



Department: Planning Dept
Phone: 248-796-4158
Fax:

MEMO

To: Planning
Commission
From: Thomas Paison
Dep. City Planner
Date: January 28, 2026
Re: **2025 Planning
Commission
Annual Report**

Below, please find below an outline of the Planning Commission and Planning Department Activities for January 2025 through December 2025:

A. Land Use Cases (Site Plan/Special Use/Rezoning/Street Vacation)

Name of Development	Reference #	Details
16400 JL Hudson Dr	PZRODD25-0001	To rezone the property to ODD Overlay Development District to permit renovation and reuse of the property. Value of Development: \$1,000,000 Status: Approved
27301 11 Mile Rd	PZRODD25-0002	To rezone the property at 27301 W 11 Mile Road, Southfield, Michigan (Parcel 24-19-100-221) to ODD Overlay Development District with B-2 underlying zoning to permit the wider range of tenant uses per the SmartZone Sub Area ODD use list. Value of Development: \$5,000,000 Status: Approved
24412 Southfield Rd	PCZR25-0001 PSP24-0011	To conditionally rezone the property from OS - Office Service to B-3 General Business to construct and operate a new oil change business. Value of Development: \$700,000 Status: Approved
27600 Northwestern Highway	PCZR25-0002	To rezone the property from RMU Multi Family to RS Regional Shopping. Value of Development: \$0 Status: Approved
Edwards Avenue Parking Lot & 29095-131 Greenfield Rd	PCZR25-0003	To conditionally rezone the property from B3 General Business to RM Multi Family. Value of Development: \$0 Status: Approved

2025 Planning Commission Annual Report

City of Southfield

January 28, 2026

Page 2

100 - 200 Galleria	PCZR25-0004 PSLU25-0009 PSP25-0008	Rezone from RC Regional Center to B3 General Business with a special land use and site plan review to construct and operate a warehouse retail store with a fuel station. Value of Development: \$20,000,000 Status: Approved
22106 8 Mile Rd	PZR24-0013 PSLU24-0021 PASP25-0089	To rezone the parcel from B3 General Business to I-1 Industrial to expand operations for a landscaping/supply store Value of Development: \$807,000 Status: Approved
21375 Telegraph Rd	PZR25-0001	To rezone the parcel from ODD to I-1 Industrial Value of Development: \$0 Status: Approved
2 parcels on Westhampton Ave 4 parcels on Westhaven Ave	PZR25-0003 PSP25-0007	To rezone 4 parcels from R1 Single Family to RT Attached Single Family to construct two family attached residential buildings. Value of Development: \$350,000 Status: Approved
27050 Lahser Rd	PSLU25-0001 PSP25-0002	To demolish an existing gasoline service station and construct a new gasoline service station/convenience store with alcohol sales and a carryout restaurant. Value of Development: \$1,250,000 Status: Approved
15640 11 Mile Rd	PSLU24-0023 PSP24-0022	To renovate the building and site for use as a bar/dog park. Value of Development: \$500,000 Status: Approved
25826 Southfield Rd	PSLU25-0003	To add a carry out restaurant to an existing gas station/convenience store Value of Development: \$50,000 Status: Approved
24260 Telegraph Rd	PSLU25-0004	To renovate and reuse the building and site at 24260 Telegraph Road. Value of Development: \$300,000 Status: Approved
24749 Maryland Ave	PSLU25-0005	To operate a group childcare home. Value of Development: \$0 Status: Approved
24471 10 Mile Rd	PSLU25-0006	To operate a reproduction and duplicating facility with office services. Value of Development: \$0 Status: Approved
21380 Telegraph Rd	PSLU25-0008	To operate a tow truck sales/service operation Value of Development: \$0 Status: Approved
28817 Telegraph Rd	PSP24-0023	To renovate the building and site for use as a Verizon store. Value of Development: \$850,000 Status: Approved

