PLANNING COMMISSION AGENDA

Tuesday, August 18, 2026
7:00 PM

Albion City Hall
2nd Floor Council Chambers
112 W. Cass Street
Albion, MI 49224

Zoom Link: https://us02web.zoom.us/j/84474974459

PLEASE TURN OFF CELL PHONES DURING MEETING

I. CALL TO ORDER

II. ROLL CALL OF THE COMMISSION

III. APPROVE PRIOR MEETING MINUTES

A. Approve July 21, 2026 Planning Commission Minutes
7-21-26 Planning Commission Minutes.pdf

IV. CORRESPONDENCE

A. Planning Correspondence
Calhoun County Comprehensive Plan.pdf

V. PUBLIC HEARING

A. Zoning Re-classification for 958 Haven Road
958 Haven Rd - Public Hearing Notice for Zoning Reclassification 8-18.docx
958 Haven Rd.pdf

B. Zoning Re-classification for 910 Haven Road
910 Haven Rd - Public Hearing Notice for Zoning Reclassification 8-18.docx

VI. ORDER OF BUSINESS

A. Approve Zoning Re-classification for 958 Haven Road
958 Haven Rd..pdf
Memo - CDD to MU for 958 and 910 Haven.docx
958 Haven Road.pdf

B. Approve Zoning Re-classification for 910 Haven Road

910 Haven Rd.pdf
Memo - CDD to MU for 958 and 910 Haven.docx
910 Haven Road.pdf

VII. EXCUSE ABSENT BOARD MEMBERS

VIII. PUBLIC COMMENTS

IX. ADJOURNMENT

MINUTES
PLANNING COMMISSION

Tuesday, July 21, 2026 @ 7:00 PM

Albion City Hall
2nd Floor Council Chambers
112 W. Cass Street
Albion, MI 49224

Zoom Link: https://us02web.zoom.us/j/84474974459

I CALL TO ORDER

Chair George Strander called the Planning Commission meeting to order at 7:00 p.m.

II ROLL CALL OF THE COMMISSION

Present: C.J. Frost, Lenn Reid, Jospeh Verbeke, George Strander, Thomas Hunsdorfer, Thomas Pitt, Thom I Wilch
Absent: Victoria Snyder
Administration: Sheryl Theriot, City Manager, Jill Domingo, City Clerk and Liz Loomis, Planning & Zoning Department

III APPROVE PRIOR MEETING MINUTES

A. Approve May 19, 2026 Planning Commission Minutes

Verbeke motioned, Frost seconded to Approve May 19, 2026 Planning Commission Minutes. All members voted yes. MOTION PASSED

IV CORRESPONDENCE

No correspondence was received

V PUBLIC HEARING

No public hearing

VI ORDER OF BUSINESS

A. Approve Land Split for 958 Haven Rd-Albion College

City Manager Theriot stated this was for a future senior housing project

Comments were received from Commissioners Tom Hunsdorfer, Tom Pitt, Thom Wilch and Chair George Strander

Verbeke motioned, Frost seconded to Approve Land Split for 958 Haven Rd-Albion College. All members voted yes. MOTION PASSED

B. Update on Comprehensive Plan

MEDC Grant

Comprehensive Plan Proposal

McKenna

City Manager Theriot stated City recently sent out a request for proposals for updates to the City's Comprehensive Plan and housing assessment. The committee reviewed submitted proposals and recommended the proposal submitted by McKenna be accepted. Council approved the contract with McKenna at the July 20th Council meeting. The City also received a grant from the MEDC for $50,000 toward the $59,000 cost for updating the plan. The kickoff meeting will be held Monday, July 27th, 2026 at 2:00 p.m. at the Ludington Center.

Comments were received from Commissioners Tom Hunsdorfer, Tom Pitt and Joe Verbeke

VII EXCUSE ABSENT BOARD MEMBERS

Pitt motioned, Verbeke seconded to Excuse Mayor Snyder
All members voted yes. MOTION PASSED

VIII PUBLIC COMMENTS

Comments were received from City Manager Theriot

IX ADJOURNMENT

Pitt motioned, Verbeke seconded to Adjourn Planning Commission Meeting

Chair George Strander adjourned the Planning Commission meeting at 7:14 p.m.

All members voted yes. MOTION PASSED

_____

Clerk's Office

CALHOUN COUNTY
Office of Community Development
Parks & Recreation – GIS – Planning – Economic Development – Recycling
315 West Green Street, Marshall, Michigan 49068 – 269/781-0780

Date: August 10, 2026
Subject: Notice of Availability and Review Period for the Draft County Comprehensive Plan
From: Calhoun County Planning Commission
To: Recipients Per MCL 125.3839

The Calhoun County Planning Commission is pleased to announce the release of the draft County Comprehensive Plan for public and intergovernmental review, in accordance with the Michigan Planning Enabling Act (Act 33 of 2008), Sections 125.3839 and 125.3841.

