



Planning Commission
97 North Broad Street
Hillsdale, Michigan 49242-1695
(517) 437-6440 Fax: (517) 437-6450

Planning Commission Agenda
April 20, 2022

- I. Call to Order 5:30 pm**
 - A. Pledge of Allegiance
 - B. Roll Call

- II. Public Comment**
 - Any agenda item – 3 min. limit

- III. Consent Items/Communications**
 - A. Approval of agenda – **Action**
 - B. Approval of Planning Commission 3/16/2022 minutes – **Action**
 - C. Communications
 - 1. R2PC April Packet

- IV. Site Plan Review**
 - A. 98 W. St. Joe St. – **Action**

- V. Public Hearing**
 - A. 901 Development Drive – **Action**

- VI. Old Business**
 - A. No Old Business

- VII. New Business**
 - A. Landscape and Fence Ordinances – **Discussion**

- VIII. Zoning Administrator Report**

- IX. Commissioners' Comments**

- X. Public Comment**
 - Any Commission related item – 3 min. limit

- XI. Adjournment**
 - Next meeting Wednesday, May 18, 2022 at 5:30 pm

Planning Commission Meeting Minutes
Hillsdale City Hall
Council Chambers
March 16th, 2022
5:30 pm

I. Call to Order

Meeting opened at 5:30 pm followed by the Pledge of Allegiance, and Roll Call.

II. Members Present

- A. Members Present: Vice Chairman Ron Scholl, Secretary Jacob Parker, Commissioner William Morrissey, Commissioner Swan
- B. Members Absent: Chairman Eric Moore, Commissioner Kerry Laycock, Commissioner Elias McConnell
- C. Public Present: Zoning Administrator Alan Beeker, Tim Mills, Michael Beard, Rick Jenkins, Matt Taylor, Steve Stoll

III. Consent Agenda and Minutes

Motion to approve the Consent items, Communications, and Minutes from February 16th, 2022 as amended meeting made by Commissioner Morrissey, seconded by Commissioner Morrissey, motion approved unanimously.

IV. Public Comment

No public comment

V. Site Plan Review

A. 101 Hillsdale St.

- a. Mr. Beeker gave a brief description of the project. The proposed project is to add on to the existing Edward Jones building on Hillsdale St.
- b. Commissioner Parker moved to approve, Commissioner Morrissey seconded, motion passed unanimously.

B. 183 Hillsdale St.

- a. Mr. Beeker gave a brief description of the project. The proposed project is to add on to the existing Health and Wellness building at Hillsdale College on Hillsdale St.
- b. Commissioner Scholl asked about the possibility of burying the low hanging powerlines in the back. Mr. Beeker said that was the intent.
- c. Commissioner Parker moved to approve, Commissioner Swan seconded, motion passed unanimously.

VI. Old Business

- a. Mr. Beeker included the brief one page that is going to council explaining what form-based code is.

- b. Commissioner Morrisey asked for clarification that we are not completely doing away with separation of uses.

VII. New Business

A. 901 Development Drive

- a. Commonwealth Developments, LLC has entered into a purchase agreement with the City for 30 acres in the industrial park. They are looking for the land to be rezoned from I-1 to R-1 to allow for the development of single-family residential units.
- b. Discussion ensued about the positive benefits to the city and how this fit into the master plan.
- c. Commissioner Morrisey made a motion to hold a public hearing at the April 20th, 2022 meeting on changing the zoning, seconded by Commissioner Swan, motion carried unanimously.

B. Land Division – 237 E. South St.

- a. The owner of the parcel at 237 E. South St would like to divide and sell the rear of the lot.
- b. Mr. Beeker explained that there are several “No’s” on the application simply due to a legal non-conforming residence on the lot that has been there for over 50 years.
- c. Commissioner Parker moved to recommend the parcel split to council, Commissioner Swan seconded, motion carried unanimously.

VIII. Zoning Administrator Report

No report

IX. Commissioner’s Comments

No comments

X. Public Comment

None

XI. Adjournment

Commissioner Swan moved adjourn the meeting, Commissioner Parker seconded. Motion passed unanimously. Meeting adjourned at 6:07 pm.

XII. Next meeting: April 20, 2022 at 5:30 pm.

AGENDA

REGION 2 PLANNING COMMISSION

Executive Committee

FOR FURTHER INFORMATION, CONTACT:

Jacob Hurt, Executive Director
(517) 768-6705

DATE: Thursday, April 14, 2022

TIME: 2:00 P.M.

WHERE:

Lenawee Board of Comm. Chambers
Old Courthouse
301 N. Main Street
Adrian, MI 49221

Comments will be solicited on each item following discussion and prior to any final action.

PAGE

1. Call to Order
2. Approval of the Agenda – **ACTION**
3. Public Comment
4. Approval of Minutes of the February 10, 2022 Executive Committee Meeting (see enclosure) – **ACTION** 2
5. Receipt of Treasurer's Report of March 31, 2022 (see enclosure) – **ACTION** 6
6. Approval of the April 14, 2022 Submitted Bills (see enclosure) – **ACTION** 10
7. Staff Progress Report for March, 2022 (see enclosure) – **DISCUSSION** 11
8. Update on CARES Act / Transportation, Tim Robinson, Lenawee Now – **PRESENTATION**
9. Approval of Amendments to the JACTS FY 2020-2023 Transportation Improvement Program (TIP) (see enclosure) – **ACTION** 15
 - Michigan Department of Transportation
 - Jackson County Department of Transportation (Rural)
 - Jackson County Department of Transportation/City of Jackson (Urban)
10. Draft FY 2023 Urban Transportation Unified Work Program – **DISCUSSION** 21

View document at:
http://www.region2planning.com/wp-content/uploads/2022/04/DRAFT_UWP_JACTS_FY2023_4.4.22.pdf
11. Presentation of the FY 2021 R2PC Annual Audit Report, James Latham, CPA (see enclosure) – **ACTION** 22
12. Other Business
 - Notice of Intent – Village of Blissfield, Village of Clinton, Jackson County Parks, and Columbia Township (see enclosures) 32
 - MAR Selection for Regional Planning Representation on Transportation Asset Management Council (see enclosure) 37
13. Public Comment/Commissioner Comments
14. Adjournment

Region 2 Planning Commission

120 West Michigan Avenue • Jackson, Michigan 49201 • ☎ (517) 788-4426 • 📠 (517) 788-4635

Region 2 PLANNING COMMISSION

Serving Hillsdale, Jackson & Lenawee Counties

MINUTES

Region 2 Planning Commission – Executive Committee
Hillsdale City Hall
97 N. Broad Street
Hillsdale, MI 49242

Thursday, February 10, 2022

1. **Call to Order** – Chair Jancek called the meeting to order at 2:01 p.m. A quorum was present.

Executive Committee Members:

✓ Bair	Greene	✓ Wittenbach
✓ Beeker	✓ Guetschow	
✓ Drake	✓ Jancek	
Driskill	✓ Overton	
✓ Duckham	✓ Sigers	
✓ Elwell	Swartzlander	
✓ Gaede	✓ Tillotson	
✓ Gould	Witt	

Key: ✓ = present

Other Commissioners Present: Christine Beecher, Rives Township; Jim Goetz, Lenawee County; Jason Smith, City of Litchfield; Judy Southworth, Jackson County

Others Present: Joe Bentschneider, Jackson County Department of Transportation and Mike Davis, MDOT

Staff Present: Stephen Bezold, Jacob Hurt, Jill Liogghio, and Anton Schauerte

2. **Pledge of Allegiance** – Those present rose for the Pledge of Allegiance.
3. **Approval of the Agenda** – A motion was made by Comm. Tillotson, supported by Comm. Bair, to approve the February 10, 2022 Executive Committee agenda as presented. The motion carried unanimously.
4. **Public Comment** – Chair Jancek announced the first opportunity for public comment. No public comments were received.

5. **Approval of Minutes of the October 14, 2021 and December 9, 2021 Executive Committee Meeting** – A motion was made by Comm. Bair, supported by Comm. Sigers, to approve the October 14, 2021 and December 9, 2021 Executive Committee meeting minutes as submitted. The motion carried unanimously.
6. **Receipt of the Treasurer’s Report of January 31, 2022** – A motion was made by Comm. Duckham, supported by Comm. Bair, to approve receipt of the Treasurer’s Report for January 31, 2022. The motion carried unanimously.
7. **Approval of the February 10, 2022 Submitted Bills** – A motion was made by Comm. Drake, supported by Comm. Duckham, to approve payment of the February 10, 2022, submitted bills as presented. The motion carried unanimously.
8. **Staff Progress Report for January, 2022** – Mr. Hurt presented highlights from the staff progress report for the month of January, 2022.
9. **Report of the Nominating Committee** – Election of 2022 R2PC Executive Committee and R2PC Officers. Chair Jancek explained that the current R2PC Officers had completed their second year in office, which is the maximum allowed under the R2PC bylaws. The Nominating Committee met on February 10, 2022 at 1:00 p.m. and recommended the following slate of officers for 2022:

Chair – Pete Jancek
 Vice-Chair – Dale Witt
 Treasurer – Mike Overton
 Secretary – Alan Beeker

Chair Jancek asked if there were any nominations from the floor for the officer positions. No additional nominations were forthcoming.

Motion was made by Comm. Smith, supported by Comm. Tillotson to approve the R2PC Officers as recommended by the Nominating Committee. The motion carried unanimously.

Mr. Hurt reported that there were 2 vacancies on the Executive Committee – 1 representing ‘at large’ and the other representing Jackson County. Comm. Overton nominated Comm. Shotwell to fill the Jackson County vacancy and Comm. Jim Goetz to fill the ‘at large’ vacancy. Motion was made by Comm. Smith, supported by Comm. Tillotson. The motion carried unanimously. The 2022 Executive Committee members are as follows:

Alan Beeker	Representing City of Hillsdale
James Shotwell	Representing Jackson County
Phil Duckham	Representing Jackson County
Mike Overton	Representing Jackson County
Jae Guetschow	Representing Jackson County
Tony Bair	Representing Jackson County
Jonathan Greene	Representing City of Jackson
Jeanne Kubish	Representing City of Jackson
Jim Driskill	Representing Lenawee County
Ralph Tillotson	Representing Lenawee County
Dale Witt	Representing Lenawee County

Pete Jancek	Representing At Large
Larry Gould	Representing At Large
James Goetz	Representing At Large
David Elwell	Representing At Large
Roger Gaede	Representing At Large
Rick Sigers	Representing At Large
Jerry Drake	Representing At Large
Chris Wittenbach	Representing At Large
Matt Swartzlander	Representing At Large

10. **Approval of Amendments to the JACTS FY 2020-2023 Transportation Improvement Program (TIP)** – The following amendments to the JACTS FY 2020-2023 Transportation Improvement Program (TIP) were submitted for review and approval.

Mr. Bentschneider reported that the Jackson County Department of Transportation (JCDOT) was requesting the following amendments to the JACTS FY 2020- 2023 Transportation Improvement Program (TIP):

Fiscal Year	Job #	Project Name	Limits	Project Description	Funding	Action
2023	213736	Edgeline Pavement Markings	56 miles total on 78 roadway segments	Edgeline pavement markings	\$97,724.92 HSIP \$22,246.08 Local \$119,971.00 Total	Change FY to 2022
2023	213875	N. Stony Lake Rd.; Seymour Rd.; Race Rd.	Taylorfield Road to M-50; Trumble Road to Wooster Road; Ann Arbor Road to Seymour Road	Tree removal, pavement markings, signing upgrades	\$564,781.87 HRRR \$62,753.54 Local \$627,535.41 Total	Change FY to 2022
2023	214064	Horton Rd./ S. Jackson Rd.	Ferguson Road to Weatherwax Drive	Road Safety Audit	\$16,000.00 HSIP \$4,000.00 Local \$20,000.00 Total	Change FY to 2022
2023	214065	Moscow Road	At Hanover Road, Hatch Road, Sears Road, and Horton Road/Mathews Road	Road Safety Audit	\$16,000.00 HSIP \$4,000.00 Local \$20,000.00 Total	Change FY to 2022
2023	214462	Horizontal Curve Signing (southeast)	Various	Horizontal Curve Signing	\$200,000.00 HSIP \$35,493.00 Local \$235,493.00 Total	Add
2023	214463	LED Stop Signs	Various	LED Stop Signs	\$94,236.30 HSIP \$10,470.70 Local \$104,707.00 Total	Add
2023	214464	High Friction Surface Treatment and LED Stop Signs	(4) intersections	High Friction Surface Treatment and LED Stop Signs	\$186,487.20 HSIP \$20,720.80 Local \$207,208.00 Total	Add
2023	214664	Airport Rd at Wayland Dr/Meijer Dr	At intersection	Signal Modernization	\$244,914.95 HSIP \$77,228.74 Local \$322,143.69 Total	Add

The motion was made by Comm. Bair, supported by Comm. Duckham, to approve the proposed JCDOT amendments as presented. The motion carried unanimously.

Mr. Davis reported that MDOT was requesting the following amendments to the JACTS FY 2020-2023 Transportation Improvement Program (TIP):

Fiscal Year	Job #	Phase	Project Name	Limits	Length	Project Description	Federal Budget	State Budget	Federal Fund Source	Total Phase Cost	Amendment Type
2023	213399	CON 23	TSC Wide	All Trunkline routes in Region 2 MPO	0	HMA crack treatment and overband crack fill	\$230,817	\$51,183	ST	\$282,000	Phase Add
2022	213927	PE 22	TSC Wide	All Trunkline routes in Region 2 MPO	39.5	Non-freeway signing upgrade	\$100,000	\$0	STG	\$100,000	Phase Add

The motion was made by Comm. Bair, supported by Comm. Duckham, to approve the proposed MDOT amendments as presented. The motion carried unanimously.

11. **Targets for 2022 Safety Performance Measures – Resolution Adoption** – Mr. Davis stated, every two years MDOT implements new data driven safety targets related to fatalities and serious injuries. Each MPO has the option to adopt the state’s target and allow the state to monitor this data or set their own target and do their own monitoring. This data analysis is conducted by the University of Michigan’s Transportation Research Institute funded by MDOT. Following this analysis, the state decides if these safety performance measures are realistic and set their target accordingly. A motion was made by Mr. Bair, to approve the resolution as presented, with the modification that the phrase, “less than” be added prior to each of the five safety targets. Mr. Bair withdrew his motion. A motion was made by Mr. Elwell, supported by Mr. Bair, to approve the resolution as presented, with the modification that the final paragraph in the resolution (prior to the table) read, “THEREFORE BE IT FURTHER RESOLVED, that the Region 2 Planning Commission will plan and program projects that contribute to the accomplishment of state safety targets to be no greater than the below listed numbers”. The motion carried unanimously.
12. **Other Business** – No other business was brought to the Executive Committee’s attention.
13. **Public Comment / Commissioners Comments** – Chair Jancek thanked fellow commissioners for meeting and providing their perspectives so that their communities can receive their share of the funds allotted to them and find the most appropriate course of action.
14. **Adjournment** – There being no further business, the meeting was adjourned by Chair Jancek at 2:35 p.m.

