

## Project Background

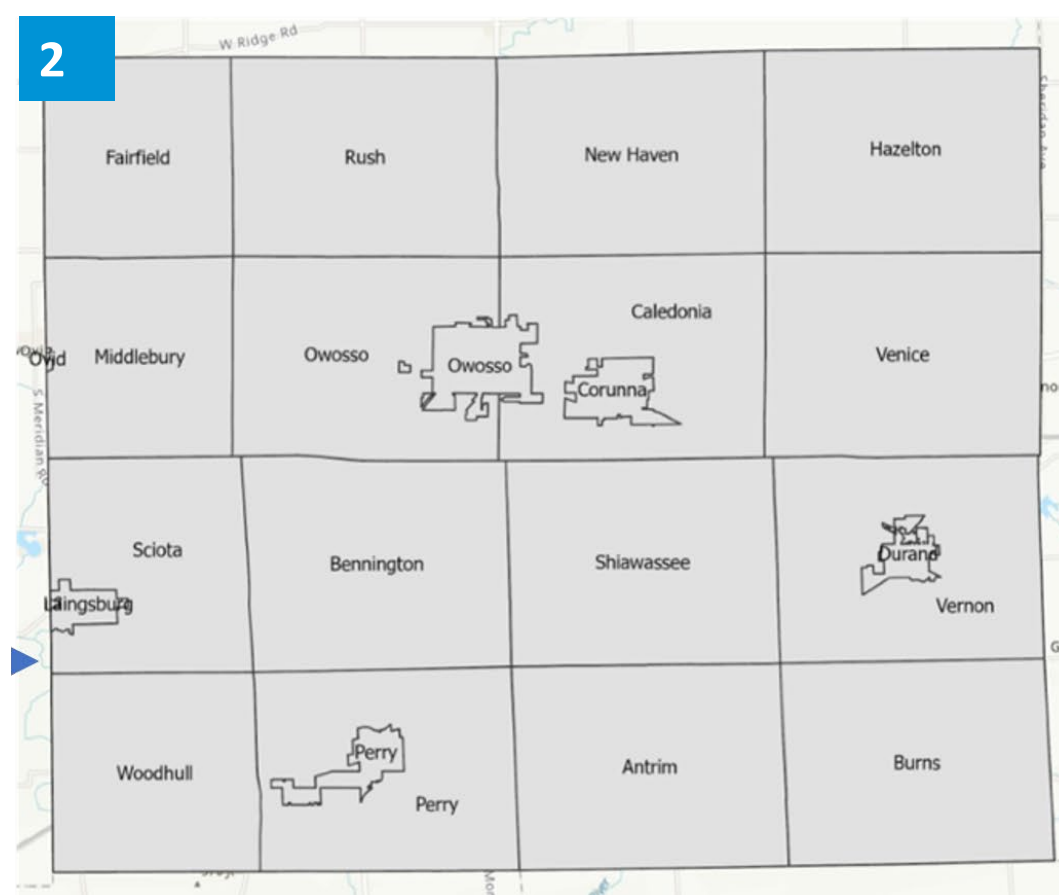
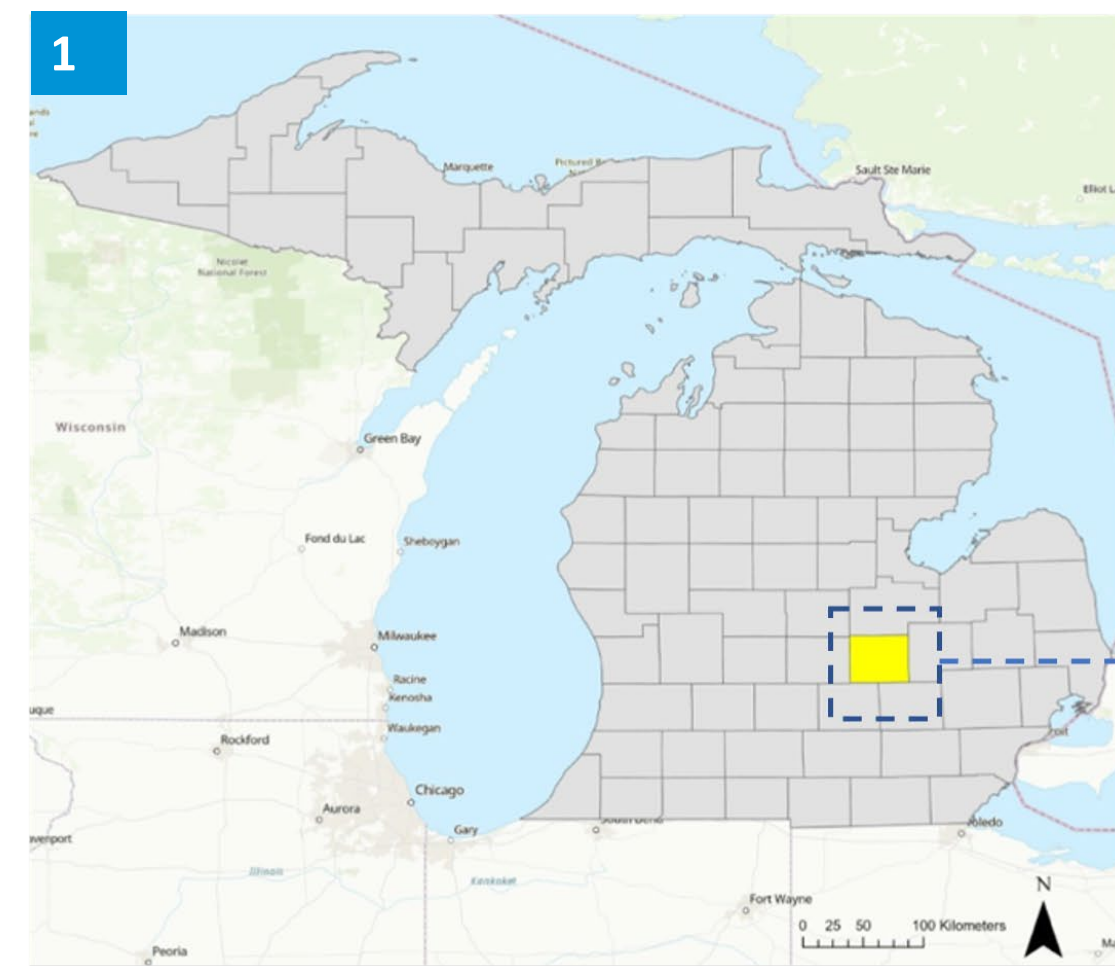
### Client information