Review Period
Start Date: August 12, 2026
End Date: October 14, 2026

During the review period, the draft comprehensive plan is available for review at:

- **Online:** www.calhouncountymi.gov/planning
- **In-Person Review:**
  Office of Community Development
  County Administration Building
  315 West Green Street
  Marshall, MI.
- **Paper Copy Distribution:** If your local unit of government would prefer a paper copy of the plan to review, please email communitydev@calhouncountymi.gov with a request and a preferred method of delivery.

Submission of comments must be received by 5:00 PM on October 14, 2026. Comments may be submitted via:

- **Postal Mail addressed to:**
  Office of Community Development
  County Planning Commission
  315 West Green Street
  Marshall, MI 49068 or
- **Email:** communitydev@calhouncountymi.gov

A public hearing to receive oral comments will be held on:
October 26, 2026 at 4:00 PM in the
County Administration Building
Garden Level Conference Room
315 West Green Street
Marshall, MI 49068

Notice of the hearing will be published in a newspaper of general circulation at least 15 days in advance, as required by Section 125.3843.

City of Albion

Department of Planning and Building
112 West Cass Street
Albion, Michigan 49224

(517) 629-7823
eloomis@cityofalbionmi.gov

NOTICE OF PUBLIC HEARING
ALBION PLANNING COMMISSION
TUESDAY, August 18th, 2026
Albion City Hall - City Council Chambers

PLEASE TAKE NOTICE that a meeting of the Albion Planning Commission will be held on Tuesday, August 18th, at 7:00 P.M. in the City Council Chambers of Albion City Hall, 112 West Cass Street, Albion, MI.

The Albion Planning Commission will meet as noticed above to consider the following Application for Zoning Reclassification

> ***958 Haven Road*** **(**Parcel Number: 51-001-518-09) – *For Zoning Reclassification from CDD-Campus Development District to MU-Mixed Use District*

ALL CONCERNED CITIZENS are encouraged to be present at this meeting to express their opinions on these matters, as public input is an important element in the Commission deliberations. Furthermore, a Commission decision on these matters is likely at this meeting.

To comply with the **AMERICANS DISABILITIES ACT (ADA)**: Any citizen requesting accommodation to attend this meeting/function, and/or obtain this notice in alternate formats, please contact the Planning Department at (517) 629-7189, at least five days prior to the meeting/function.

Written comments or suggestions regarding these matters are also welcome and should be directed, by no later than 5:00pm, Monday, August 17th, 2026, to the above address.

Sheryl Theriot
City Manager
City of Albion

August 14, 2026

Dear Honorable Mayor Snyder and Esteemed Planning Commission Members,

I am writing in opposition to the proposed zoning change of 958 Haven Road (approximately 63 acres) from Campus Development District to Mixed Use. In addition to being contrary to Albion's current comprehensive plan and the community's vision, such a change would do nothing to ameliorate the teardown housing issues plaguing the city, would harm the rural integrity of the area, and would irreversibly alter the unique nature of our historic town.

The current comprehensive plan states that sustainable redevelopment is desired: using what we already have, minimizing impervious surfaces, and promoting green infrastructure (City of Albion Comprehensive Plan (CACP), p. 23). The city has selected three "priority redevelopment sites": 600 Austin, Union Steel Berrien, and Dalrymple School. None of these sites is near 958 Haven Road, all currently have utilities present, and each stands vacant. Couldn't we build businesses and the "missing middle" housing we need in these locations, which are ready for building?

In 2019, the most current date for which data is available to me, 19% of the homes in Albion were unoccupied (CACP, p. 19). It is unknown to me whether the 19% includes the numerous derelict homes in the city that constitute dangerous eyesores and mirror the city's economic health and social equity, but couldn't these homes be redeveloped to build desired "missing middle" housing while improving the quality of the neighborhoods they currently degrade?

Moreover, citizens want housing in and around downtown (CACP, p. 20). Toward that end, Albion just received a $5 million grant to transform nine run-down buildings along South Superior into six commercial and 21 residential spaces that State Rep. Steve Frisbie said will help "create economic activity while preserving the historic character that makes Albion unique" (https://www.mlive.com/news/jackson/2026/06/5m-grant-to-transform-9-obsolete-properties-in-albion-into-homes-commercial-spaces.html). There are many more buildings along Superior Street that would benefit from such a transformation, which would be in keeping with the comprehensive pPlan and the community's desires.