Alan Beeker
Secretary

REGION 2 PLANNING COMMISSION
Treasurer's Report - Monthly Summary
as of March 31, 2022

Checking Account Balance ending February 28, 2021		\$	547,646.70
Deposit Summary:			
<i>March 2022 EFT Deposits</i>		\$	8,346.00
<i>March 2022 Bank Deposits</i>			10,270.81
<i>March 2022 Adjustments</i>			(434.27)
Total Deposits plus Bank Balance		<u>\$</u>	<u>565,829.24</u>
Expenses:			
<i>Submitted Expenses - March 2022 **</i>	\$		(38,039.77)
<i>Interim Expenses</i>			(25,677.38)
<i>Payroll/Related Expenses</i>			(31,900.75)
Subtotal of Expenses	<u>\$</u>		<u>(95,617.90)</u>
Balance Checking Account ending March 31, 2022		<u>\$</u>	<u>470,211.34</u>
<i>Balance CD Investments ending March 31, 2022</i>		<u>\$</u>	<u>106,148.33</u>
Total Cash on Hand		<u>\$</u>	<u>576,359.67</u>

**Note that this amount can include cleared checks from prior months' submitted bills.

REGION 2 PLANNING COMMISSION
Deposits and Adjustments to Cash
as of March 31, 2022

3/31/2022	EFT Deposits:	
	MDOT - Regional Transportation Planning - services through December	2,578.00
	OHSP - Strategic Traffic Enforcement - services through December	5,768.00
	Subtotal - EFT Deposits	\$ 8,346.00
3/31/2022	Check Deposits:	
	Jackson Area Transportation Authority - FY22 unified work plan	10,000.00
	City of Morenci FY22 membership dues	270.81
	Subtotal - Check Deposits	\$ 10,270.81
3/31/2022	Adjustments to cash:	
	<i>Bank fees - March</i>	(161.27)
	<i>Paycor Fees - March</i>	(273.00)
	Subtotal - Adjustments to Cash	\$ (434.27)
	Total Net Deposits	\$ 18,182.54

**REGION 2 PLANNING COMMISSION
INTERIM BILLING and PAYROLL EXPENSES
as of March 31, 2022**

Interim Billing for March, 2022

<u>Vendor</u>	<u>Description</u>	<u>Amount</u>	<u>Check #</u>
Allegra	Business Cards/March R2PC Pkt.	\$ 336.30	15144
Blue Cross/Blue Shield	Employee Health Coverage April 2022	\$ 4,372.66	15146
Cardmember Services	Payoff of Canceled Office Cred. Cards	\$ 5,026.58	15161
Jackson Citizen Patriot	JACTS Advertising	\$ 286.21	15154
Jackson County	Postage for February 2022	\$ 26.65	15150
Jackson County	Phone for February 2022	\$ 269.17	15150
Jackson Police Department	OHSP FY 22 Speed Enforcement	\$ 396.87	15155
MDOT	Revised Asset Mgmt.	\$ 13,949.39	15156
Petty Cash	Replenish Petty Cash	\$ 85.00	15149
Ricoh	Maint. Agreement	\$ 770.79	15158
The SBAM Plan	Group Life Insurance April 2022	\$ 157.76	15159

Total Interim Billing for March, 2022 \$ **25,677.38**

Payroll & Travel Related Expenses:

<i>Paid March 4, 2022</i>	<i>by Direct Deposit/EFT</i>	
Paycor	Payroll Disbursement	\$ 14,280.71
G. Bauman	Travel Reimbursement	\$ 18.49
S. Bezold	Travel Reimbursement	\$ 125.00
	Total	\$ 14,424.20

<i>Paid March 18, 2022</i>	<i>by Direct Deposit/EFT</i>	
Paycor	Payroll Disbursement	\$ 17,026.08
G. Bauman	Travel Reimbursement	\$ 19.07
S. Bezold	Travel Reimbursement	\$ 6.67
S. Duke	Travel Reimbursement	\$ 380.27
A. Schauerte	Travel Reimbursement	\$ 44.46
	Total	\$ 17,476.55

Total Payroll Expenses for March, 2022 \$ **31,900.75**

**Region 2 Planning Commission
Outstanding Accounts Receivable
as of March 31, 2022**

Municipality/Source	Date	Inv. No.	Amount
MDOT - Rural Task Force Planning through December	3/23/2022	7401	12,774.19
MDOT - FHWA Planning through December	3/23/2022	5004	33,075.59

FY 2021 Balance as of March 31, 2022 **\$ 45,849.78**

REGION 2 PLANNING COMMISSION
Submitted Bills
April 14, 2022

Vendor	Description	Amount Due
Blue Cross/Blue Shield	Employee Health Coverage (May 2022)	\$ 4,372.66
Boom Advertising	R2PC Brochure	\$ 1,200.00
County of Jackson	Rent Expense for April 2022	\$ 3,201.58
County of Jackson	Purchase of Monitor / Phone March 2022	\$ 839.89
ICMA Retirement Trust	ICMA 401 Contribution	\$ 1,812.58
IEDC	Membership Renewal	\$ 1,060.00
Jackson County	Postage Expense for March 2022	\$ 13.43
Smith and Klaczkiewicz	Audit Services	\$ 5,600.00
The Advance	Subscription Renewal	\$ 35.00
The SBAM Plan	Group Life Insurance May 2022	\$ 157.76
Vantage Point Transfer Agents	ICMA RHS Contribution	\$ 278.86
Total Submitted Billing - April, 2022		\$ 18,571.76

Region 2 Planning Commission

Serving Hillsdale, Jackson and Lenawee Counties

Staff Progress Report March 2022

Area-Wide Regional Planning Activities

Economic Development Activities

- **Economic Development Administration (EDA).** Staff was involved in the following activities on behalf of the R2PC Economic Development District (EDD):
 - Non-competitive EDD (Economic Development District) CARES (Coronavirus Aid, Relief, and Economic Security) Act supplemental grant award to address the economic consequences of the COVID-19 Pandemic. The \$351,183 award will fund the launching of an easy-to-use website that will serve as a resource for local businesses, the hiring of a disaster recovery coordinator, and the implementation of other CEDS goals.
 - Staff continued to research COVID recovery information and resources to populate the COVID recovery website.
 - Staff worked toward implementation of CEDS goals.
 - EDA grant award for R2PC EDD's FY 2021 Partnership Planning Assistance, which will be used to write the 2021-2025 edition of the Region 2 Economic Development District Comprehensive Economic Development Strategy (CEDS).
 - Staff continued the CEDS closeout reporting process for EDA for the FY 2021 Partnership Planning grant.
 - EDA grant award for R2PC EDD's FY 2022 Partnership Planning Assistance, which will be used to begin implementation of the 2021 – 2025 CEDS.
 - Staff began developing the meeting schedule for the CEDS Implementation Committee.
- **Outdoor Recreation as Economic Development.** Staff met with Brad Garmon, Michigan Office of Outdoor Recreation Industry, on March 16 to develop a strategy to leverage regional outdoor recreation assets for economic development purposes.
- **Downtown Development Authorities (DDAs).**
 - Staff attended the monthly meetings of the City of Jackson and Leoni Township.
 - Staff continued development of the Leoni DDA Downtown Master Plan.
 - Staff continued research of DDA incentives and other potential funding opportunities.

[March 2022 Staff Progress Report]

R2PC Activities

- **R2PC Website.** Staff continued updating www.region2planning.com.

Regional Transportation Planning Hillsdale, Jackson, and Lenawee Counties

Program Management

- **Rural Task Force (RTF).** Staff made changes to FY 2022 projects in JobNet software program and continued entering in new FY 2023 - 2026 projects into JobNet. Staff met with MDOT's RTF/RPA Program Manager to discuss RTF program.
- Staff attended the monthly statewide/MDOT RTF meeting.
- **Asset Management.** Staff participated in the "Inventory-Based Rating (IBR) System for Rating Unpaved Roads" and "Master the Roadsoft Data Collection Cycle for MPOs" training.
- **Small Urban Program.** Staff coordinated with local agencies to acquire documentation of FY 2023-2026 Small Urban projects.
- Staff attended the Michigan Association of Regions (MAR) monthly meeting via Zoom.

Metropolitan Area Transportation Planning Jackson Area Comprehensive Transportation Study

Long Range Planning

- Staff attended the MDOT-led JACTS 2050 LRTP Model Discussion" meeting.

Program Management

- Staff attended the monthly Michigan Transportation Planning Association (MTPA) meeting.
- Staff prepared for, and conducted, the March meeting of the JACTS Technical Advisory and Policy Committees, in addition to the JACTS TIP-Subcommittee meeting.
- Staff began developing FY 2023 Urban Transportation Unified Work Program (UWP).

Transportation Improvement Program (TIP)

- Amendments were incorporated into FY 2020-2023 TIP.
- Staff continued drafting the narrative for the FY 2023-2026 TIP.
- Staff monitored and updated JobNet as necessary.

[March 2022 Staff Progress Report]

Jackson Traffic Safety Program

- Staff submitted Enforcement reports to OHSP.

Local Planning Assistance

The requests of member units of government within Hillsdale, Jackson, and Lenawee Counties are listed below. These activities were prepared at cost to the individual units of government requesting the service (unless alternative funding was available).

Jackson County

Hanover Township. Staff provided the following service(s):

- **Master Plan.** Made arrangements to have a Planning Commission meeting on May 18 to discuss changes to the future land use map proposed by the Township Board.

County of Jackson. Staff provided the following service(s):

- **County Planning Commission (JCPC).** Facilitated the March 10 JCPC meeting and presented the 2021 Annual Report for the JCPC. Meeting minutes were prepared and posted to the JCPC webpages on the R2PC website.
- **Master Plan.** Submitted a full draft of the *Jackson County Master Plan* to the JCPC for its review and comment during its March 10 meeting. The JCPC voted to send the draft Master Plan to the County Board of Commissioners and request that it release the document for comment. Staff submitted the draft master plan with the request to the County Board for its consideration in April (i.e., Study Session, General Governance Committee, and the Full Board).
- **Hazard Mitigation Plan.** Worked with the Michigan State Police regarding needed revisions to the *Jackson County Hazard Mitigation Plan*. The Hazard Mitigation Plan was then submitted to the Federal Emergency Management Agency (FEMA), via the Michigan State Police, for federal approval.
- **Solid Waste Management Plan.** Participated in a couple of webinars pertaining to the new materials management planning requirements (e.g., recycling and composting as well as landfilling) proposed by the Michigan Department of Environment, Great Lakes, and Energy (EGLE).
- **Upper Grand River Watershed Alliance (UGRWA).** Participated in the March 2 meeting of the UGRWA.

Parma Township. Staff provided the following service(s):

- **Zoning Ordinance.** Attended the March 9 meeting of the Planning Commission and answered questions regarding recent changes to the Zoning Ordinance.

Summit Township. Staff provided the following service(s):

- **Master Plan.** Prepared a full draft of the *Summit Township Master Plan* for Planning Commission review during its April meeting.

[March 2022 Staff Progress Report]

Lenawee County

County of Lenawee. Staff provided the following service(s):

- **County Planning Commission (LCPC).** Facilitated the March 17 LCPC meeting. And made recommendations on rezonings in Ridgeway Township and Woodstock Township (2). Presented the 2021 Annual Report for the LCPC, which was approved and sent to the County Board. Meeting minutes were prepared and posted to the LCPC webpages on the R2PC website. Letters announcing the LCPC recommendations were also sent to the townships.

Cambridge Township. Staff provided the following service(s):

- **Zoning Ordinance.** Consulted with the Zoning Administrator on potential rezonings in the Township.

Greater Irish Hills

Greater Irish Hills Intermunicipality Committee. Staff provided the following service(s):

- **Greater Irish Hills Recreation Plan.** Participated in the March 18 meeting of the Greater Irish Hills Intermunicipality Committee. Arranged to release the online survey via participating township websites. Availability of the survey was also reported in the Brooklyn Exponent. As of 3:45 pm on April 4, there are 158 responses to the survey.



**STATE OF MICHIGAN
DEPARTMENT OF TRANSPORTATION
LANSING**

GRETCHEN WHITMER
GOVERNOR

PAUL C. AJEGBA
DIRECTOR

March 8th 2022

Jacob Hurt,
Executive Director
Region 2 Planning Commission
120 W. Michigan Avenue, 9th Floor
Jackson, Michigan 49201

Dear Mr. Hurt:

This letter is sent by the Michigan Department of Transportation (MDOT) to inform the Jackson Area Comprehensive Transportation Study committees of several TIP amendments to the FY 2020-2023 Transportation Improvement Plan (TIP).

<u>Fiscal Year</u>	<u>Job no.</u>	<u>Phase</u>	<u>Project Name</u>	<u>Limits</u>	<u>Length</u>	<u>Project Description</u>	<u>Federal Budget</u>	<u>State Budget</u>	<u>Federal Fund Source</u>	<u>Total Phase Cost</u>	<u>Amendment Type</u>
2022	213442	PE	I-94 BL	Dwight Street to Bender Street	1.25	Road reconstruction from Dwight Street to Bender Street, including curb & gutter replacement, etc.	\$2,864,750	\$579,666 Local Budget \$55,584	NH	\$3,500,000	Phase add
2022	215209	PES	W Ganson St	SN 4526: Hanover Road over the South Branch of the Kalamazoo River in Jackson County SN 4541: East Ganson Street over the Grand River in the City of Jackson		Design Work for upcoming Bridge Replacement work as part of the HIP-CRRSAA Bridge Bundling Program	\$626,400	\$0	HIC	\$626,400	Phase Add as part of Local Bridge Bundle Program



**STATE OF MICHIGAN
DEPARTMENT OF TRANSPORTATION
LANSING**

GRETCHEN WHITMER
GOVERNOR

PAUL C. AJEGBA
DIRECTOR

2024	201223	CON	US-127N	North of Henry Road to Huntoon Creek	5.58	HMA Cold Milling and Multi-Course HMA Resurfacing	\$20,462,500	\$4,537,500	NH	\$25,000,000	Phase delayed from 2021 to 2024
2030	120275	CON	M-60	Emerson Rd to Renfrew Rd	2.52	2 course HMA milling & resurfacing with minor drainage, intersection improvements, & signal modernization.	\$6,150,823	\$1,363,927	ST	\$7,514,750	Phase delayed from 2022 to 2030
2028	202034	CON	TSC Wide	US-127 over Conrail and under Springport & Parnall		Epoxy Overlay with deck patching	\$2,702,318	\$599,232	NH	\$3,301,550	Phase delayed from 2022 to 2028

Thank you for your attention to this request. If you have any questions or need additional information, please contact me at 517-257-9248
Sincerely, Mike Davis Jr, Transportation Planner



Jackson County Department of Transportation



Angela N. Kline, PE

Managing Director / Director of Engineering & Technical Services

Keeping Our Community Safely in Motion...

Memorandum

Date: March 8, 2022

To: Mr. Anton Schauerte
Region 2 Planning Commission

From: Angela N. Kline, PE
Managing Director/Director of Engineering

RE: March JACTS TIP Amendment

Jackson Department of Transportation is requesting approval from the Region 2 Planning Commission, JACTS Technical Advisory, and JACTS Policy Committees concerning the following Transportation Improvement Program (TIP) Amendment for FY 2020-2023:

Fiscal Year	Job #	Project Name	Limits	Project Description	Funding	Action
2022	TBD	Pavement Marking	Various Roads	Pavement Markings	\$200,000 STL \$0 Local \$200,000 Total	Add
2022	210343	McCain and Dearing Compact Roundabout	Intersection	Construct Compact Roundabout	\$294,204.60 HRRR \$121,085.40 State D \$0 Local \$415,290 Total	Change Project Cost
2022	211779	Systemic Horizontal Curve Signing West and Northeast	Various Roads	Install Signage at Horizontal Curves	\$224,658 HSIP CON \$114,345 STL CON \$37,667 Local CON \$114,345 HSIP PE \$12,705 Local PE \$376,670 Total CON \$127,050 Total PE	Change Project Cost

2022	206637	Preventive Maintenance	Various Roads	One Course Overlay	\$265,133.00 STL \$33,912.60 State D \$32,370.65 Local \$331,416.25 Total	Change Project Cost
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TO: Region 2 Planning Commission (Executive Committee)
FROM: Anton Schauerte, Principal Transportation Planner
RE: Amendments to the FY 2020-2023 TIP and FY 2023-2026 TIP
DATE: April 5, 2022

R2PC staff is requesting approval of the six urban and six rural transportation projects for inclusion into the Fiscal Years (FY) 2020-2023 Transportation Improvement Program (TIP) and/or the FY 2023-2026 TIP.

The six urban projects are proposed to utilize a combination of Surface Transportation Program (STP) (Small MPO) funds, STP-Flex, and Carbon Reduction Program (CRP) funds. The six rural projects are proposed to utilize rural STP funds.

Presented on the following pages, Table A provides a breakdown of the 12 transportation projects, including the FY, Urban/Rural designation, agency, work description, location, amount of federal funding, and the TIP document(s) in which it would be included.

If you have any questions, please bring them to the April 14th meeting.