- The Shiawassee Economic Development Partnership (SEDP) is interested in creating a development processes handbook to serve as a resource for interested developers and communities.
- SEDP secured an MSU Practicum team to assist them to identify development processes utilized by local governments across Shiawassee County.



Images showing the county fabric, Left: Shiawassee Circuit Court, Right: Downtown Owosso

## Community Background

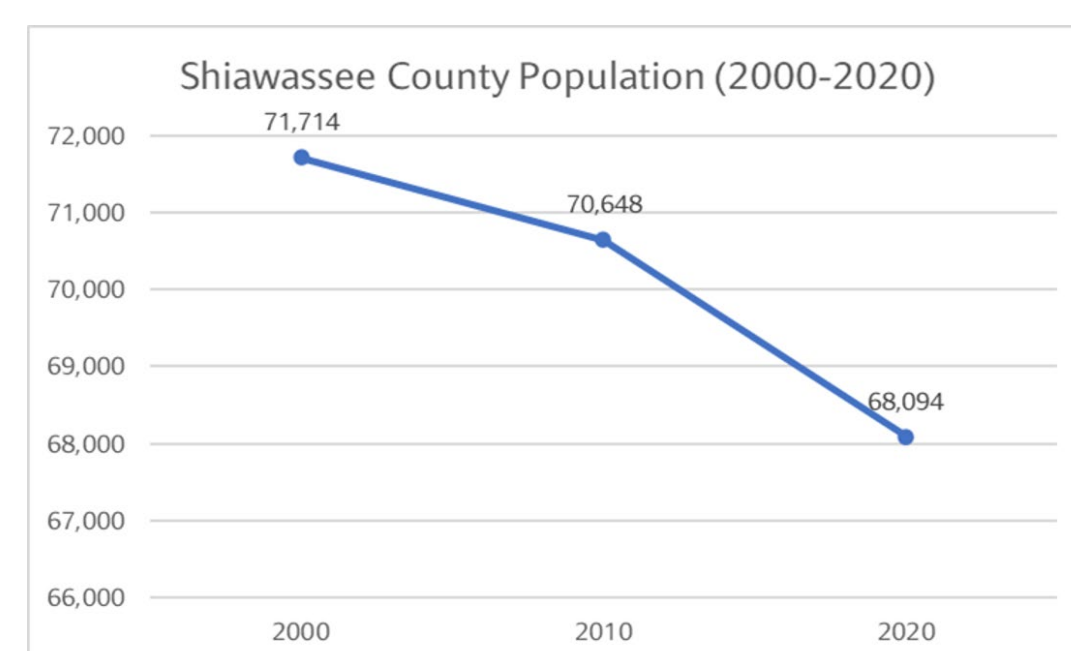


1. Map showing the location of Shiawassee county in the state of Michigan, 2. Map showing the jurisdictions within Shiawassee County

### Planning Context

- Shiawassee County is in the lower peninsula of Michigan, strategically located along Interstate 69 and is halfway between Lansing and Flint.
- Shiawassee County contains 28 unique governmental entities comprising 16 townships, 5 cities, 6 villages, and the county government under different zoning jurisdictions.

### Socio-Economic Profile



- Population has declined from 2000-2020 with an increase in the older populations.
- Ratio of males to females is relatively comparable to the state of Michigan.

