

**City of Adrian  
Comprehensive Plan**

**2008 ADDENDUM**

**Adopted: June 2, 2008**

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*Prepared by*  
**City of Adrian Planning Commission**  
**2008**

Michael Jacobitz, Chairman  
Khamis-Al-Omari, Vice Chairman  
Melvin Dye  
Peter Barr  
Gary McDowell, Mayor  
Chad Johnson  
Kirk Valentine, City Commissioner  
Marilyn Schebil  
Kristin Bauer, City Engineer

*Assisted by*  
**City of Adrian Community Development Department**

James Tischler, AICP, PCP, Director  
Leslie E. Kettren, AICP, PCP, City Planner  
Denise Cook, Secretary

## 2008 Addendum

### Amendments to City of Adrian Comprehensive Plan

#### Authorization

The authorization to amend the City of Adrian's Comprehensive Plan is granted in the Municipal Planning Act 285 of 1931, which addresses adoption, contents, amendments, recommendations and land use issues of the Comprehensive Plan.

#### Introduction

During 2007, there was a general recognition that the development trends within the City were changing due to increased enrollment at the secondary educational institutions and universities. Specifically, the increase in enrollment had created a housing shortage affecting Adrian College. In addition, the Planning Commission had considered several zoning cases which required amendments to the Future Land Use Plan map and the Existing Functional Classification System map.

#### Planning Process

On December 6, 2007, the Planning Commission held its first work session to discuss potential amendments to the City of Adrian Comprehensive Plan. The Commission invited representatives from Adrian College to explain the College's future expansion plans. The Commission members discussed what changes should be made to the Plan, including increased enrollment and resulting housing issues, future academic programs and where future campus growth should occur. During this work session, the Commission identified several directions where future growth should take that would be in compliance with the college/university needs and in harmony with surrounding land uses.

*Notes from the December 6, 2007 meeting are included with this document identified as ATTACHMENT A.*

On December 17, 2007, a resolution was adopted by the City Commission to authorize the Planning Commission to proceed immediately with any amendments to the Comprehensive Plan and to proceed with its distribution on or before January 31, 2008.

*A copy of the resolution is included with this document identified as ATTACHMENT B.*

On January 3, 2008, the Planning Commission held its second work session. At this meeting, the Commission reviewed the notes from the December 6 work session and again discussed where the best locations would be for future expansion of the colleges/university. The Commission then began to discuss specific parcels surrounding the Adrian College properties, parcels surrounding Siena Heights University, the Marvin Property located along West Beecher Street, and parcels located along the Kiwanis Trail. In addition, the Commission discussed specific changes to the Future Land Use Map, where future park land should be located on the west side of the City, and the proper location for work release facilities.

*Notes from the January 3, 2008 meeting are included with this document identified as ATTACHMENT C.*

The Planning Commission held a public hearing on March 4, 2008 and subsequently recommended adoption of the 2008 Addendum to the City of Adrian Comprehensive Plan as proposed.

*Minutes of the March 4, 2008 Planning Commission meeting (pages 13 and 14) are included in ATTACHMENT C. Also included are copies of the Public Hearing Notice, letters sent to adjacent communities and utility companies requesting comments, a response letter from Adrian & Blissfield Rail Road Company, and a letter of response from a resident on South Madison Street.*

The Planning Commission and the City Commission held a joint meeting on April 14, 2008 to discuss the Plan. Members present decided not to amend the Future Land Use Plan Map for parcels located off of West Maumee Street and those on University Avenue. Reasons for not making changes to the Map included possible disruption of the stable residential neighborhood on University Avenue and the loss of low-income housing at the Adrian Village Apartments. This discussion reflected where the college could expand in the future and in what direction.

*Notes from the April 13 joint meeting are included in ATTACHMENT C.*

#### **Amendments to the Plan**

The Planning Commission authorized staff to prepare language to amend only those sections that need to be revised. Over the next five years, the Planning Commission intends to annually revisit the Comprehensive Plan and determine whether it should be amended or not. Each year it is reviewed, any amendments will be attached to the Comprehensive Plan in an addendum format.

A complete list of the 2008 amendments is as follows:

1. Chapter 2. Regional Setting & Historical Background.

Amendments to Chapter 2 include adding an additional paragraph that addresses the increase of enrollment at the City's institutions of higher education. In the Comprehensive Plan, the changes will be made to the Development Trends section, page 2-6, where additional language is added at the end of the section. The added paragraph reads as follows:

*"Adrian is home to three institutions of higher education: Adrian College, Siena Heights University and Jackson Community College at LISD Tech Center. All three institutions are either experiencing growth in the number of students each serves or are in the process of planning for future growth."*

2. Chapter 4. Vision Statement, Goals & Objectives

Amendments to Chapter 4 include adding an additional goal with supporting objectives and strategies to address the increase of enrollment at the City's institutions of higher education. The new goal should be added under the section called Goals, Objectives & Strategies, after page 4-6. The language to be added is as follows:

***"GOAL: Support the growth in student populations at higher education institutions, while maintaining the character of the adjacent neighborhoods.***

*Objective: Permit planned growth of the campuses so that the institutions can maintain sufficient size and area for economic sustainability.*

*Strategies:*

- √ *Encourage the educational institutions to engage in both short (3-5 years) and long-range (more than 5 years) planning as to facilities' needs and land use.*
- √ *Direct future expansions and the use and development of land to areas designated on the Future Land Use Map as Quasi-Public/College or University use. Rezoning of parcels that create small pockets of residentially zoned properties, or that insert College or University uses among residential uses, should be avoided."*

### 3. Chapter 5. Land Use Plan

The amended Future Land Use Plan map (ATTACHMENT D) replaces Map 5-1 (found on the page following 5-4 in the Comprehensive Plan). The rationale for the map changes is as follows:

*Further explanations can be found in the notes from the Planning Commission work sessions, ATTACHMENTS A & C.*