Thank you,
Anton Schauerte

TABLE A

Transportation Amendments / Urban + Rural / FY 2022-2026 (4/14/22 R2PC Board Meeting)

Fiscal Year (FY)	Urban or Rural	Projects			Federal \$\$	Requested Action: "Add Project to the ..."	
		Agency	Project	Location		FY 2020-2023 TIP	FY 2023-2026 TIP
FY 2022	Urban	JCDOT	Pavement Markings	TBD	\$ 193,389	✓	
		City of Jackson	Traffic Signal	Greenwood/High	\$ 193,389	✓	
	Rural	JATA	Purchase 2 Vans	Transit / Areawide	\$ 100,000	✓	
		Village of Brooklyn	Mill/HMA Resurface	Mill St. + 655' of Marshall St.	\$ 118,507	✓	
FY 2023	Urban	JCDOT	Signal Replacement	Parnell/Lansing	\$ 351,000	✓	✓
	Rural	Village of Brooklyn	Mill/HMA Resurface	Constitution Ave. (Main - Tiffany)	\$ 232,000	✓	✓
FY 2024	Urban	City of Jackson	MLK Trail - 8' to 12'	Prospect-MLK	\$ 375,000		✓
	Rural	JATA	Purchase 2 Vehicles	Transit / Areawide	\$ 104,000		✓
FY 2025	Urban	City of Jackson	MLK Trail - 8' to 12'	MLK - Merriman	\$ 384,000		✓
	Rural	JATA	Purchase 1 Vehicle	Transit / Areawide	\$ 52,000		✓
FY 2026	Urban	JCDOT	Signal Modernization	TBD	\$ 393,000		✓
	Rural	JATA	Purchase 1 Vehicle	Transit / Areawide	\$ 52,000		✓

Region 2 PLANNING COMMISSION

Serving Hillsdale, Jackson & Lenawee Counties

TO: Region 2 Planning Commission

FROM: Anton Schauerte, Principal Transportation Planner

RE: Public Comment Period Open – DRAFT FY2023 Urban Transportation Unified Work Program (UWP)

DATE: April 5, 2022

R2PC staff has prepared the Jackson Area Comprehensive Transportation Study (JACTS) DRAFT Urban Transportation Unified Work Program (UWP) and budget for Fiscal Year (FY) 2023, which begins October 1, 2022 and ends September 30, 2023. The Unified Work Program (UWP) is a financial budgetary document that outlines the expenditures R2PC anticipates to incur and outlines the activities it expects to complete.

The primary focus areas that staff will be working on during FY 2023 include the development of the 2050 Long Range Transportation Plan (LRTP), on-going maintenance of the FY2023-2026 Transportation Improvement Program (TIP), and monitoring of performance measures to gauge project effectiveness.

Staff has programmed \$273,263 in Federal Highway Administration (FHWA) funds to complete the tasks outlined in the work program. The required local matching funds are provided by the City of Jackson Engineering Department, the Jackson County Department of Transportation, and the Jackson Area Transportation Authority.

The DRAFT JACTS Urban Transportation UWP is available for public comment from April 4th, 2022 – May 9th, 2022. To review the DRAFT document, visit the R2PC website at: http://www.region2planning.com/wp-content/uploads/2022/04/DRAFT_UWP_JACTS_FY2023_4.4.22.pdf. To provide input, please fill out a comment form at: <https://www.region2planning.com/contact/>. If you have any questions regarding the document, please contact me directly at aschauerte@mijackson.org or at (517) 768-6703.

Thank you,
Anton Schauerte

120 West Michigan Avenue • 9th Floor • Jackson, MI 49201
Phone: (517) 788-4426 • Fax: (517) 788-4635

Region2Planning.com



SMITH & KLACZKIEWICZ, PC
CERTIFIED PUBLIC ACCOUNTANTS

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A VETERAN OWNED BUSINESS

Independent Auditor's Report

To the Board of Commissioners
Region 2 Planning Commission
Jackson, Michigan

Report on the Financial Statements

We have audited the accompanying financial statements of the business-type activities and the aggregate remaining fund information of the *Region 2 Planning Commission*, as of and for the year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the Planning Commission's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities and the aggregate remaining fund information of the *Region 2 Planning Commission*, as of September 30, 2021, and the respective changes in financial position and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis (pages 3-6) and schedules related to the OPEB plan (pages 23-26) be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the **Region 2 Planning Commission's** basic financial statements. The schedule of revenues, expenses and changes in fund net position is presented for purposes of additional analysis and is not a required part of the basic financial statements. The schedule of revenues, expenses and changes in fund net position is the responsibility of management and was derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of revenues, expenses and changes in fund net position is fairly stated in all material respects in relation to the basic financial statements as a whole.

The schedule of project element expenses and changes in fund net position and schedule of final indirect cost rate have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 18, 2022, on our consideration of the **Region 2 Planning Commission's** internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the **Region 2 Planning Commission's** internal control over financial reporting and compliance.

Smith + Klaczynski PC

Saginaw, Michigan

March 18, 2022

Region 2 Planning Commission

Statement of Net Position

September 30, 2021

Assets

Current assets:	
Cash and cash equivalents	\$ 514,050
Due from other governments	185,482
Prepaid items	<u>12,256</u>
Total current assets	711,788
Investments	106,148
Capital assets being depreciated, net	<u>-</u>
Total assets	<u>817,936</u>

Liabilities

Current liabilities:	
Accounts payable	64,001
Due to other governments	122,334
Accrued expenses	19,438
Unearned revenue	148,000
Net OPEB obligation	<u>2,400</u>
Total current liabilities	<u>356,173</u>
Non-current liabilities:	
Accrued compensated absences	11,341
Net OPEB obligation	<u>36,292</u>
Total non-current liabilities	<u>47,633</u>
Total liabilities	<u>403,806</u>

Net Position

Unrestricted	<u>414,130</u>
Total net position	<u>\$ 414,130</u>

The accompanying notes are an integral part of these financial statements.

Region 2 Planning Commission

Statement of Revenues, Expenses and Changes in Fund Net Position

For the Year Ended September 30, 2021

Revenues

Grants:	
Federal	\$ 536,794
State	54,942
Local	53,542
Membership and service fees	155,237
Other revenues	15,533
Total revenues	<u>816,048</u>

Expenses

Salaries and wages	259,718
Employee fringe benefits	103,556
Other direct costs	205,929
Indirect costs	254,171
Total expenses	<u>823,374</u>

Increase (decrease) in net position (7,326)

Net position

Beginning of year	<u>421,456</u>
End of year	<u><u>\$ 414,130</u></u>

The accompanying notes are an integral part of these financial statements.

Region 2 Planning Commission
Required Supplementary Information
Retiree Healthcare System Schedule of Changes in the
Planning Commission's Net OPEB Liability and Related Ratios
Last 10 Fiscal Years Ended September 30

	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2012 to 2017*</u>
Total OPEB liability					
Service cost	\$ 3,364	\$ 2,265	\$ 511	\$ 1,611	---
Interest	74	79	102	102	---
Changes of benefit terms	-	-	-	-	---
Differences between expected and actual experience	-	-	-	-	---
Changes in assumptions	-	-	-	-	---
Benefit payments	(2,400)	(2,400)	(2,400)	(2,400)	---
Other	10,339	11,556	(13,563)	554	---
Net change in total OPEB liability	11,377	11,500	(15,350)	(133)	---
Total OPEB liability - beginning	54,631	43,131	58,481	58,614	---
Total OPEB liability - ending	<u>\$ 66,008</u>	<u>\$ 54,631</u>	<u>\$ 43,131</u>	<u>\$ 58,481</u>	<u>---</u>
Plan fiduciary net position					
Contributions - employer	\$ 2,400	\$ 2,400	\$ 27,400	\$ 2,400	---
Contributions - member	-	-	-	-	---
Net investment income (loss)	5,397	1,819	(4)	-	---
Benefit payments, including refunds of member contributions	(2,400)	(2,400)	(2,400)	(2,400)	---
Administrative expenses	(50)	(46)	-	-	---
Other	(4,800)	-	-	-	---
Net change in fiduciary net position	547	1,773	24,996	-	---
Fiduciary net position - beginning	26,769	24,996	-	-	---
Fiduciary net position - ending	<u>\$ 27,316</u>	<u>\$ 26,769</u>	<u>\$ 24,996</u>	<u>\$ -</u>	<u>---</u>
Net OPEB liability - ending	<u>\$ 38,692</u>	<u>\$ 27,862</u>	<u>\$ 18,135</u>	<u>\$ 58,481</u>	<u>---</u>
Fiduciary net position as a percentage of the total OPEB liability	41.38%	49.00%	57.95%	0.00%	---
Covered-employee payroll	\$ 245,398	\$ 162,906	\$ 165,906	\$ 162,906	---
Net OPEB liability as percentage of covered-employee payroll	15.77%	17.10%	10.93%	35.90%	---

* GASB Statement No. 75 was implemented as of September 30, 2018. Information before the implementation date is not available. Additional years will be presented on this schedule on a prospective basis.



**Independent Auditor's Report on Internal Control Over Financial Reporting
and on Compliance and Other Matters Based on an Audit of Financial Statements
Performed in Accordance with *Government Auditing Standards***

To the Board of Commissioners
Region 2 Planning Commission
Jackson, Michigan

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business-type activities and the aggregate remaining fund information of the **Region 2 Planning Commission**, as of and for the year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the **Region 2 Planning Commission's** basic financial statements and have issued our report thereon dated March 18, 2022.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered **Region 2 Planning Commission's** internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the **Region 2 Planning Commission's** internal control. Accordingly, we do not express an opinion on the effectiveness of the **Region 2 Planning Commission's** internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether *Region 2 Planning Commission's* financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. **The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.**

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Planning Commission's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Planning Commission's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Smith + Klaczynski PC

Saginaw, Michigan

March 18, 2022



SMITH & KLACZKIEWICZ, PC
CERTIFIED PUBLIC ACCOUNTANTS

THOMAS J. SMITH, CPA
(989)751-1167

ROBERT R. KLACZKIEWICZ, CPA
(989)751-3064

A VETERAN OWNED BUSINESS

March 18, 2022

To the Board of Commissioners
Region 2 Planning Commission
Jackson, Michigan

We have audited the financial statements of the business-type activities and the aggregate remaining fund information of the **Region 2 Planning Commission** for the year ended September 30, 2021. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards and *Government Auditing Standards*, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated October 14, 2021. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the **Region 2 Planning Commission** are described in Note A to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during 2021. **We noted no transactions entered into by the Region 2 Planning Commission during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.**

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the **Region 2 Planning Commission's** financial statements were:

Management's estimate of the useful lives of depreciable assets is based on the length of time it is believed that those assets will provide some economic benefit in the future. We evaluated the key factors and assumptions used to develop the useful lives of those assets in determining that they are reasonable in relation to the financial statements taken as a whole.

Management's estimate of the accrued compensated absences is based on current vested hours in employee banks, current hourly rates and policies regarding payment of accrued compensated absences upon separation from employment. We evaluated the key factors and assumptions used to develop the estimate in determining that they are reasonable in relation to the financial statements taken as a whole.

The assumptions used in the actuarial valuations of the Organization's other postemployment benefit plans are based on historical trends and industry standards. We evaluated the key assumptions used to prepare the valuations in determining that they are reasonable in relation to the financial statements taken as a whole.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to each opinion unit's financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated March 18, 2022.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the **Region 2 Planning Commission's** financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the **Region 2 Planning Commission's** auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

We applied certain limited procedures to the management's discussion and analysis and retiree healthcare system schedule of changes in the Planning Commission's net OPEB liability and related ratios, schedule of employer's net OPEB liability, retiree healthcare system schedule of Planning Commission contributions and schedule of investment returns which are required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were not engaged to report on other supplementary information as listed in the table of contents, which accompany the financial statements but are not RSI. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Restrictions on Use

This information is intended solely for information and use of Board of Commissioners and management of **Region 2 Planning Commission** and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,

Smith + Klayhewig PC

Saginaw, Michigan



NOTICE OF INTENT FOR RECREATION GRANT PROJECTS

This information is requested by authority of Part 19, Act 451 of 1994, to be considered for a MNRTF grant.

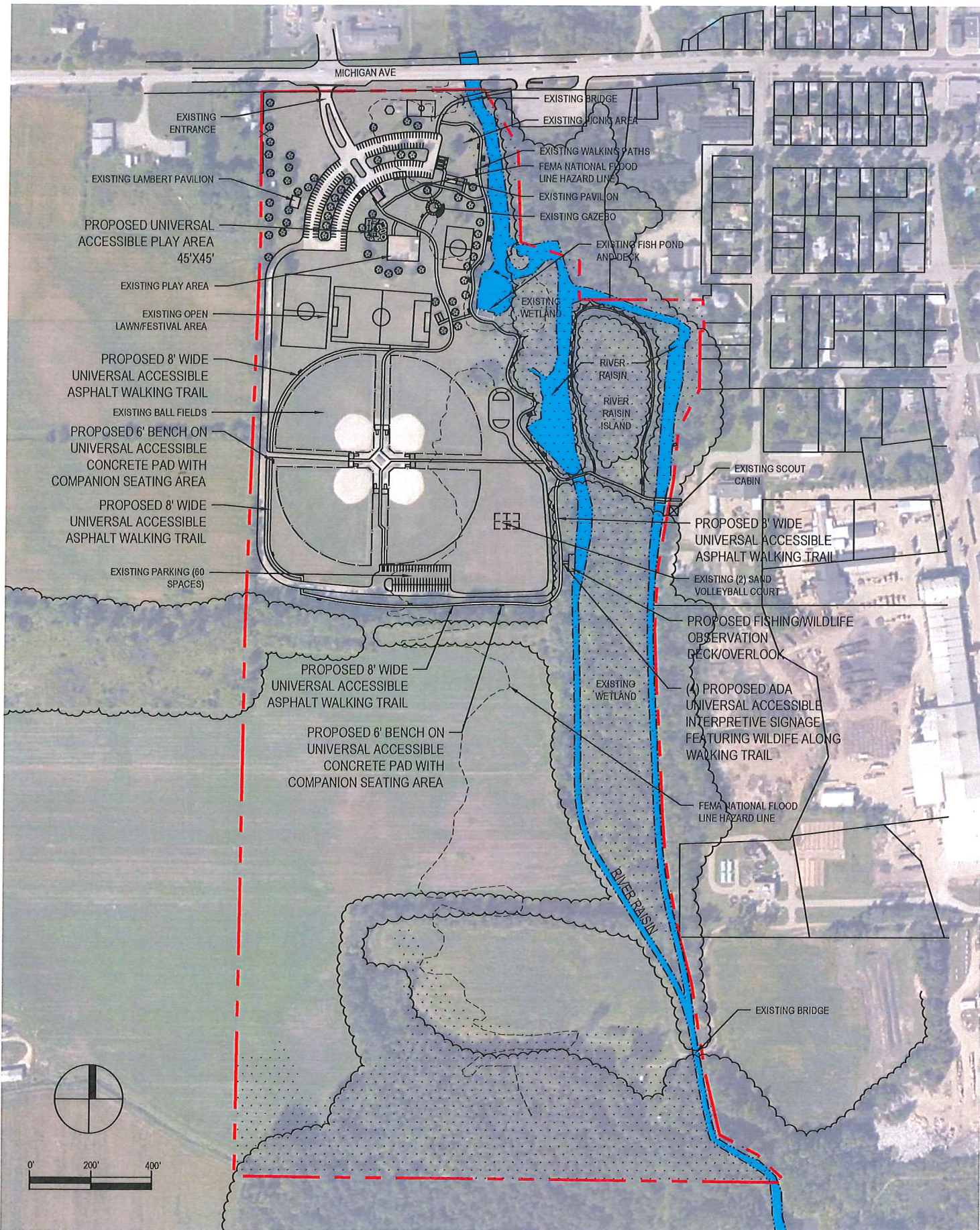
1. Name of Project Blissfield Rotary Trail		2. Date 03/17/2022
3a. Identity of the applicant agency, organization, or individual: Village of Blissfield	3b. Indicate below the representative of the applicant to contact for additional information regarding this notice: Name Danielle Gross	
	Address (Street/PO Box) 130 S. Lane St	
	City, State, ZIP Code Blissfield, MI 49228	
	Telephone 517-486-4347	
4a. Agency from which assistance will be sought: <input checked="" type="checkbox"/> Michigan Department of Natural Resources	Name of Program: Public Law or USC#: <input checked="" type="checkbox"/> Michigan Natural Resources Trust Fund Part 19 of Act 451 of 1994	
5. Estimated Cost: FEDERAL: 85,500.00 <hr/> STATE: _____ OTHER: 23,500 <hr/> TOTAL: 109,000	6. Estimated date by which time the applicant expects to formally file an application: 04/01/2022	
7. Geographic location of the project to be assisted: (indicate specific location as well as city or county. Attach map if necessary). Ellis Park and Clara Bachmayer Park in the Village of Blissfield, County of Lenawee, State of Michigan		
8. Brief description of the proposed project. This will help the clearinghouse identify agencies of state or local government having plans, programs, or projects that might be affected by the proposed project:		
8a. Type of project: Development of paved trails within Ellis and Clara Bchmayer Park		
8b. Purpose: To provide opportunities for walking, hiking, biking, running and other nonmotorized recreational opportunities as well as improved access to the natural resources of the parks, including the River Raisin		
8c. General size or scale: Approximatlely 2,000 linear feet of 10-foot wide paved trails		
8d. Beneficiaries (persons or institutions benefited): Persons of all ages, handicapped individuals		
8e. Indicate the relationship of this project to plans, programs, and other activities of your agency and other agencies (attach separate sheet if necessary): This project address the long range goals of the Village of Blissfield five-year parks and recreation master plan by providing diverse active recreational facilities, and more specifically Goal #1 in the plan of completing phase 1 of the pedestrian/non-motorized trails within Ellis and Clara Bacjmayer parks.		