Furthermore, the area in question is the most easily accessible (only?) rural area in Albion. Folks can walk, run, bike, and generally escape the urban nature of Albion without having to drive somewhere else. College students use the area for science classes. Deer and foxes raise their young there. And bluebirds, which are protected under federal and Michigan law by the Migratory Bird Treaty Act, have made a comeback there due in no small part to the numerous nesting boxes of Ian Lee's 2018 Eagle Scout project that create a bluebird trail

(City Council Meeting Agenda, 12/17/2018). Changing the nature of the area will disrupt the birds' swoop-path, likely enough for them to abandon their homes. Preserving the rural integrity of this area is vital not only for the animals that live there but for the physical and mental health of the many residents who frequent the area.

Finally, Albion currently has 170 acres of vacant land for commercial use and over 400 acres of vacant land for residential use (CACP, p. 53), in addition to the numerous properties that need redevelopment. There simply is no need to add an additional 63 acres to this list.

I urge the commission to vote against the proposal to change the zoning status of 958 Haven Road in order to honor the Comprehensive Plan, respect the wishes of the larger Albion community, preserve rural integrity, and prevent the eventual urban/suburban sprawl that would irreversibly destroy the unique nature of historic Albion.

Respectfully submitted,

Rebecca Tobey

Rebecca Tobey

752 Haven Road, Albion

PLANNING COMMISSION PLANNING COMMISSION

AGENDA ITEM REPORT

Subject: Zoning Re-classification for 910 Haven Road

Meeting: PLANNING COMMISSION PLANNING COMMISSION - August 18, 2026

ATTACHMENTS:

910 Haven Rd - Public Hearing Notice for Zoning Reclassification 8-18.docx

City of Albion

Department of Planning and Building
112 West Cass Street
Albion, Michigan 49224

(517) 629-7823
eloomis@cityofalbionmi.gov

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ALBION PLANNING COMMISSION
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Albion City Hall - City Council Chambers

PLEASE TAKE NOTICE that a meeting of the Albion Planning Commission will be held on Tuesday, August 18th, at 7:00 P.M. in the City Council Chambers of Albion City Hall, 112 West Cass Street, Albion, MI.

The Albion Planning Commission will meet as noticed above to consider the following Application for Zoning Reclassification

> ***910 Haven Road*** **(**Parcel Number: 51-001-523-00) – *For Zoning Reclassification from CDD-Campus Development District to MU-Mixed Use District*

ALL CONCERNED CITIZENS are encouraged to be present at this meeting to express their opinions on these matters, as public input is an important element in the Commission deliberations. Furthermore, a Commission decision on these matters is likely at this meeting.

To comply with the **AMERICANS DISABILITIES ACT (ADA)**: Any citizen requesting accommodation to attend this meeting/function, and/or obtain this notice in alternate formats, please contact the Planning Department at (517) 629-7189, at least five days prior to the meeting/function.

Written comments or suggestions regarding these matters are also welcome and should be directed, by no later than 5:00pm, Monday, August 17th, 2026, to the above address.

Sheryl Theriot
City Manager
City of Albion

PLANNING COMMISSION PLANNING COMMISSION

AGENDA ITEM REPORT

Subject: Approve Zoning Re-classification for 958 Haven Road

Meeting: PLANNING COMMISSION PLANNING COMMISSION - August 18, 2026

ATTACHMENTS:

958 Haven Rd..pdf
Memo - CDD to MU for 958 and 910 Haven.docx
958 Haven Road.pdf

Lindakaito@gmail.com

CITY OF ALBION—APPLICATION FOR ZONING RECLASSIFICATION

City of Albion Planning Department (517) 629-7189
SAFEbuilt, Inc. (*building and trade inspections*) (269) 729-9244

Application Instructions: Complete all sections of this form. Type or use black ink. No application will be considered submitted or processed by the Planning Department until a complete application and all required documents are received.

Required Documents:

- Two set of plans, drawn to scale in black line or blueprint, showing the:
  - shape and dimensions of the lot to be built upon or to be changed in its use,
  - exact location, size, and height of all buildings or structures (including fences) on the lot,
  - location of sidewalks, public streets, and curb cuts,
  - location and dimensions of improved driveways and parking areas.
- A list of the names and addresses of the last known owners, as shown on the records of the assessor, and a map of all properties including a list of names and addresses of the occupants, lying within three-hundred (300) feet of any part of the property the zoning classification of which is proposed to change.
- Proof of payment for Zoning Reclassification application fee.