28600 Lahser Rd	PSP24-0024	To construct soccer fields as part of the Southfield Christian School Campus. Value of Development: \$200,000 Status: Approved
29410 Northwestern Highway	PSP25-0001	To permit construction of a new building for an operation that is a combination of permitted uses (private club & restaurant) and special uses (smoking lounge and bar/lounge) Value of Development: \$15,000,000 Status: Approved
28610 Northwestern Highway	PSP25-0003	Revision to previously approved site plan to build an adult use marijuana retailer establishment. Value of Development: \$1,000,000 Status: Approved
19900 9 Mile Rd	PSP25-0004	To renovate and reuse of a vacant building (former Specs Howard School) for outpatient rehabilitation and mental health facility and with a residential component including 12 adult foster care and 24 independent apartment units. Value of Development: \$8,000,000 Status: Approved
23458, 23472, 23488 Bush St	PSP25-0005	To construct a 6-unit townhome development on vacant land at the north end of Bush St. Value of Development: \$2,100,000 Status: Approved
27100 - 27300 11 Mile Rd	PSP25-0006	To renovate the existing office buildings into multi-family residential units with other accessory uses. Value of Development: \$30,000,000 Status: Approved
27252 Inkster Rd	PSP25-0009	To construct a new data center. Value of Development: \$500,000,000 Status: Approved
	Grand Total of Investment in 2025:	Council/PC Approved: \$587,107,000 Admin. Site Plans (75): \$84,704,258 Total: \$671,811,258 (Metrobloks Datacenter accounts for \$500,000,000 of this total)
	Grand Total of Investment in 2024:	Council/PC Approved: \$156,185,399 Admin. Site Plans (97): \$23,817,511 Total: \$180,002,910
	Grand Total of Investment in 2023:	Council/PC Approved: \$40,122,504 Admin. Site Plans: \$37,951,875 Total: \$78,074,379
	Grand Total of Investment in 2022:	\$300,575,000 (Middlepointe Project accounts for \$250,000,000 of this total)
	Grand Total of Investment in 2021:	\$174,128,504

B. Zoning Text Amendments

OS District Uses	PZTA25-0001	To update the uses permitted in the OS Office Service zoning district to include limited retail and restaurant uses in certain areas. Status: Approved
B1 - B3 Districts Uses	PZTA25-0002	To update the uses permitted in the B-1 Neighborhood Business, B-2 Planned Business, and B-3 General Business zoning districts to include executive, administrative and professional offices. Status: Approved
Height Standards for Flagpoles	PZTA25-0003	To update the Exceptions to Height Standards to specifically address flag poles. Status: Approved
Adult Day Services Definition	PZTA25-0004	To provide a definition for Adult Day Services and add the use to the use lists for the RM, RMM, RMU, O-S, RS, RC, B-2 and B-3 Zoning Districts). Status: Approved
Public ROW Fence Regulations	PZTA25-0005	To add a definition and regulations related to publicly installed and maintained fencing along public road rights of way Status: Approved
Public Art Requirement Update	PTZA25-0006	To update the public art requirement for projects over \$1,000,000 in value Status: Approved
Firearm Establishments Regulations	PZTA25-0007	To provide regulations for firearm sales establishments and firearms shooting ranges Status: Approved

C. Commissions and Boards

- **Planning Commission:** 24 Meetings
 - 11 Study Meetings
 - 12 Regular Meetings
 - 1 Joint Visioning Session with Planning Commission and with City Council (June 16)
 - Activity Summary:
 - Standard Rezoning: 3
 - Conditional Rezoning: 4
 - ODD/RUDD/MUCD Rezoning: 2
 - Special Land Uses: 9
 - Site Plan Reviews: 13
 - Zoning Text Amendments: 6
 - 2024 Planning Commission Annual Report Review & Adoption (Includes Sustainable Southfield 2.0 Community Comprehensive Plan Implementation Review as Appendix A)
 - City of Southfield Capital Improvement Plan Update

Review/Recommendation to Council (prior to adoption of
FY25/26 City Budget)

- Amendment to Sustainable Southfield 2.0 Community Comprehensive Plan to include the Southfield DDA 25-30 Strategic Plan as an addendum