NOTICE OF INTENT FOR RECREATION GRANT PROJECTS

This information is requested by authority of Part 19, Act 451 of 1994, to be considered for a MNRTF grant.

1. Name of Project Tate Park River Raisin Trail Extension		2. Date March 16, 2022
3a. Identity of the applicant agency, organization, or individual: Village of Clinton, Lenawee County	3b. Indicate below the representative of the applicant to contact for additional information regarding this notice: Name Kevin Cornish Address (Street/PO Box) PO Box Drawer E City, State, ZIP Code Clinton, MI 49236 Telephone 517-456-7494	
4a. Agency from which assistance will be sought: <input checked="" type="checkbox"/> Michigan Department of Natural Resources	Name of Program: Public Law or USC#: <input checked="" type="checkbox"/> Michigan Natural Resources Trust Fund Part 19 of Act 451 of 1994	
5. Estimated Cost: FEDERAL: _____ STATE: \$276,000 _____	6. Estimated date by which time the applicant expects to formally file an application: April 1, 2022	
OTHER: \$184,000 Local Match _____	7. Geographic location of the project to be assisted: (indicate specific location as well as city or county. Attach map if necessary). Tate Park 475 Michigan Ave. Clinton, MI 49236	
8. Brief description of the proposed project. This will help the clearinghouse identify agencies of state or local government having plans, programs, or projects that might be affected by the proposed project:		
8a. Type of project: Project is located within Tate Park and will include extension of the paved pathway along the River Raisin, fishing and wildlife observation deck, and a new Universal Accessible play area.		
8b. Purpose: The purpose is to provide additional recreational activities within the community.		
8c. General size or scale: See Attached Site Plan		
8d. Beneficiaries (persons or institutions benefited): Residents of the Village of Clinton and surrounding townships.		
8e. Indicate the relationship of this project to plans, programs, and other activities of your agency and other agencies (attach separate sheet if necessary): Projects are identified in the "Village of Clinton Community Recreation Plan 2022-2026."		





NOTICE OF INTENT FOR RECREATION GRANT PROJECTS

This information is requested by authority of Part 19, Act 451 of 1994, to be considered for a MNRTF grant.

1. Name of Project Grass Lake County Park Renovation and Accessibility Project		2. Date 3/24/2022
3a. Identity of the applicant agency, organization, or individual: Jackson County Parks	3b. Indicate below the representative of the applicant to contact for additional information regarding this notice:	
	Name Kyle Lewis	
	Address (Street/PO Box) 128 W. Ganson St.	
	City, State, ZIP Code Jackson, MI 49201	
Telephone 517-769-2919		
4a. Agency from which assistance will be sought: <input checked="" type="checkbox"/> Michigan Department of Natural Resources	Name of Program: <input checked="" type="checkbox"/> Michigan Natural Resources Trust Fund	Public Law or USC#: Part 19 of Act 451 of 1994
5. Estimated Cost: FEDERAL: _____ STATE: 175,500 _____ OTHER: 58,600 _____ TOTAL: 234,100	6. Estimated date by which time the applicant expects to formally file an application: March 30, 2021	
7. Geographic location of the project to be assisted: (indicate specific location as well as city or county. Attach map if necessary). Grass Lake County Park 400 N. Lake St. Grass Lake, MI 49240		
8. Brief description of the proposed project. This will help the clearinghouse identify agencies of state or local government having plans, programs, or projects that might be affected by the proposed project:		
8a. Type of project: Development Project		
8b. Purpose: A development grant for improvements to Grass Lake County Park. Proposed improvements include renovating tennis courts to tennis and pickleball courts, parking lot renovation and accessibility improvements, and accessibility improvements to existing restrooms.		
8c. General size or scale: Grass Lake County Park is 9 acres		
8d. Beneficiaries (persons or institutions benefited): Park users, all residents of Jackson County and beyond		
8e. Indicate the relationship of this project to plans, programs, and other activities of your agency and other agencies (attach separate sheet if necessary): This project relates to the goals in our 5-year Parks and Recreation Master plan,		



COLUMBIA TOWNSHIP

8500 Jefferson Road
Phone: (517) 592-2000

Brooklyn, MI 49230
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www.twp.columbia.mi.us

Grant Bauman
Region 2 Planning Commission
Local Planning Assistance
120 W. Michigan Ave.
Jackson Mi 49201



3/2/2022

RE: Columbia Township Notice of Intent to Prepare a Master Plan (Columbia Township, Jackson Co., MI)

Dear Principal Planner:

The Columbia Township Planning Commission has recently initiated the development of a new master plan pursuant to the Planning Enabling Act (PA 33 of 2008, as amended). The master plan will provide Columbia Township with current policies addressing how growth, development, and preservation can best be addressed. Pursuant to Section 39 of the Michigan Planning Enabling Act, this letter serves as notice of the Planning Commission's intention to prepare a master plan. Pursuant to Section 39 of the Act, and in the interest of coordinated planning efforts, this letter is to request that Region 2 cooperate with Columbia Township in this endeavor and comment on the Plan as may be requested during the planning process.

Upon its completion, Columbia Township intends to submit electronically the draft Master Plan to Region 2 for comment, or provide a link to the township's website where the draft Plan can be viewed. Please contact me if an electronic submittal or website link is not satisfactory.

The Columbia Township Planning Commission looks forward to assisting Region 2 with its future planning efforts as well.

Please contact me if you have any questions.

Sincerely,
Cathy Hulburt, Township Clerk
Columbia Township

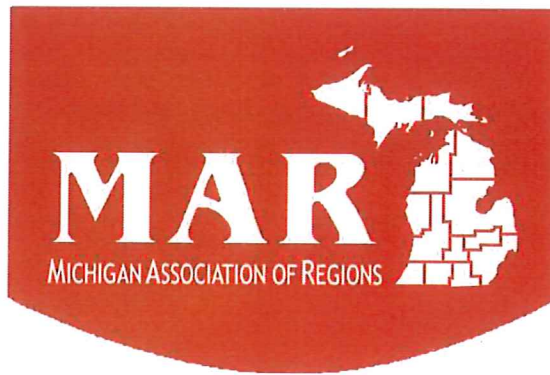
**On behalf of the Columbia Township
Planning Commission Secretary, Mike Trout**

Supervisor, Barry Marsh

Clerk, Cathy Jo Hulburt

Treasurer, John Calhoun

Trustees: Brent Beamish, Rick Deland, Robin Tackett, Mike Trout



March 22, 2022

Todd Wyett, Chairman
Michigan State Transportation Commission

Dear Mr. Wyett,

The Michigan Association of Regions (MAR) have selected Jacob Hurt as our nomination for the regional planning representation on the Transportation Asset Management Council (TMAC). This is for a three-year term from April 2022 through March 2025.

Please let me know if you have any questions or need additional information from the Michigan Association of Regions.

Sincerely,

Erin Kuhn
President



TO: Planning Commission

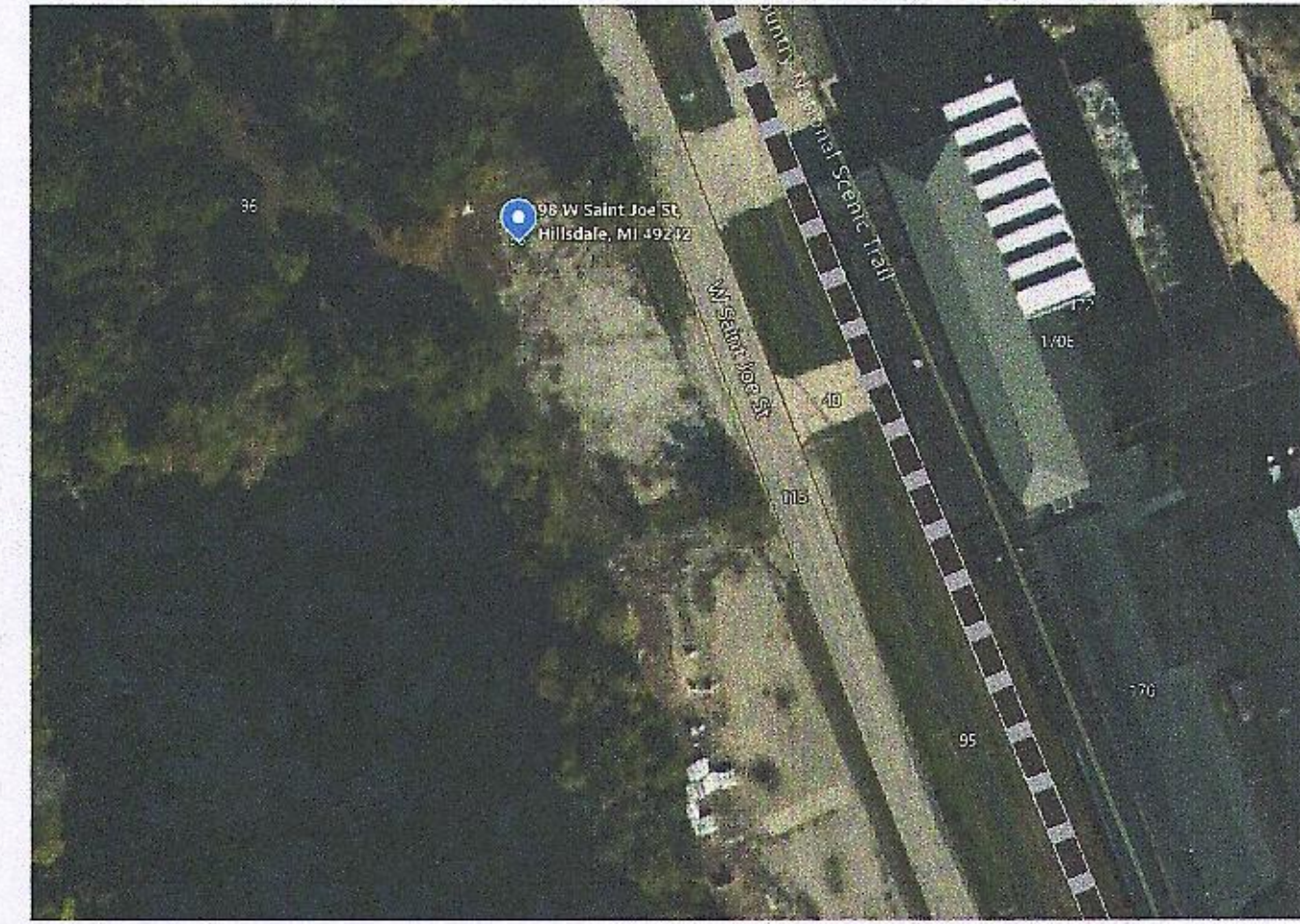
FROM: Zoning Administrator

DATE: April 20, 2022

RE: 98 W. St. Joe St. – Kiwanis Storage Bldg.

Background: Kiwanis Club purchased the property along 98 W. St. Joe Street in 2020. The Club is proposing the construction of a 800 s.f. metal storage building. The Club intends to use it to house the many flags used for fund raising. The City Staff has reviewed the project and has given it their preliminary approval.

HILLSDALE KIWANIS FLAG STORAGE BUILDING 2022 PROJECT



DESCRIPTION

A parcel of land in the southwest ¼ of section 26, township 6 south range 3 west, city of Hillsdale, Hillsdale County, Michigan described as:

Commencing at the south one-quarter (s¼) corner of said section 26, thence north along the north-south one-quarter line of said section 26, 1278.32 feet to the southerly right-of-way line of south street (being 66.00 feet wide); thence north 8°-55'-34" west along the southerly right-of-way of said south street, 546.19 feet; thence south 78°-43'-34" west along the southerly right-of-way line of said south street 41.51 feet to the easterly right-of-way of St. Joe street (41.24 feet wide); thence south 86°-25'-45" west 43.39 feet to the intersection of southerly right-of-way line of said south street with the westerly right of way line of said St Joe street to the point of beginning; thence south 21°-39'-04" east along the westerly right-of-way line of said St. Joe street, 439.28 feet thence south 68°-20'-57" west 102.13 feet to the water edge of the mill pond; thence north 33°-21'-32" along the water's edge of said mill pond 141.65 feet; thence south 72°-21'-38" west, along the water's edge of said mill pond, 240.11 feet to the waters edge of the St. Joe river 348.57 feet to the southerly right-of-way line of said south street; thence north 79°-08'-37" east along the southerly right-of-way line of said south street, 328.04 feet to point of beginning.

SHEET INDEX:

- C-1 COVER SHEET
- S-1 SITE PLAN
- A-1 ELEVATIONS
- A-2 FLOOR PLANS
- A-3 BUILDING DETAILS

HILLSDALE CITY PARCEL #30 006 426 377 03
98 W. ST. JOE ST.
HILLSDALE, MI. 49242

ZONING R1
BUILDING USAGE STORAGE
CONSTRUCTION TYPE 1
SQUARE FOOTAGE 800 SQ. FT.
BUILDING IS PRE-ENGINEERED STEEL ON CONCRETE

PARCEL AREA 130024.5920 SQ.FT.
BUILDING AREA 830.25 SQ.FT.
LOT COVERAGE OF BUILDING .006385 %
AREA OF FENCED 21364 SQ. FT.
COVERAGE OF FENCED AREA .038862 %

STORM WATER CALCULATION:
FENCED AREA ONLY.
RATIONAL METHOD.
STATE OF MICHIGAN MDOT CHARTS.
ORIGINAL AT 3.3 CFH @.6 3525.25 CFH
BUILDING @ 1.0 225.25 CFH
DIFFERENCE IN COFFIENCE 88.3 CFH
STORAGE FOR RECHARGE ON SITE 112 CF