#### A. Parcels Adjacent to Adrian College Properties

1. Along Michigan Avenue, houses on the north side have already been zoned ERO, therefore these parcels are changed from Single/Two Family Residential to Quasi-Public/College or University.
2. Parcels along Madison, Williams, Charles and Michigan are also changed from Single/Two Family Residential to Quasi-Public/College or University to eliminate "spots" and to make it consistent with existing uses.
3. Family Residential and General Commercial to Quasi-Public/College or University.
4. Properties located along Charles and Madison Streets are designated as Quasi-Public/College or University, a change from Single/Two Family Residential. These parcels permit the campus to provide access to West Maumee Street, provide a front door to campus and are contiguous to all the other parcels that the Planning Commission has designated as Quasi-Public/College or University.
5. The College already owns one of the parcels at the southwest corner of Madison and Michigan Avenue, so these parcels are also planned for Quasi-Public/College or University, a change from Single/Two Family Residential.
6. The parcels along the south side of Michigan Avenue (between Charles and Madison) are also planned for Quasi-Public/College or University, a change from Single/Two Family Residential. A new entrance to the college off of US-223, near the ice arena, would reduce traffic on neighborhood streets near the College campus. These parcels can provide an entrance for the college and would be a good egress/ingress for sporting events.

7. The parcel where the College's Admission House is located will remain designated as Single/Two Family Residential. The Planning Commission reviewed this parcel in-depth and found that although this parcel is contiguous to campus, Madison Street should be the demarcation line and that Adrian College should not expand east of Madison Street. If this parcel was planned for Quasi-Public/College or University use, the campus would be expanding into an established and stable neighborhood. The Planning Commission also determined that the Admission House on this parcel can be easily converted back into a single family use (*the Zoning Board of Appeals has granted a temporary use permit which expires in September 2011*).

**B. Parcels Adjacent to Siena Heights University**

1. The parcels located on the east side of Addison Street at Siena Heights Street are now planned for Quasi-Public/College or University, a change from Single/Two Family Residential. These parcels are shown on the University's Campus Master Plan as an area for future expansion.
2. The parcel located on Elm Street is owned by the University and is therefore planned for Quasi-Public/College or University use, a change from Multiple Family Residential. The University is discussing the possibility of developing a new entrance off of Oakwood Drive, and this parcel fits into the Campus Master Plan.

**C. Marvin Property (along West Beecher Street and Sand Creek Highway)**

1. The Planning Commission reasoned that these parcels have inadequate water pressure for commercial or industrial uses and would be more conducive to residential use. Industrial use would require a water tower which would be cost prohibitive. Therefore, the Commission now plans for these parcels to be changed from Single/Two Family Residential and Commerce Center use, to a Flexible Development Area.

**D. Property Adjacent to Disabled American Veterans (DAV) Property (at Albert and Broad Streets)**

1. The property was shown as being planned for Single/Two Family Residential. This is now changed to Quasi-Public/College or University use as a result of Planning Commission Case 07-020, Site Plan approval to construct additional parking on the parcel adjacent to the DAV site.

#### E. Split-Designated Parcels

Several parcels on the Future Land Use Plan map had been given two separate designations. These parcels are now planned for only one designation, as opposed to a split-designation:

1. Parcels located along South Main Street (M-52) were designated as both light and heavy industrial. They are now planned for light industrial only.
2. Parcels located at the intersection of Church and Center Streets were designated as both Neighborhood Commercial and Single-Two Family Residential. They are now planned for Neighborhood Commercial.

#### F. Parcels to be designated as Park Land on the west side of the City

1. At this time, no additional parcels are being planned for use as park land on the west side of the City. The Parks and Recreation Department is developing a Parks & Recreation Master Plan over the next few months and has requested that the Planning Commission not make any changes to the Future Land Use Plan map until the document is adopted. The Planning Commission will address park land issues during the 2009 Comprehensive Plan review process.

#### 4. APPENDIX A5. Existing Transportation Conditions Inventory

The amended Existing Functional Classification System map (ATTACHMENT E) replaces Map A5-2 which is found on the page following A5-6. The proposed change to this map was a result of the Adrian City Planning Commission Case No. 07-020, a Site Plan Review for the Disabled American Veterans (DAV). The Existing Functional Classification System map incorrectly classified the section of Broad Street in front of the DAV parcel as a local street, rather than as a collector street.

**Adrian City Planning Commission  
Work Session – December 6, 2007  
Starting Time 6:30 p.m.  
Second Floor Conference Room of City Hall**

**Attachment A**

Present: Jacobitz, Al-Omari, McDowell, Valentine, Bauer, Barr, Dye, Schebil

Rick Creehan and Dale Nesbary from Adrian College  
L. Kettren – City Planner  
D. Cook – Secretary

Mr. Creehan mentioned the following items the college is focused on:

1. Currently doing expansion of the dining room and housing.
2. Trying to acquire properties contiguous to the college.
3. Would like access onto US-223
4. Would like to lease Utilities Building on Merrick Street for use as their Physical Plant. – understand that will not happen
5. Planning on 1,400 students
6. Want to have Admission House (135 S Madison) to stay an admission house.
7. Want to have Admission House (135 S Madison) rezoned to ERO
8. Would like to buy the house to the south (143 S Madison – Chris Miller)
9. Would like to buy the house on Williams Street (1248 Williams) – this will give them that entire block.
10. Would like to buy the house at 116 South Charles (Sam Lieto)
11. Goal is to have a class of 450 freshmen.
12. Doesn't have money to build new dorm
13. May have money to buy existing apartment building to use as a dorm.
14. Would like to acquire houses on north side of Michigan (between Charles & Madison), and possibly across Madison Street, and Charles St at the every end of the block by Michigan Avenue
15. Doesn't know if college is interested in homes on the west side of Madison St between Williams and Maumee
16. If college acquires 1248 Williams, this would make for a nice piece of property for an academic building space.
17. Never heard the college had an interest is property west of US-223 – would need to bridge or tunnel for student safety.

Dale Nesbary mentioned the following:

1. The college can't handle more than 1,400 students given their current classroom capacity right now.

Mr. Creehan and Mr. Nesbary left the work session at 7 p.m.