- **City Centre Advisory Board:** 8 Meetings
 - Hosted a winter/spring trivia event for local businesses (3/27)
 - Continue to provide publicly available dog treats for residents throughout the city's trail network.
 - Sponsored four Eat to the Beat Events
 - Crohn's & Colitis Walk Sponsor
 - ADL Walk Against Hate Sponsor
 - Kimmie Horne Jazz Festival Sponsor
 - Published four Happenings Newsletters
 - Sponsored Bumble Bee Sculpture installed at Towne Square
 - Bike share program renewed
 - Michigan Trails Magazine – City Centre Trail featured
 - Rock Snake public art project at Eat to the Beat
 - Installed a new sculpture from Flatlanders at LTU's new Civic Centre Park Plaza
 - 14 Bird House replacements
- **Southfield Public Arts Commission:** 9 Meetings
 - Completed 4 Art Gallery Exhibits in partnership with the city.
 - Fashion Show Fundraiser held (5/16)
 - Organized volunteers for Kimmie Horne Jazz Festival
 - Bertoia sale to General Motors & establishment of Community Foundation of SE Michigan fund for maintenance of the Public Art collection
 - Etrog's sculpture restoration
 - Art of Unity Obelisk restored and reinstalled
 - Working with renowned Mexican artist Sebastian to complete a future sculpture for the Nine Mile Corridor.
 - Coordinated with the Detroit Institute of Arts to install a mural on city campus (Goldfinch)
 - Patronicity Campaign – Let There be Light (8 Mile/Greenfield bridge lighting)
 - Public Art Requirement Coordination: 2 projects reviewed by Commission
- **Sustainable Southfield Advisory Board:**
 - Sustainability Task Force and Community Advisory Board members are actively engaged in the review and editing process of the Sustainability Action Plan draft document
 - Ongoing updates to the Sustainable Southfield web page with more credible sources, highlights of City projects, newsletters and other public education material

- **Zoning Board of Appeals Meetings:** 15 Meetings

Commercial Zoning Ordinance Waiver Cases (13 Cases):

Development Description/ Location	Reference #	Zoning District	Zoning Waivers
American Mulch 20921 Mapleridge Ave	24-35	I-1	Screening of Outside Storage Outside Storage Height Outside Storage Setback
Holy Sepulchre 25800 10 Mile Rd	25-02	R-E	Temporary Use
Verizon Wireless 28117 Telegraph Rd	25-05	B-3	Durable Material - Glass Frontage
Henry Ford Health 16001 9 Mile Rd	25-07	ERO	Banner Time Period Banner Size
Smoking Lounge 29410 Northwestern Hwy	25-09	B-3	Building Height
Highland Park Baptist Church 28600 Lahser Rd	25-11	R-2	Fencing
Oil Change 24412 Southfield Rd	25-15	B-3	Setbacks Landscaping
Southfield DPW 25501 Clara Ln	25-16	RC	Setbacks
Shell 27050 Lahser Rd	25-20	B-3	Setbacks Landscaping
Tiger Market 27522 Northwestern Hwy	25-21	B-3	Temporary Use
Eagle Landscaping 22108 8 Mile Rd	25-28	I-1	Front Yard Setback
Costco 100 Galleria	25-32	B-3	Setbacks
Metrobloks 27252 Inkster	25-33	RC	Setbacks

Summary: The only consistent pattern is that 6 of the 13 commercial appeals involved setback waivers and 3 of those were for setback waivers in the B-3 district.

Commercial Sign Ordinance Waiver Cases (14 Cases):

Development Description/ Location	Reference #	Zoning District	Zoning Waivers
Metro Signs & Lighting 23659 Greenfield Rd	24-33	B-2	Wall Signage (Area)
Intercity Neon 21321 Telegraph	24-34	I-1	Wall Signage (Area)
Dagher Signs & Graphics 23691 Greenfield	25-03	B-2	Additional Signage (Wall) Wall Signage (Area)
Culvers 29970 Southfield Rd	25-06	B-3	Ground Signage Height
Five Below 23675 Greenfield Rd	25-08	B-2	Additional Signage (Wall) Wall Signage (Area)
Superior Fence 26650 8 Mile Rd	25-10	I-1	Wall sign not facing major throughfare
Amoco 24848 Southfield Rd	25-12	B-3	Number of Wall Signs Wall Signage (Area)
Savvy Sliders 26336 12 Mile Rd	25-14	B-3	Additional Signage (Wall) Wall sign not facing major throughfare
Excelsior Research Center 24471 10 Mile Rd	25-18	O-S	Number of wall signs <u>per</u> major throughfare
Excelsior Research Center 24481 10 Mile Rd	25-19	O-S	Number of wall signs <u>per</u> major throughfare
Marathon 24960 Telegraph Rd	25-22	B-3	Ground Signage (Denied)
Taco Bell 24705 12 Mile Rd	25-26	B-3	Wall Signage (Area)
Fishbones 26244 Northwestern Hwy	25-29	B-3	Ground Signage

Costco 100 Galleria	25-34	B-3	Ground Signage Number of wall signs <u>per</u> major throughfare
------------------------	-------	-----	--

Summary: The most consistent pattern is that 8 of the 14 sign appeals involved waivers for wall sign area and/or wall signs not facing a major thoroughfare.