KIWANIS
98 W ST. JOE STREET
HILLSDALE, MI. 49242
(517) 281-9360

No.	Description	Date
1		
2		
3		
4		
5		

2022
FLAG STORAGE
BUILDING

COVER SHEET

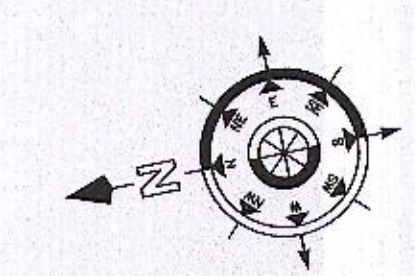
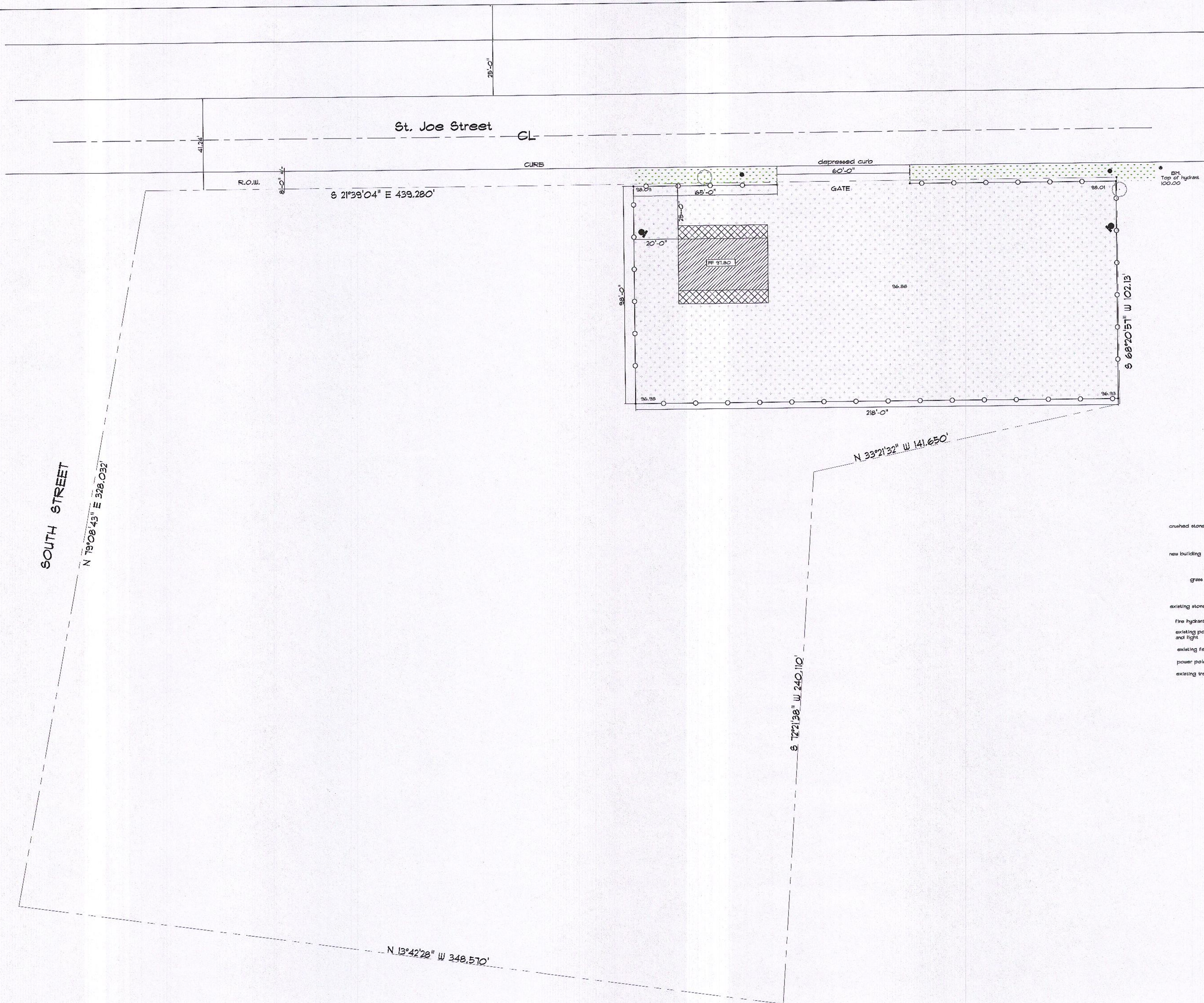
Project number	2022-01
Date	3-11-2022
Drawn by	dwb
Checked by	WW
Approved by	WW
Sheet No.	

C-1

Scale AS NOTED



Todd Dailey



KIWANIS
98 W ST. JOE STREET
HILLSDALE, MI. 49242
(517) 281-9360

No.	Description	Date
1		
2		
3		
4		
5		

2022
FLAG STORAGE
BUILDING

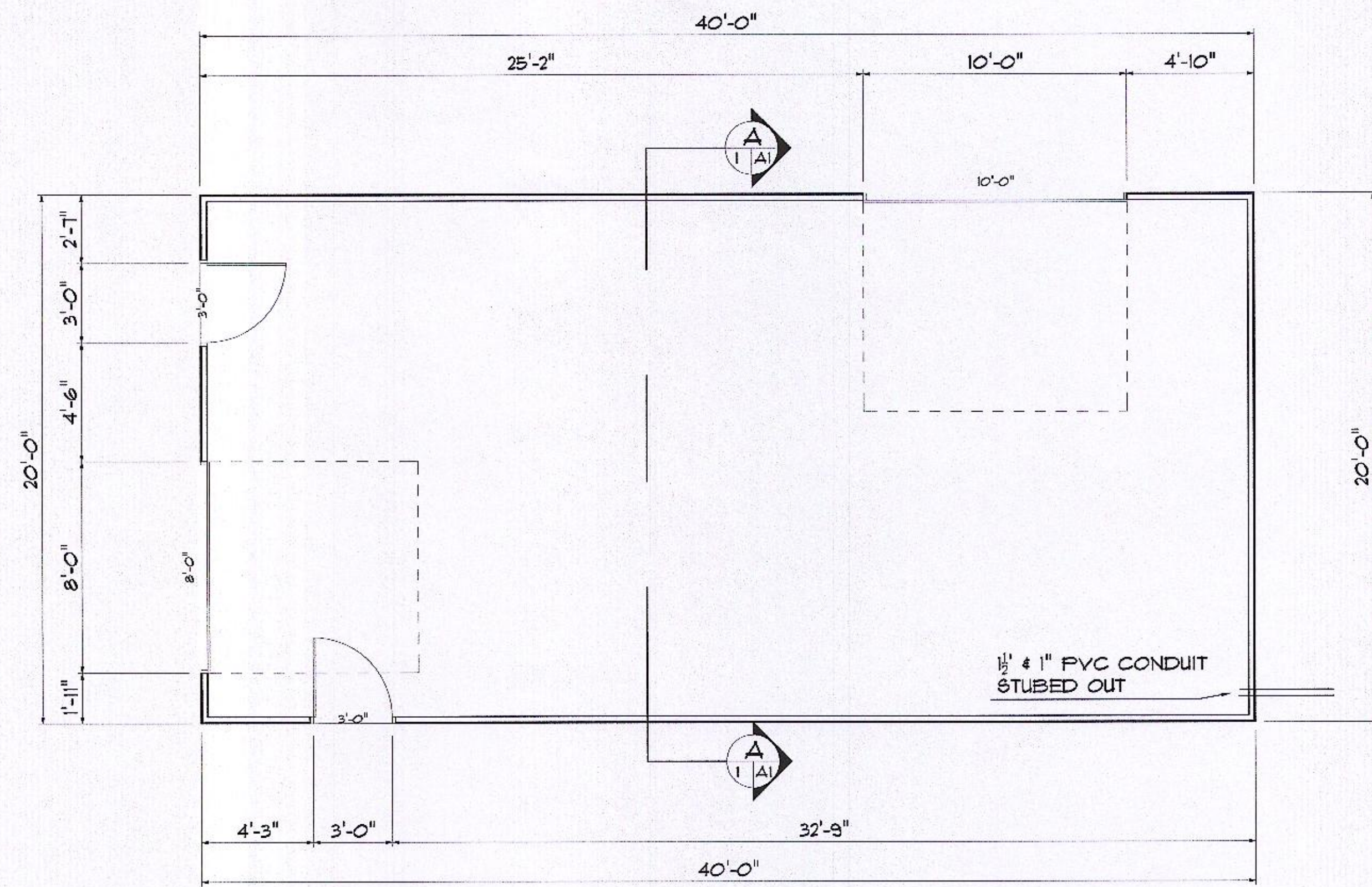
SITE PLAN

Project number	2022-01
Date	3-11-2022
Drawn by	dwb
Checked by	WW
Approved by	WW

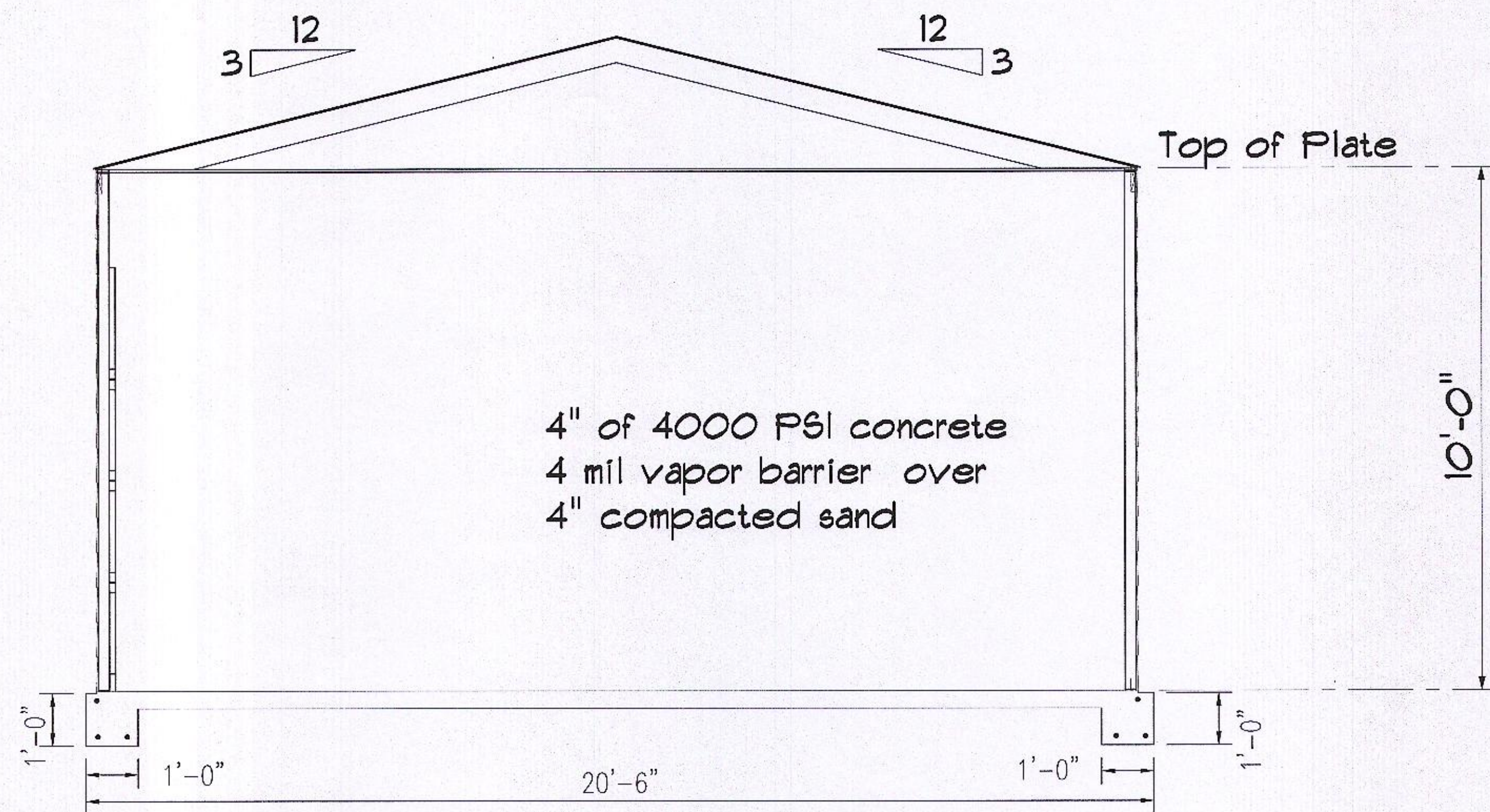
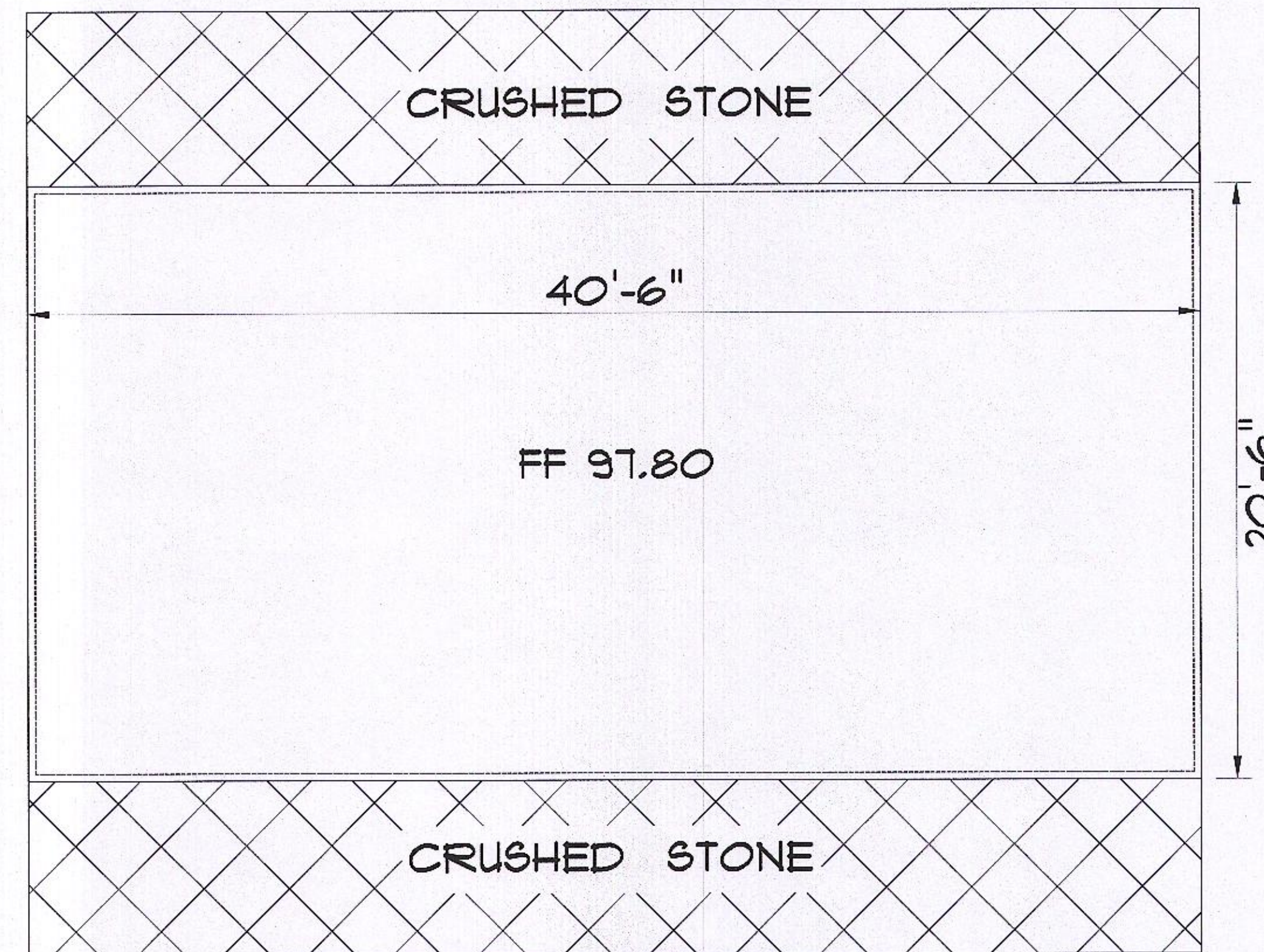
Sheet No.