The Commission members then focused on future land growth for the "Quasi-Public/College or University" area.

The Commission agreed on the following:

1. Michigan Avenue: Houses on the north side have already been zoned ERO.
2. Should square off the block (Madison, Williams, Charles, Michigan), which will make it consistent with existing use. This would eliminate "spots".
3. Days Inn and Adrian Village Apartment:
  - a. Are adjacent to a large amount of campus.
  - b. Gives the college access to US-223 and West Maumee Street
  - c. Both buildings are functionally obsolete in their current use
2. University Avenue/Charles Street/Madison Street Chunk:
  - a. It permits the campus to fill out that one block.
  - b. Provides access to West Maumee
  - c. Provides front door to campus
  - d. Is contiguous to everything the Planning Commission is doing
3. SW Corner of Madison and Michigan Avenue:
  - a. College owns one of those parcels already
4. Admissions Office:
  - a. Expands campus into an established and stable neighborhood.
  - b. It is a contiguous parcel to campus
  - c. Use Madison Street as a demarcation line
  - d. Admissions House can easily be converted back into a house
5. Michigan Avenue as Entrance to College:
  - a. Houses along south side of Michigan Avenue should be included in "Quasi-public/College or university"
  - b. Would be good egress/ingress for sporting events
  - c. Would have hard time getting from Main Street onto Michigan Ave
  - d. Would reduce college traffic from Charles Street
  - e. Entrance from US-223 was shown on the ice arena site plan
6. South Side of Michigan Avenue (between Charles and Madison):
  - a. This should be changed to "Quasi-public/College or university"

The Commission then discussed potential growth for Siena Heights University:

1. Apartment house on east side of Addison Street at Siena Heights should be "Quasi-public/College or university"
2. University is talking about a new entrance off of Oakwood Road

The Commission then discussed the following items:

1. On East Albert Street (DAV site) – colors needs to be corrected
2. Marvin Farm property (along Sand Creek Highway):

- a. There is problem getting enough water
- b. These are some of the highest points in the City
- c. Topography would be a problem for a large footprint building.
- d. Frontage should be commercial and back portion should be residential
- e. The yellow and striped areas should be flexible development area

3. Neighborhood Parks on the west side:

- a. There is no park within walking distance
- b. Should give up a park on the east side if park on the west side if developed. Maintaining so many parks is cost prohibitive
- c. Potential locations:
  - 1) Vacant land west of 1341 West Maple
  - 2) A lot in Scott Ridge Subdivision at dead end of Auborne
  - 3) Khamis and Peter want designated area on map

The next work session shall be Thursday, January 3 at 7 p.m. in conference room. Mike to send reminder to Commissioners. Mike and Leslie to work on text amendments to the plan and try to have it for this 1/3/08 meeting.

Adjourned at 8:21 p.m.

**RE: ADRIAN CITY PLANNING COMMISSION – 2006 Comprehensive Plan  
Amendments and Approval of Disseminating Amendments for Review**

**RESOLUTION R07-221**

WHEREAS, the State of Michigan has adopted the Municipal Planning Act (Act 285 of 1931, as amended), which provides, in part, for preparation, dissemination, review and adoption of municipal Land Use Master Plans and subsequent amendments; and

WHEREAS, the City of Adrian 2006 Comprehensive Plan was prepared, reviewed and adopted following requirements of Act 285; and

WHEREAS, the Adrian City Planning Commission took action on September 11, 2007 to initiate review of the 2006 Comprehensive Plan and prepare amendments for review and dissemination, and that such amendments shall be forthcoming by January 31, 2008; and

WHEREAS, Act 285 requires approval of a municipality's governing body in order to disseminate proposed amendments to adjacent jurisdictions for review.

NOW, THEREFORE, BE IT RESOLVED that the Adrian City Commission hereby approves distribution of any forthcoming 2006 Comprehensive Plan amendments proposed by the Adrian City Planning Commission for review in accordance with Act 285.

STATE OF MICHIGAN )

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COUNTY OF LENA WEE)

I hereby certify that the above is a true and complete copy of a resolution adopted by the City Commission of the City of Adrian, County of Lenawee, State of Michigan, at a Regular Meeting held on December 17, 2007, and that public notice of said meeting was given pursuant of Act No. 267, Public Acts of Michigan, 1976, including in the case of a special or rescheduled meeting, notice by publication or posting at least eighteen hours prior to the time set for the meeting.



Pat Baker  
City Clerk

Adrian, Michigan

Dated this 22<sup>nd</sup> day January 2008

**Adrian City Planning Commission  
Work Session  
January 3, 2008**

**Attachment C**

The work session started at 7:10 p.m.

Members Present: Mike Jacobitz, Khamis Al-Omari, Mayor McDowell,  
Kirk Valentine, Peter Barr, Mel Dye

Also Present: Leslie Kettren, City Planner  
Denise Cook, Secretary

Ms. Kettren was asked to make corrections to the Transportation Map.

The members reviewed the notes from the December 6 work session.

135 South Madison Street: There was discussion on 135 South Madison Street (Admissions House). There was a consensus of the members that the Admissions House use was in obtrusive to the surrounding neighborhood. There was discussion on rezoning this property to R-O or possibly amending R-4 to give special exception that would permit the Admissions House (i.e. College/university administration office use, limited traffic, specified distance from adjacent residential).

Addendum to Page 2-6: The members were in receipt of draft language that would mention the existing colleges and university. Some changes were made to the language (see attached). Ms. Kettren was directed to make the changes and submit this addendum to the Planning Commission for public discussion.

Amend Potential Growth for Siena Heights University: The following should be added:

1. 1040 Elm Street – the university now owns this property.
2. Include housing (960, 948 and 922 Addison) on east side of Addison Street, from Siena Heights Drive south to Mulberry Street. The Siena Heights University shows this area on their master plan.