Fee: **$375.00**

FOR OFFICE USE ONLY

Permit #: 2026-054

Stamp here for "Date Received"

received

Received by Liz 7-14-26

Deposit to Account. #101-422-483.00

Stamp here for "Paid"

PAID

Amount: 375.-

Stamp here for "Approved/Deny"

Date

Additional Instructions: The applicant, or a representative with a letter of authority or power of attorney for the applicant, must be present at a meeting of the Albion Planning Commission and at a public hearing concerning this application.

1. Property Information: Property Currently Zoned:

Street Address: *Use Complete Street Address, e.g. 101 North Main Street*		Parcel Number
958 Haven Rd		51 001 518 09
Present Zoning District: Campus Development District	Present Use of Site: ☐ Residential ☐ Commercial ☐ Industrial ☒ Other (describe)	
Requested Zoning District: Mixed Use	Proposed Use of Site: ☐ Residential ☐ Commercial ☐ Industrial ☒ Other (describe)	

2. Owner Information:

Name: *Include Contact Person If Applicable*		Phone
Albion College Amanda Ewers		517-629-0289 #6
Street Address: *Use Complete Street Address, e.g. 101 North Main Street*	City, State Zip Code:	
611 E. Porter St	Albion, MI 49224	

3. Applicant Information:

Name: *Include Contact Person If Applicable*	Phone
Albion College Business office Amanda Evers	517-629-0289 #6
Street Address: *Use Complete Street Address, e.g. 101 North Main Street*	**City, State Zip Code:**
611 E. Porter Street	Albion MI 49224

4. Proposed Use of Site:

Attach additional pages describing the proposed use of the property for which a new zoning classification is requested. Explain reasons why the applicant believes a zoning reclassification should be granted.

5. Certification

I hereby certify that I am the owner of record of the named property, or that the proposed zoning reclassification is requested by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, I agree to allow members of the Albion Planning Commission and Planning Department staff to inspect the site as a part of the consideration of this request. Finally, should a zoning reclassification be granted, I shall apply for and receive all applicable permits before beginning any construction.

Signature of Applicant: Daniel Valles	Phone	Date
		7/7/26
Street Address: *Use Complete Street Address, e.g. 101 North Main Street*	**City, State, Zip Code**	
above →		

For Planning Department Use Only

6. Evaluation and Determination

PUBLIC NOTICE

Public Notice in Newspaper	*Letter to Nearby Properties*	*Public Hearing Date*

PUBLIC HEARING

Planning Commission Recommendation (In Favor Opposed)	*City Council **FIRST** Reading*	*City Council **SECOND** Reading*

PLANNING DEPARTMENT APPROVAL/DENY

Signature	*Date*
Notes	*Stamp*

Revised 02-10-10

Real Estate Summary Sheet

07/14/2026
12:03 PM

Information herein deemed reliable but not guaranteed

Parcel: 51-001-518-09
Owner's Name: ALBION COLLEGE ALBION COLLEGE BUSINES
Property Address: 958 HAVEN RD
ALBION, MI 49224

Liber/Page: 2843/47 **Created:** 11/07/2024
Split: 07/23/2007 **Active:** Active
Public Impr.:
Topography:

Mailing Address:

ALBION COLLEGE
ALBION COLLEGE BUSINESS OFFICE
ACCOUNTS PAYABLE
611 E PORTER ST
ALBION, MI 49224

Description:

Current Class: 402 RESIDENTIAL-VACANT
Previous Class 402 RESIDENTIAL-VACANT
Gov. Unit: 51 City of Albion
MAP#
School: 13010 MARSHALL SD (ALBION DEBT)
Neighborhood: 005 005-HAVEN

Most Recent Sale Information

None Found

Most Recent Permit Information

None Found

Physical Property Characteristics

2027 S.E.V.:	32,800	**2027 Taxable:**	32,800	**Lot Dimensions:**	
2026 S.E.V.:	32,800	**2026 Taxable:**	32,800	**Acreage:**	63.40
Zoning:	CDD	**Land Value:**	65,514	**Frontage:**	0.0
PRE:	100.00 Qualified Ag.	**Land Impr. Value:**	0	**Average Depth:**	0.0

Improvement Data

None

CITY OF ALBION—ZONING SERVICE INVOICE

2026 - 054

Property Address: 958 Haven Rd *Property Owner:* Albion College

Parcel Number: 51-001-518-09 *Applicant:* "