S-1

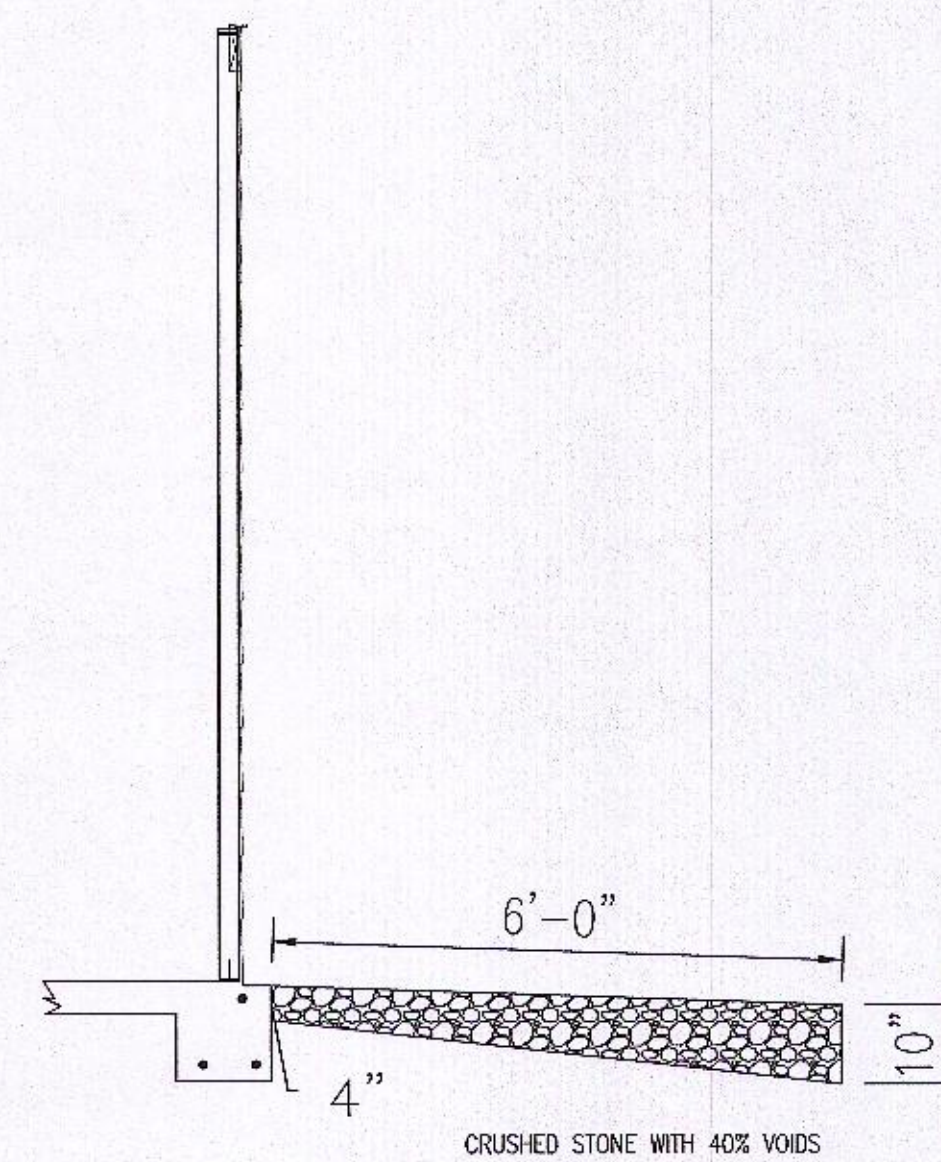
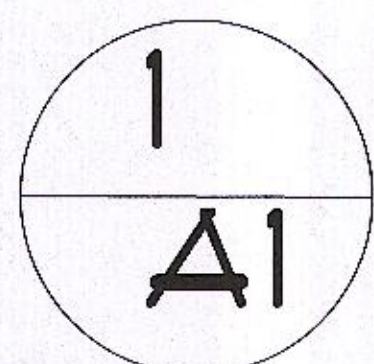
Scale 1" = 20'



FLOOR PLAN $\frac{1}{4}'' = 1'$



SECTION A $\frac{1}{2}'' = 1'$



$\frac{1}{2}'' = 1'$

KIWANIS
98 W ST. JOE STREET
HILLSDALE, MI. 49242
(517) 281-9360

No.	Description	Date
1		
2		
3		
4		
5		

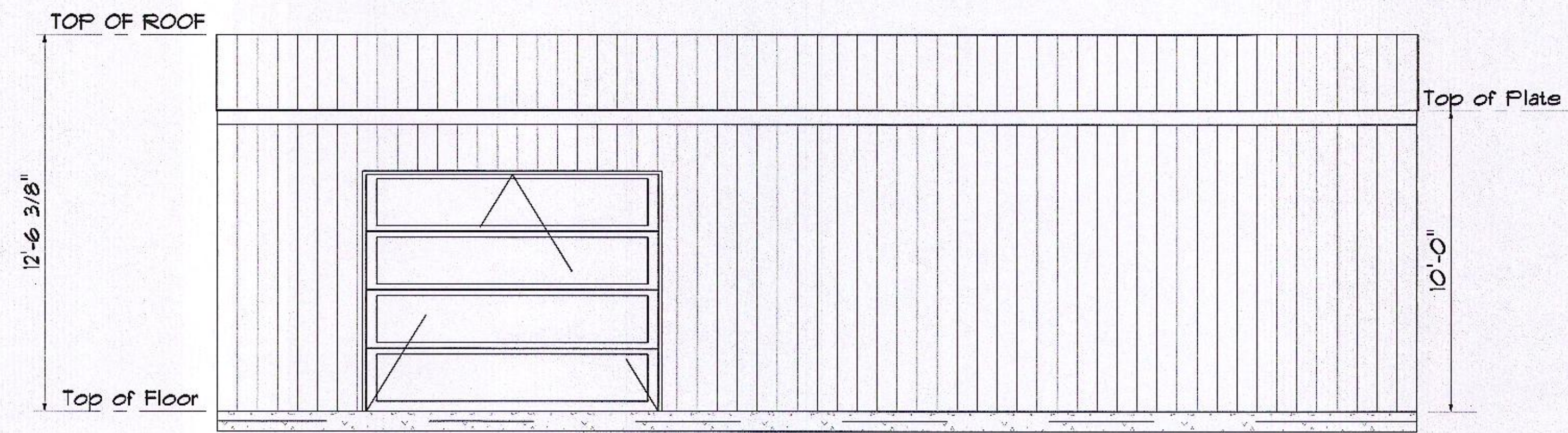
2022
FLAG STORAGE
BUILDING

FLOOR PLANS

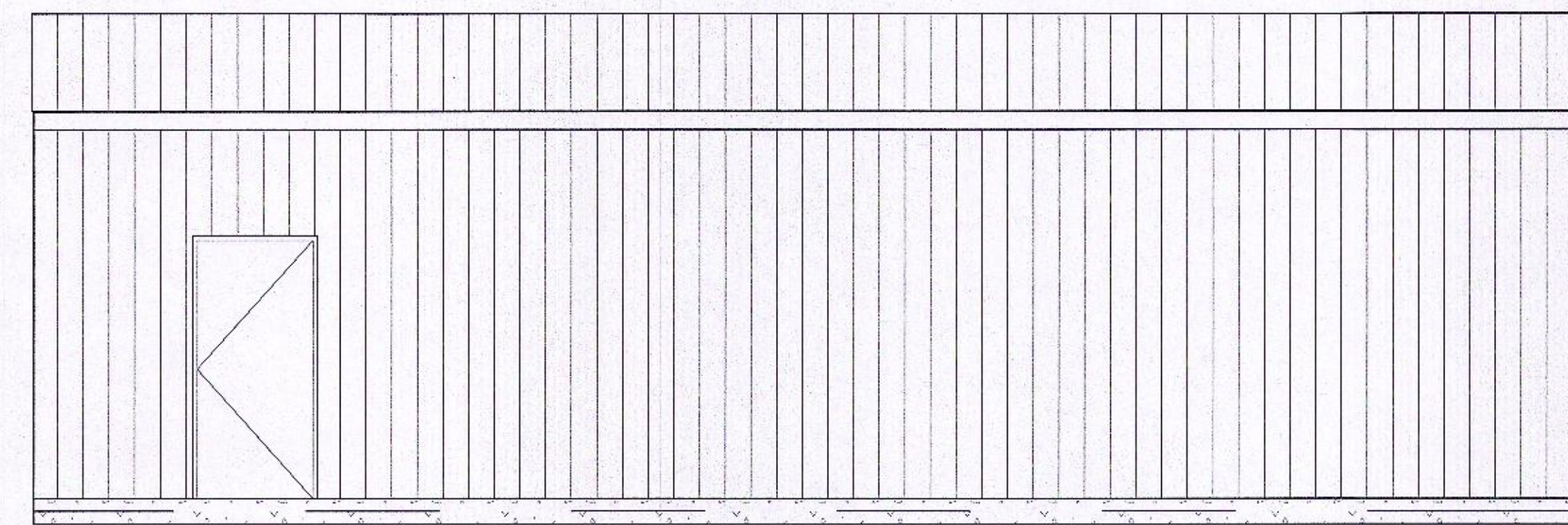
Project number	2022-01
Date	3-11-2022
Drawn by	dwb
Checked by	WW
Approved by	WW
Sheet No.	

A-1

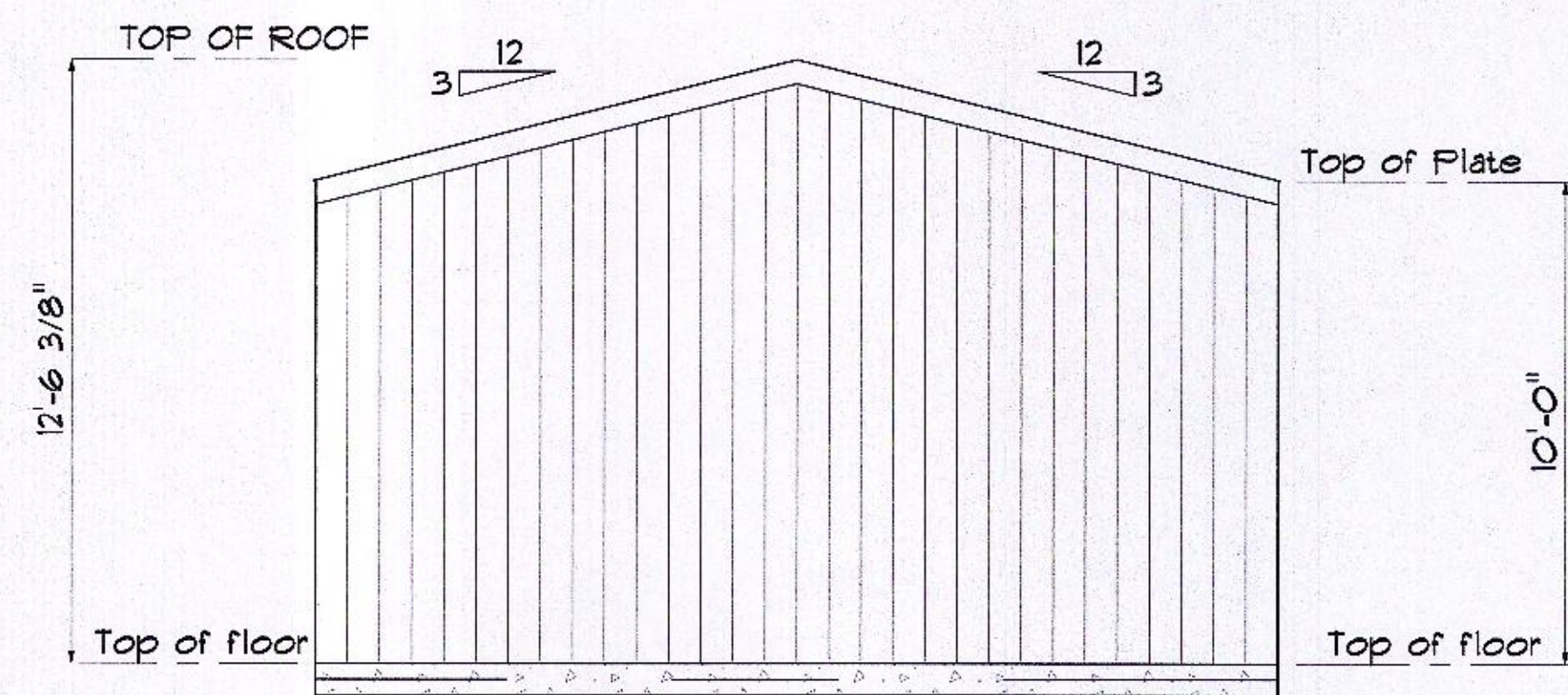
Scale AS NOTED



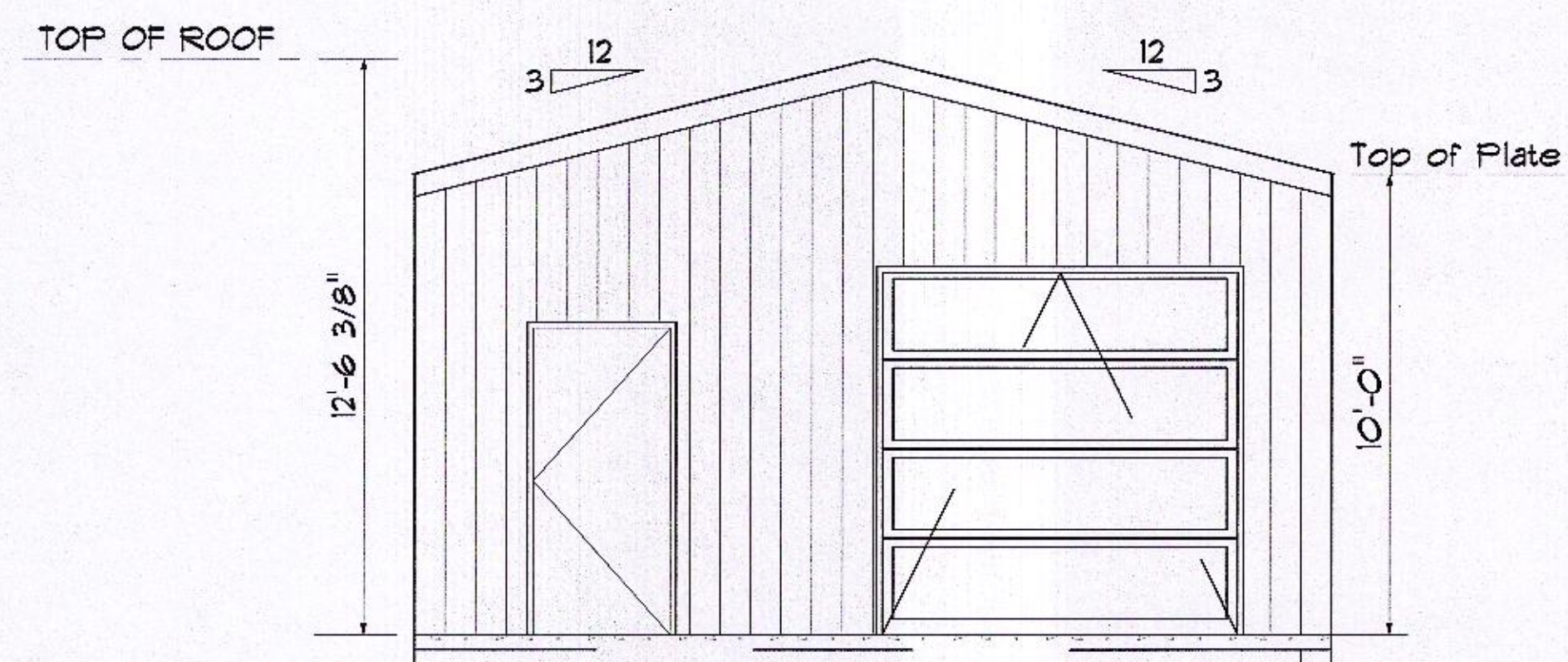
WEST ELEVATION $\frac{1}{4}'' = 1'$



EAST ELEVATION $\frac{1}{4}'' = 1'$



NORTH ELEVATION $\frac{1}{4}'' = 1'$



SOUTH ELEVATION $\frac{1}{4}'' = 1'$

KIWANIS
 98 W ST. JOE STREET
 HILLSDALE, MI. 49242
 (517) 281-9360

No.	Description	Date
1		
2		
3		
4		
5		

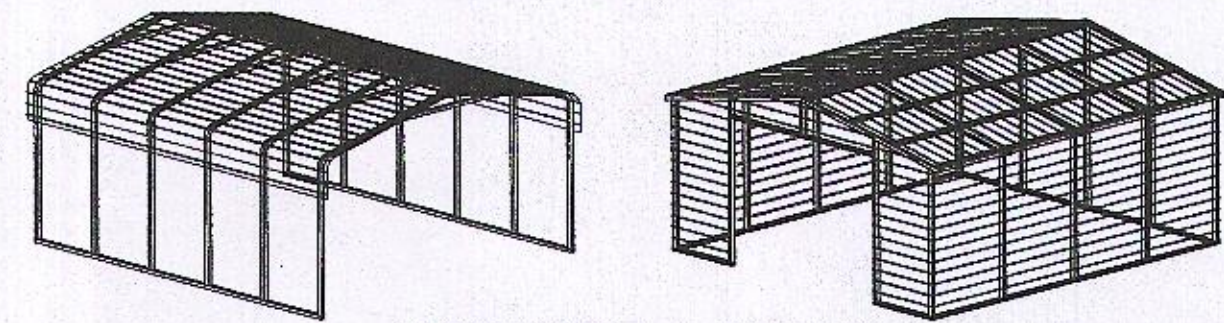
2022
 FLAG STORAGE
 BUILDING

ELEVATIONS

Project number	2022-01
Date	3-11-2022
Drawn by	dwb
Checked by	WW
Approved by	WW
Sheet No.	