Marvin Property: This discussion includes the property zoned B-2 and RT zoned areas along West Beecher and Sand Creek Highway. It was found that the water pressure would not be adequate for heavy commercial or industrial, but would be adequate for residential. Industrial use would require a water tower which would be cost prohibitive. Discussion followed on how property should be used. The consensus of the members was to change both these areas (B-2 and RT) to Flexible Development, with frontage along West Beecher to remain B-2.

GIS Land Use Map: The final version of the map to be presented to Planning Commission was completed.

Park Land: Staff had discussion with Mark Gasche, Community Services Director and Robert Gentry, City Forester regarding future growth. The Parks & Recreation Department will be developing a master plan. When this has been done, it will be

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brought to the Commission for discussion. There was discussion that if there is potential for park land along the river, it could include privately owned property.

By-Laws: There will be some changes to the By-Laws. The consensus of the members was that any voting member of the Planning Commission should reside within the City. It was also felt that the City Engineer brings great value to the Commission. The by-laws will be changed to reflect the City Engineer be considered an outside source. Chair Jacobitz to bring draft language to meeting for consideration.

Work Release: The City Commission had requested the Planning Commission remove work release facilities as a use from the B-3 district. Discussion followed. The Downtown Blue Print talks about development along the river front as a long term goal, feel work release facility would be a deterrent to potential development. The consensus was to remove work release facilities from the B-3 District. This will be discussed at a meeting of the Planning Commission.

Adjourned 8:53 p.m.

**CITY OF ADRIAN  
COMPREHENSIVE PLAN AMENDMENT HEARING NOTICE**

**NOTICE IS HEREBY GIVEN THAT** a regular meeting of the City of Adrian Planning Commission will be held at the City of Adrian City Hall located at 100 E. Church Street in said City on Tuesday, March 4, 2008 at 7:00 p.m.

At said meeting, the Planning Commission will hold a public hearing to consider a proposed amendment to the Comprehensive Plan of the City of Adrian.

The purpose of the proposed amendment is to revise the Comprehensive Plan to address future growth of the City's institutions of higher education and to address several zoning decisions which required amendments to the Future Land Use Plan map and the Existing Functional Classification System map.

2008 Addendum, which includes the proposed amendments to the Comprehensive Plan, may be examined until the date of said hearing at the office of Community Development Department on Monday through Friday between the hours of 8:00 a.m. and 4:30 p.m.

Any person having an interest in said City, or their duly appointed representative, shall then and there be heard at such meeting or adjournment or adjournments thereof, relative to any matters that should properly come before the said Planning Commission.

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3. The owner shall provide one (1) on- or off-site vehicle parking spaces for each person residing in the student group home. Off-site parking spaces must be assigned and be located within 400' of the home. On-site parking areas shall not be located within any front yard.
4. The home shall be subject to other provisions that the Planning Commission may deem necessary to protect the integrity of the neighboring area, and the health, safety and welfare of the residents of the City of Adrian.

Commissioner Al-Omari supported. Mr. Sala feels new language gives the college certain rights over property owners, language should apply to all properties in the ERO District whether owned by the college or not. There were no further comments from the audience or Commission. Commissioner Clegg will abstain since he was not part of earlier discussions.

In Favor of Motion: Jacobitz, Al-Omari, Johnson, McDowell

Against Motion: Barr, Schebil

Abstaining: Clegg

Motion carried.

CASE NO. 07-074  
PUBLIC HEARING TO HEAR AND CONSIDER COMMENTS TO  
COMPREHENSIVE PLAN AMENDMENTS

The purpose of the proposed amendment is to revise the Comprehensive Plan to address future growth of the City's institutions of higher education and to address several zoning decisions which required amendments to the Future Land Use Plan map and the Existing Functional Classification System Map. Chair Jacobitz asked for comments from the audience. Tom Neill, 149 South Madison Street, submitted a letter to the Commission, and talked about having the east side of South Madison Street (100 block) also designated as "quasi public/college or university", the same as the south side of Michigan Avenue (1200 and 1300 block). Mr. Ayre stated that the College has been approached by several property owners on that side of the block about purchasing property, however, no discussions have taken place. During discussions on these amendments, the Planning Commission used the streets as separation lines from one district to another. Staff recommends the Planning Commission act on adoption of the 2008 addendum as proposed. Commissioner Schebil moved that the Planning Commission recommend adoption of the 2008 addendum to the City of Adrian Comprehensive Plan as proposed. Commissioner Al-Omari supported.

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In Favor of Motion: Schebil, Clegg, Jacobitz, Al-Omari, Johnson, McDowell, Barr

Against Motion: none

Motion carried unanimously.

CASE NO. 07-076  
REPRESENT AND DISCUSSION FOR COMPLIANCE WITH ACT 110

In between the Planning Commission's February 5 meeting and the proposed first reading of an amendatory ordinance by the Adrian City Commission, Community Development staff identified additional information which has led to a re-presentation of this case and a modified recommendation. Specifically, review of the recommended changes with the Michigan Zoning Enabling Act (Act 110 of 2006) has found the allowance of home occupations generally and within any "single-family home". The staff's interpretation of this section is that home occupations must be allowed in single family homes within any of the City residential districts. The previous language omitted the R-1 District. Commissioner McDowell moved that the Planning Commission, based on previous discussion and Act 110 requirements, adopts the following resolution and text amendments as corrected:

**RESOLUTION TO ADOPT  
ARTICLE II DEFINITIONS, SECTION 2.71, HOME OCCUPATION  
ARTICLE XXV CONDITIONS FOR SPECIFIED USES SUBJECT TO A ZONING  
EXCEPTION PERMIT, SECTION 25.14, HOME OCCUPATIONS**

WHEREAS, the Adrian City Planning Commission received a request to permit beauty salons as a home occupation; and

WHEREAS, the Adrian City Planning Commission determined that Act 110 of 2006, the Michigan Zoning Enabling Act, requires provision for home occupations in all single family structures;

NOW THEREFORE BE IT RESOLVED that the Adrian City Planning Commission accepts the text amendments as submitted by the Community Development Department; and

BE IT FURTHER RESOLVED that the Adrian City Planning Commission finds the following text amendments to Article II, Definitions, Section 2.71, Home Occupation and Article XXV, Conditions for Specified Uses Subject to a Zoning Exception Permit, Section 25.14, Home Occupations to be in compliance with the City Code of Ordinances and requests that Case No. 07-076 be forwarded to the City Commission for final approval.