- Median household income has steadily increased since 2000, from \$42,553 to \$56,436 in 2020.
- Educational attainment has increased since 2000 in each category of high school diploma, college or associates, and bachelors or higher.
- Largest employment sectors from highest to lowest in 2020 were: Healthcare and Social Assistance Manufacturing, Retail Trade, Arts, Entertainment, and Recreating, and Accommodation and Food Services Construction.

## Key Findings

### Local government interview findings

- It was studied that 50% of jurisdictions had downloadable zoning ordinances and permitting procedures online, while 30% had the documents readable online.
- 50% of the organizations were making efforts to meet the suggestions of Regarding Redevelopment Ready Communities.
- The survey results showed a 40% chance of high residential demand, 30% mentioned a low need, and 20% stated a medium need.
- In the context of jurisdiction's planning/zoning department, 60% of the department contracted employees through a private firm.



Images showing the county fabric, Left: Downtown Owosso, Right: Railroad passing through city of Durand

### Development processes findings

#### Site Plan Review Application Findings:

- 6 jurisdictions have downloadable/printable PDF forms for applicants.
- Village of Lennon form can be obtained from Village Clerk.
- 4 jurisdictions have checklists which summarize the requirements including fees, approvals, and number of copies of the application and drawing.
- 4 jurisdictions included a specific fee schedule.
- Number of copies required ranges from 1 to 20.

#### Rezoning application findings

- 8 of the 17 total jurisdictions had rezoning processes available in their zoning ordinance documents
- 4 rezoning application processes begin with the amendments to the official zoning map.
- The city of Corunna is unclear in stating the precise rezoning application procedure.
- 4 of the 8 stated jurisdictions require the applicant to submit the application 15 days prior to Planning Commission meetings.

#### Variance Findings

- 4 of the 17 jurisdictions had variance processes in their zoning ordinance documents.
- All 4 jurisdictions have limited information regarding variance process regulations.
- Caledonia Charter Township and Venice Township are routed through the Zoning Administrator and followed by a ZBA hearing.

#### Special Use Permit Application Findings:

- Of the available forms, 6 of them are downloadable/printable PDF files.
- Caledonia Charter Township and the City of Perry are the only jurisdictions to provide form-fillable PDF applications.
- Timelines for submitting applications vary widely.
- Planning jurisdictions seem to agree on using the Planning Commission public hearing as a reference point for when special use permits must be submitted.

## Recommendations

### Recommendations based on socio-economic profile



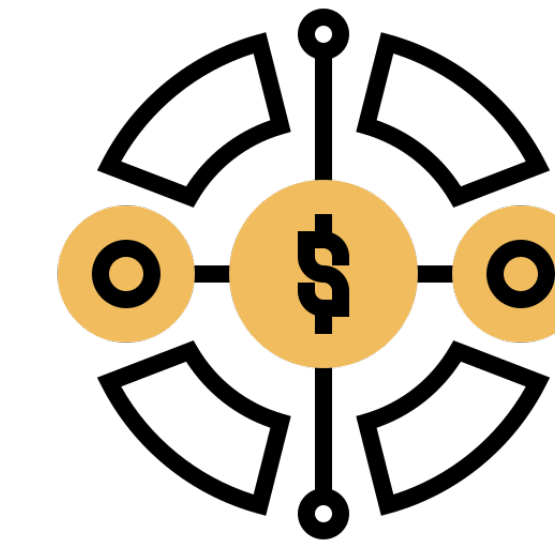
Increase in employment opportunities and retention



Creating more Senior and assisted living



Building more affordable housing



Creating a diversified economy



Accelerating currently well performing industries



Creating walkable and vibrant downtowns

### Recommendations based on local government interviews



Make document availability a priority

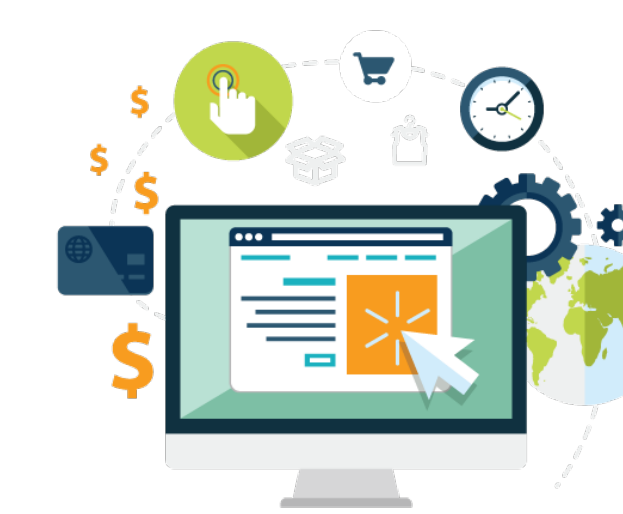


Increase number of Redevelopment Ready Communities



Regular schedule of updates to ordinances

### Recommendations based on development processes analyses



Online availability



Form fillable PDFs



Clear and concise instructions on forms

## Funding options

Funding recommendation were based on housing development, economic growth, rural development and vibrant downtowns.



Committed to the future of rural communities.