A-2

Scale AS NOTED



REGULAR / A-FRAME
20'-0" WIDE
CARPORT STYLE BUILDINGS

DESIGN NOTES

- ALL CONSTRUCTION SHALL BE PROVIDED IN ACCORDANCE WITH IBC 2015, OSHA, AISC 360, AISI 100, ASCE 7-10, AWS D1.3 CODES AND ALL APPLICABLE LOCAL REQUIREMENTS.
- BASE CONNECTIONS SHALL BE PROVIDED AS SHOWN ON FOUNDATION DETAILS SHEET.
- ALL MATERIALS IDENTIFIED BY MANUFACTURER NAME MAY BE SUBSTITUTED WITH MATERIAL EQUAL OR EXCEEDING ORIGINAL.
- ALL SHOP CONNECTIONS SHALL BE WELDED CONNECTIONS.
- ALL FIELD CONNECTIONS SHALL BE #12X1 SPS (E9R-2196 OR EQ).
- STEEL SHEATHING SHALL BE 29GA CORRUGATED GALV. OR PAINTED STEEL - MAIN 7/8 HT. 3/4" (F7=60KSI) OR EQ.
- ALL STRUCTURAL LIGHT GAUGE TUBING AND CHANNELS SHALL BE GRADE 50 STEEL.
- STRUCTURAL TUBE T52 1/2X2 1/2" - 1GA. IS EQUIVALENT TO T52 1/4X2 1/4" - 1GA AND EITHER ONE MAY BE USED IN LIEU OF THE OTHER.
- ALL DESIGN CRITERIA MUST BE INCREASED TO THE NEXT HIGHER INCREMENT BASED ON THE TABLES ON PAGE 4. NO INTERPOLATION IS ALLOWED.

DESIGN CRITERIA

PREVAILING CODE:	IBC 2015 (IBC 2015)
USE GROUP:	U (CARPORTS, BARNES)
RISK CATEGORY:	1
DEAD LOAD (D)	D = 4 PSF
ROOF LIVE/SNOW LOAD (Lr)	Lr = 20 - 61 PSF (AS PSF SNOW LOAD SEE TABLE 4)
SNOW LOAD (S)	Sg = 30 - 90 PSF
WIND SPEED (V)	V = 105 - 120 MPH
WIND LOAD (W)	W = 10 - 15 PSF
SEISMIC LOAD (E)	E = 0.05 (Lr OR S)
DESIGN CATEGORY	D
IMPORTANCE FACTOR	I = 1.00

DRAWING INDEX

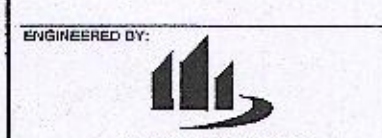
COVER SHEET	1
SCHEDULES & MEMBER	2
SECTIONS	3-A, 3-B
FRAMING SCHEDULES & ENCLOSURE NOTES	4
FURLIN & GIRT SCHEDULES	5
SHEATHING OPTIONS	6
SIDE WALL FRAMING	7
4 OPENINGS	8
END WALL FRAMING	8-A, 8-B
4 OPENINGS	9
CORNER BRACING DETAILS	10
OPTIONAL LEAN-TO ADDITION	11
FOUNDATION OPTIONS	11-A TO 11-D

CUSTOMER INFORMATION
Wes Wickham
Ph: 517-287-9360
Hillsdale, MI 49242

DESIGN LOADS
SHOULDER BRG: 20'
ROOF LIVE LOAD: 40'
BASIC WIND SPEED: 10'

BUILDING INFORMATION
WIDTH: 20'
LENGTH: 40'
HEIGHT: 10'

CERTIFICATION VALIDITY NOTICE
DATE OF PLANS EXPIRES: SEP 20, 2022
CERTIFICATION ON THESE DRAWINGS IS VALID FOR ONE YEAR FROM DATE OF ISSUE



DRAWING INFORMATION
PROJECT: 20'-0" WIDE BUILDINGS
LOCATION: STATE OF MICHIGAN
PROJECT NO.: R1-070-20-1427
SHEET TITLE: COVER SHEET

SHEET NO.: 1 / 11
DRAWN BY: AW DATE: 9/15/21
CHECKED BY: OAA DATE: 9/15/21

LEGAL INFORMATION
ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY FORBIDDEN. ANYONE DOING SO WILL BE PROSECUTED UNDER THE FULL CRIMINAL AND CIVIL STATUTES WHICH UP TO 1 YEAR FROM DATE OF ISSUE.

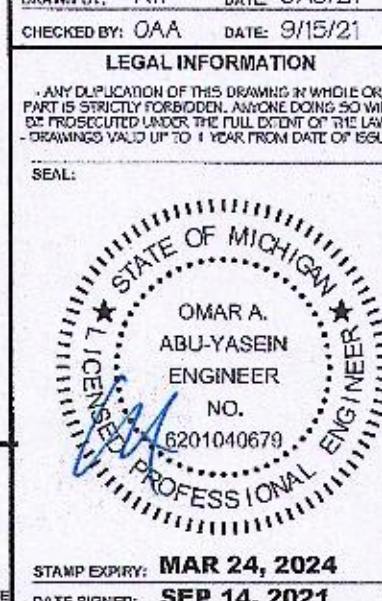


TABLE 2.1: MEMBER PROPERTIES

NO.	DESCRIPTION	SECTION	QUANTITY
1	COLUMN POST	2 1/2" X 2 1/2" X HGA TUBE	1
2	ROOF BEAM	2 1/2" X 2 1/2" X HGA TUBE	1
3	BASE RAIL	2 1/2" X 2 1/2" X HGA TUBE	1
4	PEAK BRACE	2 1/2" X 2 1/2" HGA CHANNEL	4
5	KNEE BRACES	2 1/2" X 1 1/2" HGA CHANNEL	4
6	CONNECTOR SURF	2 1/2" X 2 1/2" X HGA TUBE	2
7	BASE ANGLE	2 1/2" X 2 1/2" 30° ANGLE	2
8	FURLIN	4 1/2" X 1 1/2" X HGA / 18GA HAT CHANNEL	5
9	GIRT	4 1/2" X 1 1/2" X HGA / 18GA HAT CHANNEL	5
10	OPT. END WALL GIRT	2 1/2" X 1 1/2" X HGA CHANNEL	1
11	SHEATHING	29 GA CORRUGATED SHEET	8
12	END WALL POST	2 1/2" X 2 1/2" X HGA TUBE	1
13	DOOR POST	2 1/2" X 2 1/2" X HGA TUBE	1
14	SINGLE HEADER	2 1/2" X 2 1/2" X HGA TUBE	1
15	DOUBLE HEADER	DEL 2 1/2" X 2 1/2" X HGA TUBE	1
16	SERVICE DOOR / WINDOW FRAMING	2 1/2" X 2 1/2" X HGA TUBE	1
17	ANGLE BRACKET	2 1/2" X 2 1/2" 45° ANGLE	7
18	STRAIGHT BRACKET	2 1/2" X 2 1/2" 45° ANGLE	6
19	FB SUPPORT	2 1/2" X 2 1/2" X HGA TUBE	1
20	DIAGONAL BRACE	2 1/2" X 2 1/2" X HGA TUBE	3
21	GABLE BRACE	2 1/2" X 2 1/2" X HGA TUBE	3
22	DB BRACKET	2 1/2" X 2 1/2" X HGA TUBE	8
23	TRUSS SPACER	2 1/2" X 2 1/2" X HGA TUBE	1
24	ALL FASTENERS	#12 X 1 1/2" SELF-DRILLING SCREWS (E9R-2196 OR EQ) W/ NEOPRENE/STEEL WASHER	1

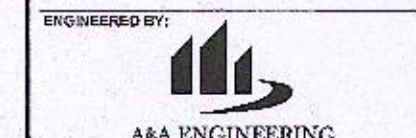
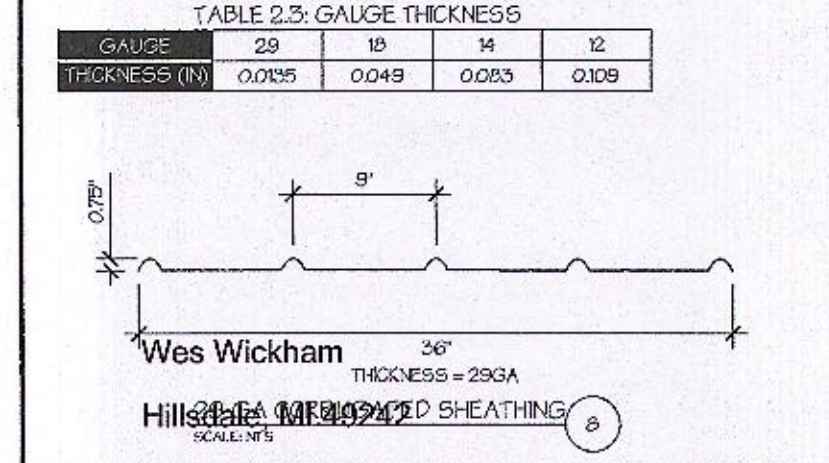


TABLE 2.2: SHEATHING FASTENER SCHEDULE

LOCATION	CORNER PANELS	SIDE LAPS	EDGE LAPS	ELSEWHERE
SPACING	8" OC	MIN 1"	4" OC	8" OC

TABLE 2.3: GAUGE THICKNESS

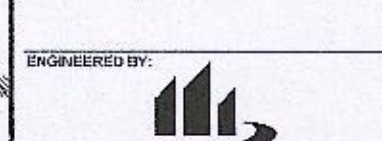
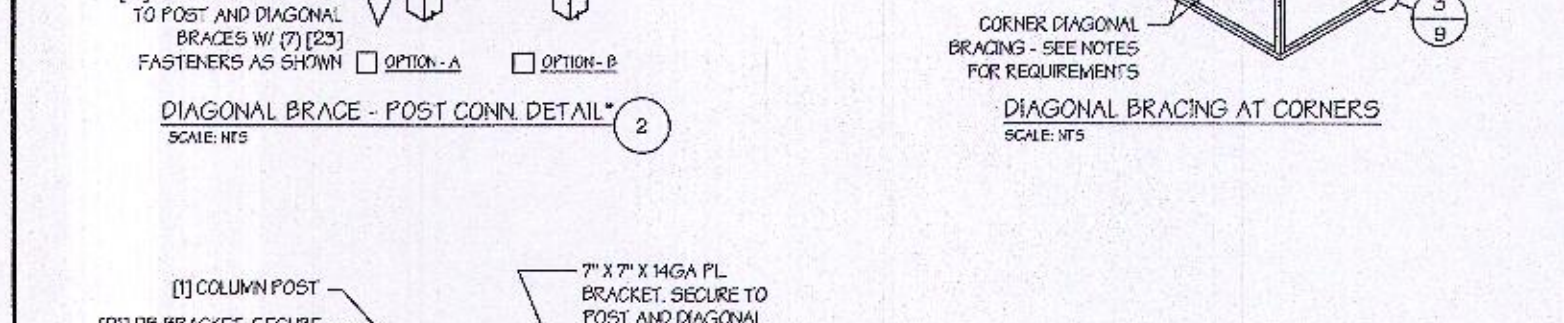
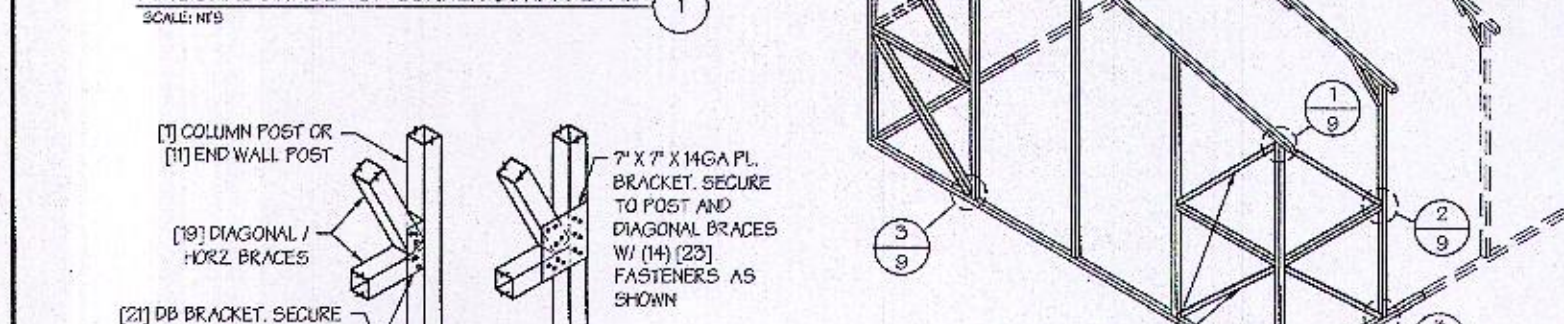
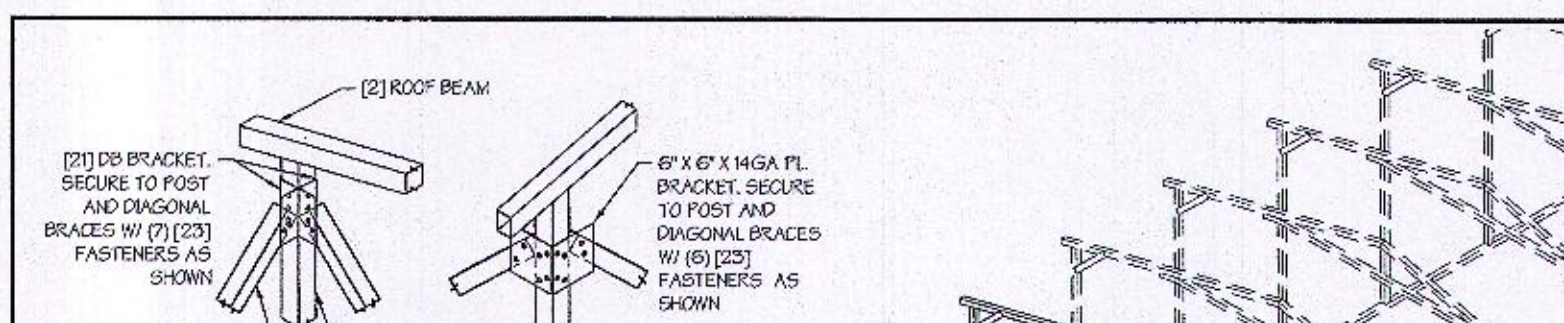
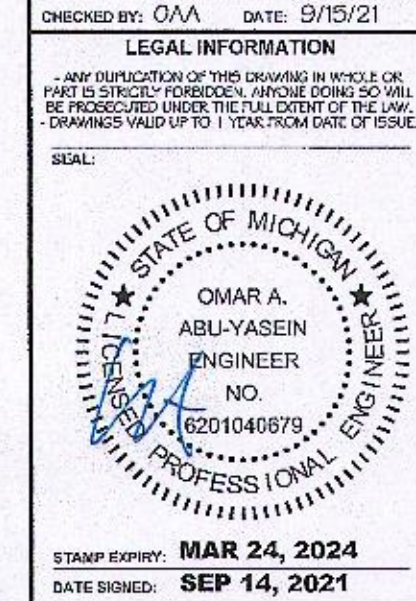
GUAGE	29	18	14	12
THICKNESS (IN)	0.0205	0.049	0.030	0.029



DRAWING INFORMATION
PROJECT: 20'-0" WIDE BUILDINGS
LOCATION: STATE OF MICHIGAN
PROJECT NO.: R1-070-20-1427
SHEET TITLE: SCHEDULES & MEMBER SECTIONS

SHEET NO.: 2 / 11
DRAWN BY: AW DATE: 9/15/21
CHECKED BY: OAA DATE: 9/15/21

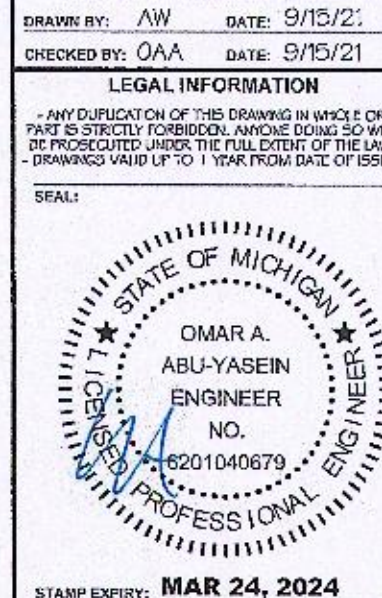
LEGAL INFORMATION
ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY FORBIDDEN. ANYONE DOING SO WILL BE PROSECUTED UNDER THE FULL CRIMINAL AND CIVIL STATUTES WHICH UP TO 1 YEAR FROM DATE OF ISSUE.