*(New text is shown in bold, strikeout denotes omitted language)*

Proposed amendment of Article II – Definitions

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100 E. Church Street • Adrian, Michigan 49221-2773

Community Development

Telephone: 517-264-4861

Facsimile: 517-265-8798

December 3, 2007

Lenawee County Planning Commission  
c/o Mr. Tim Anderson, Senior Planner  
Region II Planning Commission  
Jackson County Tower Building  
120 West Michigan Avenue, 16th Floor  
Jackson, MI 49201

To Whom It May Concern:

Pursuant to the requirements of Section 125.7a(2) of the Michigan Planning Act as amended, this notification is to inform you that the Adrian City Planning Commission intends to amend its existing Comprehensive Plan. The Adrian City Planning Commission asks that you contact us with any questions, comments; suggestions or specific needs that you identify that could assist us in preparing this plan.

The Adrian City Planning Commission will send you a copy of the proposed amendments to the Comprehensive Plan as soon as we have a finished draft.

If you have any questions, please feel free to contact me at (517) 264-4858, or you may e-mail me at [lkettren@ci.adrian.mi.us](mailto:lkettren@ci.adrian.mi.us)

We look forward to your input as we prepare this update to the City's Comprehensive Plan.

Sincerely,

A handwritten signature in black ink, appearing to read 'Leslie E. Kettren', is written over a faint, circular official stamp.

Leslie E. Kettren, AICP, PCP  
City Planner

ddc



City of Adrian is an Equal Opportunity Lender



*"respect for the individual voice, service for the common good"*

December 3, 2007

Region 2 Planning Commission  
c/o Mr. Charles Riesdorf, Executive Director  
Jackson County Tower Building  
120 West Michigan Avenue -- 16th Floor  
Jackson, MI 49201

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We look forward to your input as we prepare this update to the City's Comprehensive Plan.

Sincerely,



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City Planner

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Community Development

Telephone: 517-264-4861

Facsimile: 517-265-8798

December 3, 2007

Adrian Charter Township Planning Commission  
Adrian Charter Township Hall  
2907 Tipton Highway  
Adrian, MI 49221

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We look forward to your input as we prepare this update to the City's Comprehensive Plan.

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Leslie E. Kettren, AICP, PCP  
City Planner

ddc



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December 3, 2007

Madison Charter Township Planning Commission  
Madison Charter Township Hall  
4008 South Adrian Highway  
Adrian, MI 49221

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Community Development

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Facsimile: 517-265-8798

December 3, 2007

Raisin Charter Township Planning Commission  
c/o Mr. Carl Wagner, Suupervisor  
Raisin Charter Township Hall  
5525 Occidental Highway  
Tecumseh, MI 49286

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Pursuant to the requirements of Section 125.7a(2) of the Michigan Planning Act as amended, this notification is to inform you that the Adrian City Planning Commission intends to amend its existing Comprehensive Plan. The Adrian City Planning Commission asks that you contact us with any questions, comments; suggestions or specific needs that you identify that could assist us in preparing this plan.

The Adrian City Planning Commission will send you a copy of the proposed amendments to the Comprehensive Plan as soon as we have a finished draft.

If you have any questions, please feel free to contact me at (517) 264-4858, or you may e-mail me at [lkettren@ci.adrian.mi.us](mailto:lkettren@ci.adrian.mi.us)

We look forward to your input as we prepare this update to the City's Comprehensive Plan.

Sincerely,

A handwritten signature in black ink, appearing to read 'Leslie E. Kettren', written over a faint circular stamp.

Leslie E. Kettren, AICP, PCP  
City Planner

ddc



City of Adrian is an Equal Opportunity Lender



*"respect for the individual voice, service for the common good"*



100 E. Church Street • Adrian, Michigan 49221-2773

Community Development

Telephone: 517-264-4861

Facsimile: 517-265-8798

December 3, 2007

Palmyra Township Planning Commission  
c/o Palmyra Township Clerk  
6081 East US-223  
Palmyra, MI 49268

To Whom It May Concern:

Pursuant to the requirements of Section 125.7a(2) of the Michigan Planning Act as amended, this notification is to inform you that the Adrian City Planning Commission intends to amend its existing Comprehensive Plan. The Adrian City Planning Commission asks that you contact us with any questions, comments; suggestions or specific needs that you identify that could assist us in preparing this plan.

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Leslie E. Kettren, AICP, PCP  
City Planner

ddc



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January 24, 2008

Mrs. Barbara A. Mitzel  
Area Manager Community Services  
Consumers Energy  
2613 East Maumee Street  
Adrian, MI 49221

Dear Mrs. Mitzel:

On behalf of the City of Adrian Planning Commission and as required by the Municipal Planning Act 285 of 1931 as amended, please find enclosed a copy of the draft of 2008 Addendum, an amendment to the City of Adrian 2006 Comprehensive Plan. Pursuant to the requirements of this legislation, we are requesting your review and comment on the proposed amendments prior to its public hearing and adoption. For reference, the Comprehensive Plan adopted in 2006 is available for your review on the City's website at [www.ci.adrian.mi.us](http://www.ci.adrian.mi.us).

As required by Section 125.37a, copies of the draft amendment have been distributed to the following:

- Adrian Charter Township Planning Commission
- Madison Charter Township Planning Commission
- Region 2 Planning Commission
- Lenawee County Planning Commission
- Verizon
- Consumers Energy
- Citizens Gas Fuel Company
- Adrian Blissfield Railroad
- Norfolk & Southern Railroad

Please submit comments to **City of Adrian Planning Commission; 100 E. Church Street; Adrian, Michigan 49221** no later than 40 days after the date of this notice. Thank you in advance for your cooperation and timely response in reviewing this draft amendment. Comments offered during the review process will be taken into account in adjusting and refining the 2008 Addendum, an amendment to the City of Adrian 2006 Comprehensive Plan.

