY

The Commission met seven times in 2022. After more than two years of work, the revised zoning ordinances were approved by the Commission and adopted by the City Council. A plan for the redevelopment of the former Pinheads Bowling site for a multi-story mixed use development was approved. The Commission voted in favor of three lot splits; two special use permits; one zone change; and amended the downtown zoning district.

Construction remains strong with 26 new single family homes built this past year along with 27 new roofs, six accessory buildings, 40 interior and exterior improvements, and the installation of four solar panel systems.

	2022	2021	2020
Permits Issued	411	377	301
Construction Value	\$10,400,000	\$13,900,000	\$6,500,000