Residential Zoning Waivers (7 Cases):

Development Description/ Location	Reference #	Zoning District	Zoning Waivers
Residential 25874 Lathrup Blvd	24-32	R-2	Front Yard Setback
Residential 23683 Lake Ravines Dr	25-01	R-E	Front Yard Setback
Residential 29166 Pierce	25-17	R-4	Front Yard Setback
Residential 27624 Shagbark Rd	25-24	R-A	Fencing
Residential 29909 Chelmsford Rd	25-25	R-4	Side Yard Setback
Residential 28416 Lady K Court	25-27	R-4	Rear Setback Expansion of Non- Conforming Structure
Residential 24200 Lahser Rd	25-30	R-1	Front Yard Setback Side Yard Setback

Summary: There is no consistent pattern amongst these 7 cases that would warrant consideration of any particular zoning text amendments at this time.

D. Other 2025 Planning Activities and Summaries

• **Discussion/Initiatives/Review/Research Topics**

○ Nine Line Greenway Corridor Plan Implementation:

- Nine Line Greenway Corridor Task Force completed development of branding for the corridor
- Evergreen to Southfield Road Trail segment: TAP grant funded section of trail to be installed in 2026
- NW Hwy Service Dr to Greenfield Trail segment: TAP grant awarded - section of trail to be installed in 2026
- Preliminary Engineering for improved trail crossing of Northwestern Hwy/ Southfield interchange funded by Oakland County Access to Transit Grant – engineering work underway, to

be completed in 2026

- Nine Line pathway marker sculptural pole markers installed in 3 locations (Beech Woods and Bauervic Woods Parks & the old fires station on 9 Mile)
- Nine Line trailhead signs designed and to be installed in 2026 at Beech Woods and Bauervic Woods Parks

- **Special Projects**

- **49 Bus stop/pedestrian respite area installations/ improvements**
- **14 New Mini-Community Entry/Welcome Signs installed at key intersections**
- **LTU/City Softball complex** construction management
- **Updated the mapping/inventory of improved bus stops and pedestrian respite stations** (provide updated inventory to DPW for servicing of trash receptacles)
- **Official Zoning Map updated with rezoning through August 25, 2025, and certified by the Mayor and Clerk**
- **Official Zoning Ordinance document update underway to include all amendments through December 2025** – draft completed and under review for completion & publication to web January 2026
- **Promenade** (on the front lawn of City Hall), design coordination, purchase and installation of furnishings and pedestrian lighting; relocation and installation of the Holiday evergreen

- **Sustainability Planning**

- **Sustainability Action Plan:** framework established, draft is almost completed, and editing of the plan is underway
- **Sustainable Southfield Public Engagement Plan**
- **Food Waste Elimination Study:** study completed in partnership with the Detroit-based nonprofit, Make Food Not Waste and adopted by City Council in February 2025
- **LTU (Lawrence Technological University) Collaborations:**
 - Working with dining hall vendor & the Make Food Not Waste non-profit on food waste reduction strategies
 - Gave a green infrastructure tour at the municipal campus to undergraduate students working on their senior project
 - Working with newly formed Environmental Alliance group to inspire environmental and sustainability action around campus
 - Serve as an advisory board member for the newly formed LTU Sustainability Committee
- **Student Research/Graduate Fellow**
 - As part of Michigan Green Communities Program and Catalyst Leadership Circle, the City of Southfield was assigned its first Graduate Fellow in 2025. The Graduate Student from the University of Michigan performed a Vulnerability Assessment for the City of Southfield's most disadvantaged census tracts and provided recommendations to make these areas of the City more sustainable. This study was completed in August and is published on the Sustainable Southfield website.
- **Education/Outreach**