If you should have questions, please contact me at 517-264-4858.

Sincerely,

  
Leslie E. Kettren, AICP, PCP  
City Planner

Attachments



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# ADRIAN & BLISSFIELD RAIL ROAD COMPANY

P.O. Box 95 • Blissfield, Michigan 49228-0095  
517-265-3626

January 31, 2008

Planning Commission  
City of Adrian  
100 East Church Street  
Adrian, Michigan 49221-2773

Re: 2008 Addendum to City of Adrian 2006  
Comprehensive Plan

Dear Sir or Madam:

Adrian & Blissfield Rail Road Company ("ADBF") has reviewed the 2008 Addendum to the City of Adrian 2006 Comprehensive Plan as detailed in your letter dated January 24, 2008.

ADBF interposes no objections or changes to the Addendum and supports the City of Adrian in its planning efforts.

Please feel free to call upon the undersigned if we can be of further assistance in any way.

Very truly yours,

ADRIAN & BLISSFIELD RAIL ROAD COMPANY

A handwritten signature in black ink that reads 'Mark W. Dobronski'.

Mark W. Dobronski  
President

MWD/paq

RECEIVED  
FEB 01 2008

CITY OF ADRIAN  
COMMUNITY DEVELOPMENT

March 3 2008

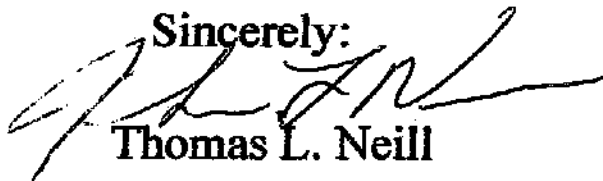
To: Adrian City Planning Commission

From: Tom & Sally Neill

Subject: E.R.O. zoning South Madison East side of St.

We feel that we should have the same rights as the people that live on the south side of Michigan Ave. In the new plan that the City has or is working on the growth of Adrian College. The City has put on the plan for all of South side of Michigan Ave west of Madison St to be ERO. I feel that as we live in the 100 block of South Madison and with in 300 feet of the property line of the Admission house. We should be treated the same as the Michigan Ave property,s on the south side In this spring across from our house the new graduation area and fountain will be put to use for the college by the bell tower. I feel that it is only fair as the plan is in motion to include our property in the plan. Thank you in your consideration of our request and I wish to put this letter on file.

Sincerely:



Thomas L. Neill

*submitted  
@ 3/4/08 PC mtg.  
h.*

**MINUTES FOR SPECIAL MEETING  
BETWEEN ADRIAN CITY COMMISSION AND  
ADRIAN CITY PLANNING COMMISSION  
APRIL 14, 2008  
6:00 P.M.**

Official proceedings for the April 14, 2008 special meeting between the Adrian City Planning Commission and the Adrian City Commission, Adrian, Michigan.

The meeting was opened with a moment of silence and the Pledge of Allegiance to the Flag.

Those present at the meeting were:

City Commission: Mayor McDowell and Commissioners Mitzel, Osborne, Valentine, Steele, Clegg, and DuMars.

Planning Commission: Mike Jacobitz, Chad Johnson, Khamis Al-Omari, Peter Barr, and Mel Dye

Also present: Leslie Kettren, Dane Nelson.

Administrator Nelson began, stating that the meeting was called as a result of the last City Commission meeting when the proposed amendments to the Comprehensive Plan were submitted for City Commission approval. There was discussion at the City Commission level primarily about 2 items:

1. University Avenue to be moved into a different future use category (quasi-public) for Adrian College.
2. The use of the land that currently supports low-income housing that fronts on to W Maumee Street.

During this discussion, the City Commission decided that a joint meeting between the City and Planning Commissions would be beneficial before the City Commission rules on this.

Mike Jacobitz then summarized the process that the Planning Commission used and the rationale for the proposed changes to the Land Use map. If Adrian College continues to grow, in what direction should this growth take place?

Concerns for changing the future use of properties on University Ave. to quasi-public use included the disruption it would cause to this stable residential neighborhood.

Concerns for the change in future use of the land currently occupied by the Adrian Village Apartments included the loss of the low-income housing so that the college would have an entrance to their campus off of W. Maumee Street.

Both Commissions agreed that a Master Plan from Adrian College would help in the decision as to where the college could expand to and in what direction.

The Planning Commission will make the revisions to the Comprehensive Plan that were discussed at this meeting, will adopt the revisions at a Planning Commission meeting and will then present the revised Comprehensive Plan to the City Commission.

The meeting ended at 7:50 pm.