DRAWING INFORMATION
PROJECT: 20'-0" WIDE BUILDINGS
LOCATION: STATE OF MICHIGAN
PROJECT NO.: R1-070-20-1427
SHEET TITLE: CORNER BRACING DETAILS

SHEET NO.: 9 / 11
DRAWN BY: AW DATE: 9/15/21
CHECKED BY: OAA DATE: 9/15/21

LEGAL INFORMATION
ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY FORBIDDEN. ANYONE DOING SO WILL BE PROSECUTED UNDER THE FULL CRIMINAL AND CIVIL STATUTES WHICH UP TO 1 YEAR FROM DATE OF ISSUE.



CORNER BRACING NOTES:
1. DIAGONAL BRACING AT BUILDING CORNERS IS REQUIRED FOR ALL BUILDINGS IN LOCATIONS WHERE WIND SPEED IS 40 MPH OR GREATER.
2. FOR 3 SIDED ENCLOSED BUILDINGS 40 MPH OR GREATER WIND SPEED - THE BUILDING MUST BE DESIGNED WITH OPEN BUILDING SPACING AND DIAGONAL BRACING IS REQUIRED ON ALL ENCLOSED WALLS.
3. SIDE WALL DIAGONAL BRACING IS REQUIRED WHEN THE ADJACENT END WALL IS PARTIALLY ENCLOSED.
4. ALL BUILDINGS WITH IRREGULAR ENCLOSURE (SEE SHEET 5) WILL REQUIRE SIDE-WALL BRACING CLOSE TO THE PARTIALLY ENCLOSED END WALL.

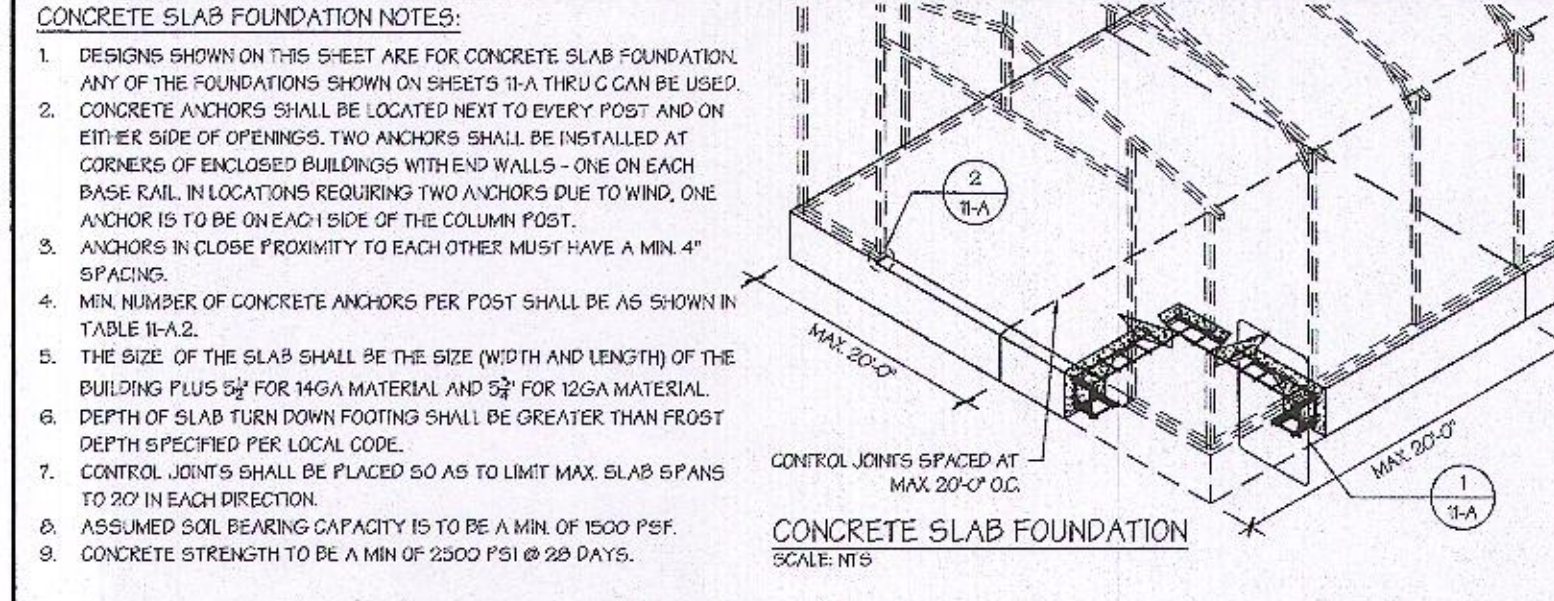
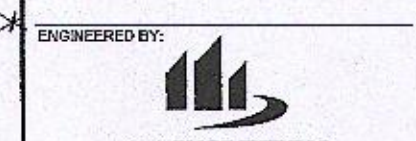
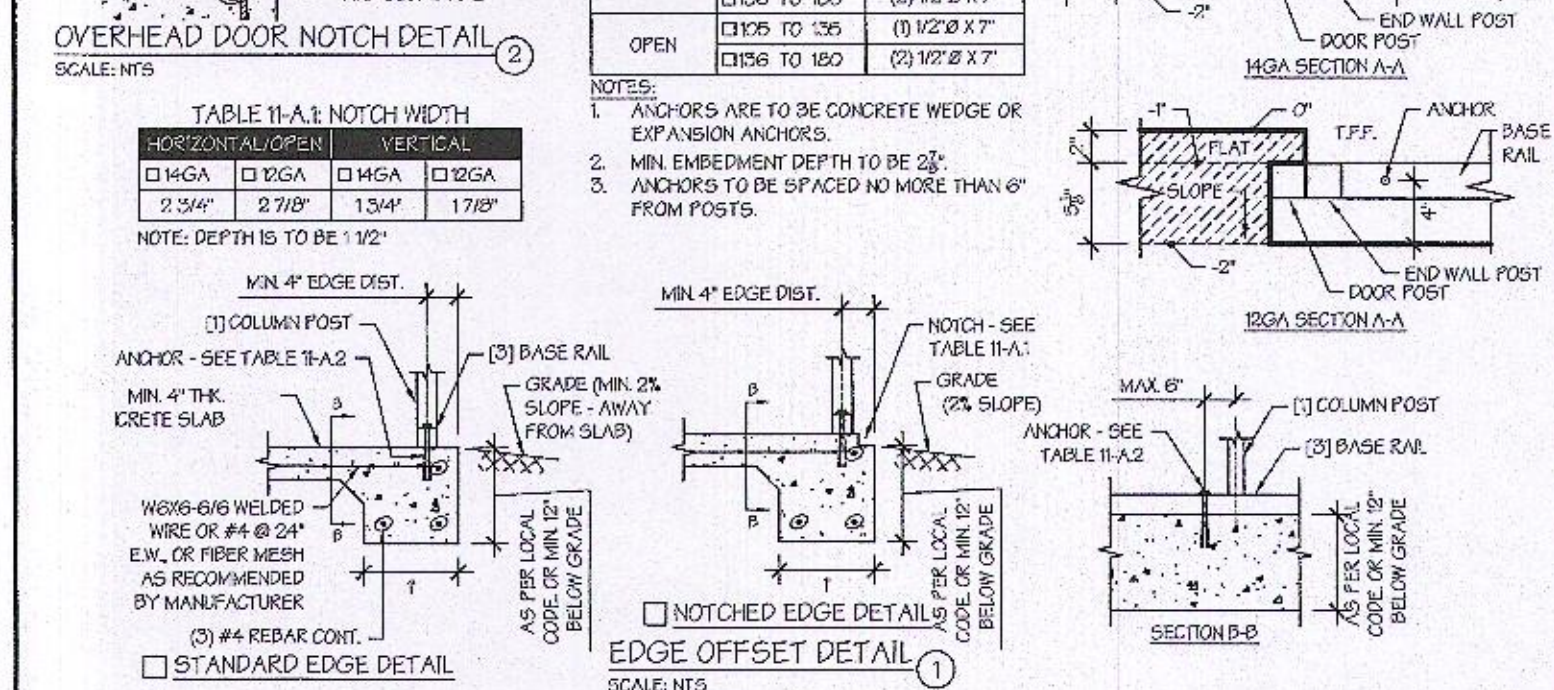


TABLE 11-A: CONCRETE SLAB AND ANCHOR SCHEDULE

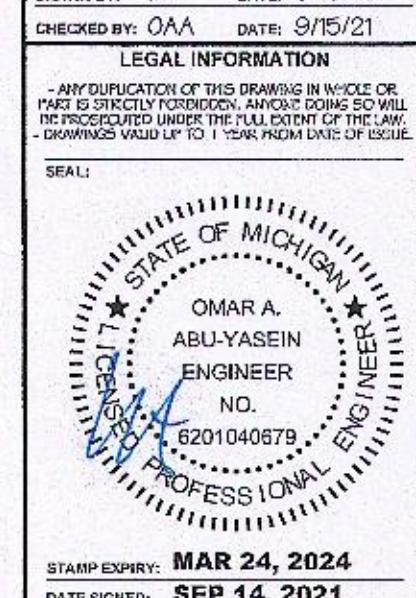
ENCLOSURE	WIND SPEED (MPH)	ANCHOR EMB. NUMBER
ENCLOSED	125 TO 150	(8) 12" X 17"
OPEN	125 TO 150	(3) 12" X 17"
OPEN	125 TO 150	(2) 12" X 17"



DRAWING INFORMATION
PROJECT: 20'-0" WIDE BUILDINGS
LOCATION: STATE OF MICHIGAN
PROJECT NO.: R1-070-20-1427
SHEET TITLE: FOUNDATION OPTION 1: CONCRETE SLAB

SHEET NO.: 11-A / 11
DRAWN BY: AW DATE: 9/15/21
CHECKED BY: OAA DATE: 9/15/21

LEGAL INFORMATION
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KIWANIS
98 W ST. JOE STREET
HILLSDALE, MI. 49242
(517) 281-9360

No.	Description	Date
1		
2		
3		
4		
5		

2022
FLAG STORAGE
BUILDING

DETAILS

Project number	2022-01
Date	3-11-2022
Drawn by	dwb
Checked by	ww
Approved by	ww
Sheet No.	A-3
Scale	NTS



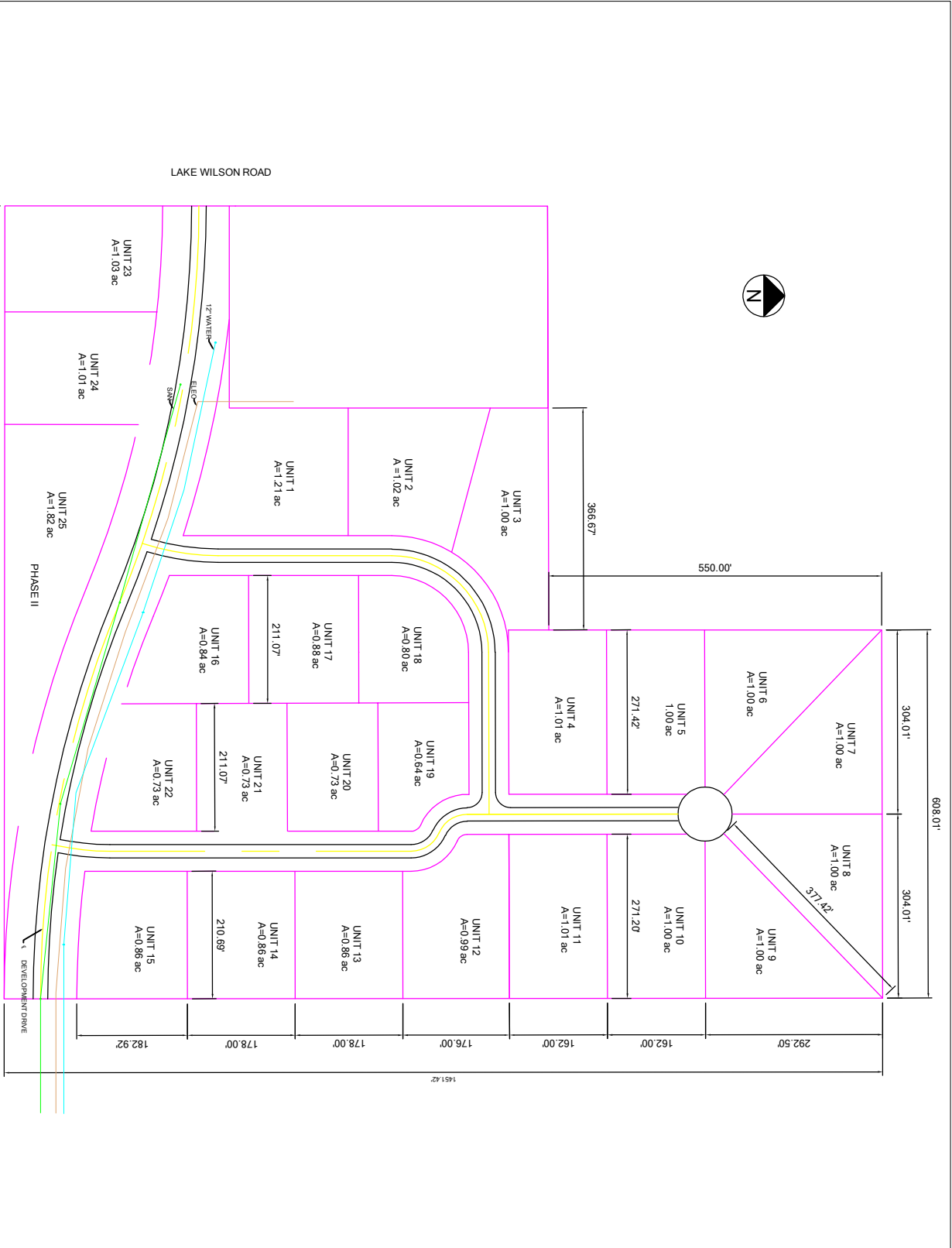
TO: Planning Commission

FROM: Zoning Administrator

DATE: April 20, 2022

RE: 901 Development Dr. Rezoning Public Hearing

Background: Commonwealth Developments, LLC has entered into a purchase agreement with the City to purchase the 30 acre parcel in the manufacturing park designated as 901 Development Dr. The intent is to develop a single family residential development. One of the contingencies is to rezone the property from I-1 Light Industrial to R-1 Single Family Residential. The Master Plan encourages the City to pursue new housing. The property to the west is single family residential in the township. The property to the east and south is currently vacant property zoned I-1 Industrial.



LAKE WILSON ROAD

PHASE II

DEVELOPMENT DRIVE

UNIT 23
A=1.03 ac

UNIT 24
A=1.01 ac

UNIT 25
A=1.82 ac

UNIT 1
A=1.21 ac

UNIT 2
A=1.02 ac

UNIT 3
A=1.00 ac

366.67'

550.00'

304.01'

304.01'

608.01'

377.42'

UNIT 6
A=1.00 ac

UNIT 7
A=1.00 ac

UNIT 8
A=1.00 ac

UNIT 9
A=1.00 ac

UNIT 5
1.00 ac

UNIT 10
A=1.00 ac

UNIT 4
A=1.01 ac

UNIT 11
A=1.01 ac

UNIT 18
A=0.80 ac

UNIT 19
A=0.64 ac

UNIT 12
A=0.99 ac

UNIT 17
A=0.88 ac

UNIT 20
A=0.73 ac

UNIT 13
A=0.86 ac

UNIT 16
A=0.84 ac

UNIT 21
A=0.73 ac

UNIT 14
A=0.86 ac

UNIT 22
A=0.73 ac

UNIT 15
A=0.86 ac

211.07'

211.07'

210.69'

182.92'

178.00'

178.00'

176.00'

162.00'

162.00'

162.00'

292.50'

1451.42'

12" WATER

ELEC

SWR