- Reusable lunch bags and lunch containers made of recycled materials distributed to promote reduction of plastic waste and reduction of food waste at various events
- Articles for sustainability topics to be published in the City's Southfield Source/Southfield Sun regularly
- 50+ Series with Parks & Recreation – Food Waste Elimination
- Sustainable Business Network Podcast
 - Southfield featured the topic of Municipalities & Their Sustainability Initiatives
- Oakland County Materials Management Planning (MMP)
 - Hosted a session on materials management facilitated by Oakland County. Interacted with residents to help them sign up for the food scrap collection pilot project.
- Recording sustainability focused video messages with Cable 15
 - Food Waste Segment
 - Food Scrap Collection Pilot Project Segment
- **Certification Programs & Awards**
 - Charging Smart Program Bronze Designation
 - Michigan Green Communities Challenge Gold Redesignation
- **Public Participation & Engagement**
 - **Land Use Approvals** (in excess of minimum State Requirements for the Public Hearings for Rezoning and Special Land Uses):
 - **2 Public Hearings** are held for Rezoning and Special Land Uses, once at the Planning Commission and once at City Council, notices are done for both, only one public hearing is required per the MZEA
 - **User-friendly flyers** are sent out to all residents located within 350 ft. of a subject property, which is 50 ft. greater than required in the MZEA
 - **Site Plan Reviews** – notices are published and mailed for site plan reviews by the Planning Commission even though a public hearing is not required.
 - All registered **homeowners and condominium associations** within 350 ft. of the subject property also receive notices.
 - The Planning Department maintains a map on their website **Planning Department Projects Online**. Planning Department Projects Online is an online interactive tool that allows residents to view proposed land use cases being considered by the Southfield Planning Commission and City Council.
 - Full plans and documents currently being considered by the Planning Commission and City Council are also available at the Planning Department **front counter** during regular business hours, Monday-Friday from 8 a.m. to 5 p.m.
 - **Capital Improvement Plan** Public Hearing held at the Planning

Commission March 26, 2025 – prior to Commission making a final recommendation to the City Council.

- The Planning Department routinely sets up a table with giveaways at **community events** such as, but not limited to: 4 annual Eat-to-the-Beat lunchtime concerts and food truck events; corporate trivia; community-cup events, Oakland County Economic Development events, Arts Commission events, Fall Celebration, Community walks, etc.
- **Sustainable Southfield Public Engagement** - The Planning Department contracted the services of a public engagement consultant to conduct 3 public engagement sessions to solicit feedback regarding baseline perspectives about sustainability, encourage survey participation, and other interactive activities. The results will be published in the City's 2025 Sustainability Action Plan.
 - 3 total public engagement sessions (1 virtual & 2 in-person)
 - 1 final report summarizing public engagement findings
- **Grant, Project or Topic Based Engagement** (as needed):
 - Identify key stakeholders for additional public engagement
 - Public engagement to include, but not limited to: open houses, flyers, town hall style meetings, focus groups, in-person and on-line surveys, Cable 15 stories, design charrettes, community workshops, attending home-owner association meetings, one-on-one interviews, social media, website, QR codes, canvassing at sites that generate a lot of pedestrian traffic, etc.
 - If a third party is contracted, then they will adhere to the public participation strategy.
 - Establish tracking measures to determine success.
 - Communicate results of public participation in a consistent and transparent manner.
- **Grant Applications/Awards**
 - Detroit Institute of Arts (DIA) Partners in Public Art Mural Grant - Installed (\$20,500)
 - 2025 Reconnecting Communities Grant – Applied/Not awarded
 - 2025 DTE Energy Foundation Tree Planting Grant – Awarded (\$4000)
 - KMB – Keeping Michigan Beautiful Grant – Awarded (\$750)
 - MDOT Shared Streets and Spaces Grant (SSSG) program – Awarded 2024/ 49 Bus stop improvements Installed 2025 (\$200,000)
 - Oakland County Access to Transit Program/preliminary engineering of 9 Line freeway interchange crossing improvements – Awarded / engineering design work underway, to be completed early 2026 (\$100,000)
 - FY 25/26 Transportation Alternatives Program (TAP) for Nine Mile Corridor: south side of Nine Mile from Evergreen Rd. east to Southfield Road – Awarded / Installation proposed Spring/Summer 2026 (\$553,648)
 - FY26/27 Transportation Alternatives Program (TAP) for Nine Mile Corridor: south side of Nine Mile from NW Hwy Service Drive east to Greenfield Road – Awarded / Installation proposed Fall/ Winter 2026

(\$1,094,801)