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# FUTURE LAND USE PLAN

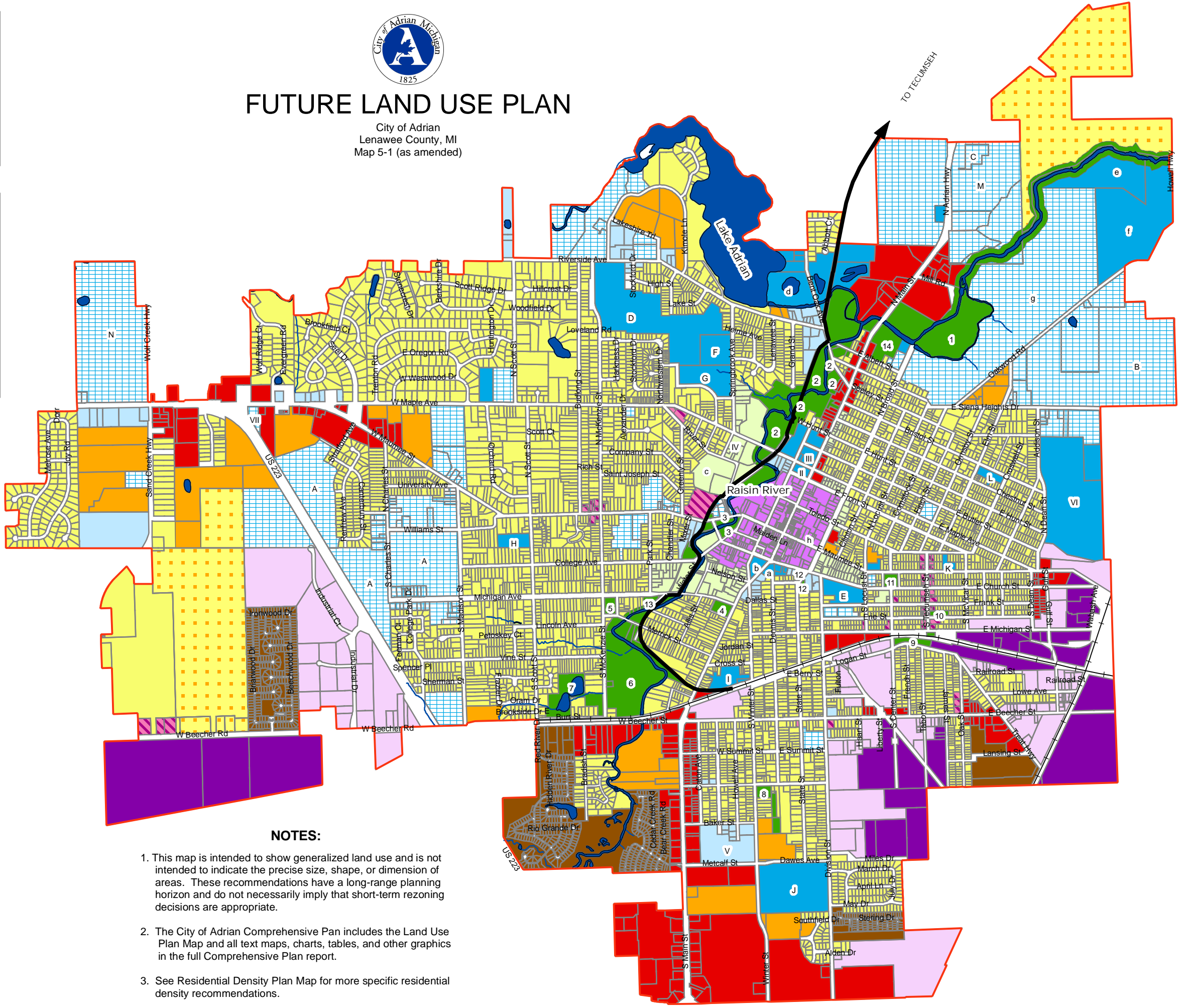
City of Adrian  
Lenawee County, MI  
Map 5-1 (as amended)

- Municipal Buildings**
- a City Hall/Police Department
  - b Fire Department
  - c DPW/Parks & Forestry
  - d Water Treatment Plant
  - e Waste Water Treatment Plant
  - f Operations and Maintenance
  - g Oakwood Cemetery
  - h City Library

- County Buildings**
- II Court House
  - III Rex B. Martin Judicial Building
  - IV Physical Resources Building
  - V Health Department
  - VI Fair Grounds
  - VII County Library

- Educational Facilities**
- A Adrian College
  - B Siena Heights University
  - C Jackson Community College
  - D Adrian High School
  - E Adrian 5-6
  - F Adrian 7-8
  - G Alexander Elementary School
  - H Lincoln Elementary School
  - I Garfield Elementary School
  - J Michener Elementary School
  - K Comstock Elementary School
  - L McKinley Elementary School
  - M Lenawee County Vo-Tech
  - N Lenawee Christian School

- Public Parks**
- 1 Island Park
  - 2 Trestle Park
  - 3 Comstock Park
  - 4 Fee Park
  - 5 West Park
  - 6 Riverside Park
  - 7 Burr Ponds
  - 8 Dana Park
  - 9 Dunlap Park
  - 10 Erie Street Park
  - 11 Monument Park
  - 12 Berry Park
  - 13 Cider Mill Park
  - 14 Adrian Skate Park



**Legend**

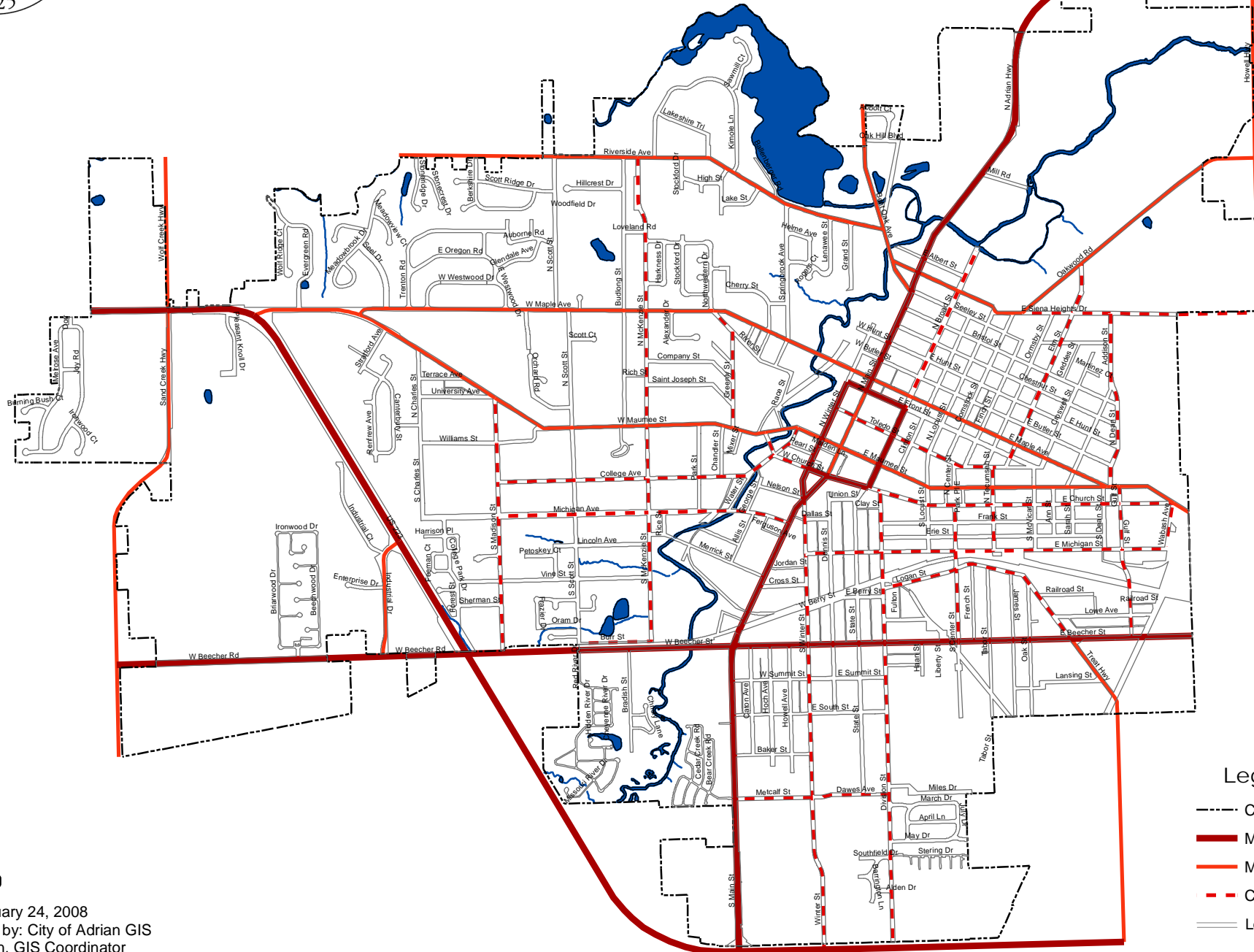
- SINGLE / TWO FAMILY RESIDENTIAL
- MULTIPLE FAMILY RESIDENTIAL
- MOBILE HOME PARK
- LIVE WORK (OFFICE/RESIDENTIAL)
- OFFICE
- DOWNTOWN MIXED USE
- NEIGHBORHOOD COMMERCIAL
- GENERAL COMMERCIAL
- FLEXIBLE DEVELOPMENT AREA
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- QUASI-PUBLIC / COLLEGE OR UNIVERSITY
- PUBLIC / PUBLIC SCHOOL
- PARK / RECREATION
- KIWANIS TRAIL
- CITY LIMITS

- NOTES:**
1. This map is intended to show generalized land use and is not intended to indicate the precise size, shape, or dimension of areas. These recommendations have a long-range planning horizon and do not necessarily imply that short-term rezoning decisions are appropriate.
  2. The City of Adrian Comprehensive Plan includes the Land Use Plan Map and all text maps, charts, tables, and other graphics in the full Comprehensive Plan report.
  3. See Residential Density Plan Map for more specific residential density recommendations.



# Existing Functional Classification System

City of Adrian  
Lenawee County, MI  
Map A5-2 (as amended)



## Legend

- City Limits
- Major Arterial
- Minor Arterial
- - - Collector
- Local Street

January 24, 2008

Map provided by: City of Adrian GIS  
Chris Atkin, GIS Coordinator

June 2, 2008

RE: CITY OF ADRIAN COMPREHENSIVE PLAN – 2008 REVISED ADDENDUM

RESOLUTION R08-085

WHEREAS, the State of Michigan has adopted the Municipal Planning Act (Act 285 of 1931, as amended), which provides, in part, for preparation, dissemination, review and adoption of municipal Land Use Master Plans and subsequent amendments; and

WHEREAS, the City of Adrian 2006 Comprehensive Plan was prepared, reviewed and adopted following requirements of Act 285; and

WHEREAS, the Adrian City Planning Commission took action on September 11, 2007 to initiate review of the 2006 Comprehensive Plan, prepared amendments for review and dissemination, compiled said amendments into a 2008 Addendum, and approved the 2008 Addendum for distribution on January 8, 2008; and

WHEREAS, on January 24, 2008, the proposed 2008 Addendum was transmitted to reviewing entities for a 40-day period as required by Act 285; and

WHEREAS, upon conclusion of the 40-day review period, on March 4, 2008, the Adrian City Planning Commission conducted a public hearing on the proposed 2008 Addendum and then unanimously approved it for transmittal to the Adrian City Commission; and

WHEREAS, on March 17, 2008, the Adrian City Commission voted to defer action on the proposed 2006 Comprehensive- 2008 Addendum Resolution (R08-046) and requested further review and discussion with the Planning Commission, which resulted in a joint work session on April 14, 2008; and

WHEREAS, the Planning Commission has completed additional amendments to the Comprehensive Plan - 2008 Addendum, which were approved by the Planning Commission at their May 6, 2008 regular meeting; and

WHEREAS, Act 285 requires approval of a municipal Land Use Master Plan by a municipality's governing body.

NOW, THEREFORE, BE IT RESOLVED that the Adrian City Commission hereby acknowledges receipt of the Comprehensive Plan - Revised 2008 Addendum and finds that it meets all criteria for approval under Act 285; and

BE IT, FURTHER, RESOLVED that the Adrian City Commission hereby adopts the proposed City of Adrian 2006 Comprehensive Plan – Revised 2008 Addendum, in accordance with Act 285, with the following corrections, as noted by Commissioner Mitzel:

- 1) Page 4 – Correct the date of the joint meeting of the City Commission and Planning Commission from April 13, 2008, as printed, to April 14, 2008.
- 2) Page 5 – Lenawee Vo-Tech is now called LISD Tech Center and should be corrected to reflect the name change

On motion by Commissioner DuMars, seconded by Commissioner Steele, this resolution was adopted by a unanimous vote.