- **Regional Transit Authority Access to Transit application:** submitted and in review
- **Training, Special Projects & Workshop attendance by PC & Planning Team Members**
 - **American Planning Association (APA):**
 - APA Annual Conference; NPC-25 (3/29-4/1) Denver, CO
 - APA Annual Conference; NPC-25 On-Line (5/8-5/10)
 - APA – Annual Conference; NPC-26 (Detroit, Michigan) Arts Session & Tour prep
 - APA – 2025 Trend Report for Planners Webinar – Shape the Future
 - **2025 Interface Michigan Retail Conference (3/17) Birmingham, MI**
 - **2025 Interface Michigan Multifamily Conference (3/17) Birmingham, MI**
 - **Michigan Association of Planning (MAP):**
 - MAP – 2025 Annual Conference (10/22-10/24) Kalamazoo, MI
 - MAP – Transportation Bonanza 16 (2/10) East Lansing, MI
 - **Oakland County:**
 - Barrier Free Design for Planners
 - Main Street Benchmarking Trip: Indiana best practices
 - Partnering with Chambers of Commerce to Improve Local Planning 4 Economic Development
 - 2025 Legislative & Judicial Updates
 - **Southeast Michigan Council of Governments (SEMCOG):**
 - SEMCOG General Assembly – March 2025
 - SEMCOG General Assembly – October 2025
 - Presentation by Terry Croad “TAP On-Track - Streamlining Your Project: Southfield TAP Trail Planning”
 - **Southfield Lunch & Learn:** Terry Croad presentation and panel discussion
 - **Trails, Water & Land Alliance (TWLA) Quarterly Meetings**
 - **State of Michigan:**
 - Michigan DNR Urban & Community Forestry Inflation Reduction Act Program Grant Webinar
 - Fiscally Ready Communities Webinar: Fees, Fines Purchasing and Receipting
 - **City of Southfield:**
 - Professional Development Academy: Civility & Respect
 - State of the City 2025
 - Southfield Job Fair
 - **Economic Development Events:**
 - Corporate Trivia Night
 - Kimmie Horn Jazz Festival
 - MEDA (Michigan Economic Developers Association)
 - Oakland Thrive
 - **Sustainability Events & Training:**

- Catalyst Communities Fellowship Convenings
- Regional Food Waste Planning Summit
- Stormwater Summit
- Environmental Justice Conference
- Healthy Climate Task Force Meeting
- EV Smart/Charging Smart Webinar Series
- ICLEI Training Webinars
- LTU Sustainability Committee
- Oakland County Leadership Conference
- Oakland County Community Conversations: Sustainability Summit
- Oakland County Planners Gathering
- TWLA Meetings
- USGBC Higher Education Round Table
- EGLE Training Webinars
 - Presented Southfield Food Waste Elimination Strategies at an EGLE webinar
- MI Healthy Climate Conference
- MI Green Communities – Fellow Meetings and Final Presentations
- MI Climate Summit at the University of Michigan
- LEED BD+C and Envision CEH Webinars

E. Proposed 2026 Planning Activities and Summaries

- **2026 Discussion/Initiatives/Review/Research Topics**
 - Drone Facilities – Zoning Amendments:
 - Single family residential districts – accessory to non-residential uses for deliveries
 - Multiple family residential districts – accessory to facilitate deliveries to the community
 - Commercial districts – for deliveries or as part of provided commercial services, research & development, training, manufacturing, etc.
 - Group Homes – Zoning Amendments:
 - Clarify definition of family to distinguish between acceptable and unacceptable uses of single-family residences
 - Provide for review/approval processes for group homes and regulations to prevent overconcentration in any specific area/neighborhood
 - Housing – Zoning Amendments:
 - ADU's/tiny homes
 - Infill housing options in single family residential districts (1-4 dwelling unit buildings)
 - Missing Middle Housing options
 - Woodland and Tree Preservation – Zoning Amendments:
 - Update for clarity and to comply with recent Michigan case law.
 - Update review/appeal process to clarify and simplify
 - Natural Lawn – Code Amendments:

- Update for clarity and to simplify enforcement/permitting
 - Update review/appeal process
- Re-use/Redevelopment – Zoning Amendments:
 - Mixed use
 - Flexibility in development standards
 - Discretion in development approval process
- Other Zoning Amendments
 - Consolidation of similar commercial districts to simplify/streamline the ordinance
 - Consolidation of similar residential districts to simplify/streamline the ordinance
- Trails:
 - City Centre Trail: placemaking and other improvements
 - 9 Mile Greenway Corridor
 - Rouge River trail access
- Greenfield Road Beautification (Phase III):
 - Expansion north of 9 Mile Rd
 - Banners
 - Branding
 - Ground signs
 - Landscaping
- Annual Joint Visioning Session with Planning Commission and City Council
- Annual Capital Improvement Plan update
- Annual review of Master Plan Implementation status (See Appendix A)