Zoning Permits	Fee	Due
Single Family Residential Uses:		
New Home	$45	
Addition/Alteration	$45	
Accessory Structure	$45	
Change in Use	$45	
Signs/Billboards	$45	
Fences/Screening	$45	
Home Occupation	$45	
Other:	$45	
Multiple Family Uses:		
New Construction	$45	
Addition/Alteration	$45	
Accessory Structure	$45	
Repair/Replace	$45	
Change in Use	$45	
Signs/Billboards	$45	
Fences/Screening	$45	
Home Occupation	$45	
Other:	$45	
Commercial and Industrial Uses:		
New Construction	$45	
Addition/Alteration	$45	
Accessory Structure	$45	
Repair/Replace	$45	
Change in Use	$45	
Signs/Billboards	$45	
Fences/Screening	$45	
Home Occupation	$45	
Other:	$45	
Special Use Permits:		
Single Family	$250	
Other Uses	$250	
Plus Consultant Charges		

	Fee	Due
Rezoning Applications:		
Rezoning Application	$375	375
Text Amendment	$275	
Site Plan Review:		
Base Fee	$350	
Plus Consultant Charges		
Other Uses:		
Base Fee	$275	
Plus Consultant Charges		
Zoning Board of Appeals/Sign Appeals Board:		
Variance Application (Including Zoning Permit Fee):		
Single Family Uses	$250	
Other Uses	$250	
Building Board of Appeal:		
Outdoor/Sidewalk Café Appeal	$100	
Residential	$100	
Commercial	$100	
Land Division/Combination:		
Per Lot	$55	
Meets & Bounds Description	$90	
Lot Line Adjustment	$55	

Grand Total: 375

Fee Total Approved By: Liz Loomis **Date:** 7/14/26

CITY OF ALBION
Date Entered 07/14/2026 11:36:37 AM
Posting Date: 07/14/2026
Code: 1009
Ref ZONING PERMITS-958 HAVEN
Receipt 0040260631
Amount $375.00
Tender Type: CHECK
Check #: 401339

MEMO

TO: Albion Planning Commission

FR: Dr. Sheryl Theriot, City Manager

DA: August 18, 2026

RE: **ZONING RE-CLASSIFICATION FOR 958 AND 910 HAVEN ROAD - BACKGROUND**

In consulting with City Attorney Harkness, he indicated that the Planning Commission can approve the rezoning from CD to MU with conditions.

Attorney Harkness also indicated that this will require an amendment to the Zoning Ordinance by City Council.

From past history when the Planning Commission considered a similar rezoning reclassification from CDD to MU for 906 Haven Road, minutes reflect the following:

- Sept. 17, 2024 - Planning Commission:
  - Public Hearing and Planning Commission voted to TABLE for the College to come back with a proposal that would include conditions for mixed use of the property.

- Oct. 15, 2024 - Planning Commission:
  - Planning Commission approved with the following permitted uses:
    - Bakeries, Confectioneries and Ice Cream Shops
    - Banquet Halls/Wedding Venues
    - Caterers/Food Service Contractors
    - Coffee Shops
    - Convention Centers/Conference Centers
    - Delicatessens
    - Inns (Lodging Units with Other Commercial Establishment)
    - Restaurants without Drive-Through
    - Rooming Houses/Boarding Houses 7.12
    - Accessory Dwelling Units/Guest Houses 7.11
    - Dwelling Units in Conjunction with Commercial 7.16
    - Single Family Detached Dwelling

- Nov. 19, 2024 - Planning Commission
  - Public Hearing and Planning Commission approved zoning reclassification for 906 Haven Road from CDD to MU

- Nov. 25, 2025 - City Council
  - Approved 1st reading of Ordinance #2024-13 to Amend Chapter 100 Zoning, by Amending the Zoning Map referred to in Section 4.2 to Rezone 906 Haven Rd from Campus Development District (CDD) to Mixed Use District (MU)

- Dec. 2, 2024 - City Council
  - Approved 2nd reading and adoption of Ordinance 2024-13. (attached)

ZONING ORDINANCE

SECTION 10.1.A.
Whenever the public necessity, general welfare or good zoning practice require, the City Council may, by ordinance and subject to the procedure provided by 2006 PA 110, as amended, amend, supplement or change the regulations, district boundaries or classification of property, now, or hereafter established by this Ordinance or amendments thereof.

SECTION B. 2. Whenever deemed necessary for public convenience, general welfare or good zoning practice, the City Planning Commission or the City Council may initiate an amendment by a majority vote of the full membership of either of the respective council and/or commission. Such proposed amendment, to this Ordinance shall then follow the same procedure herein set forth for filing an application for zoning amendment.

SECTION 10.2.B.1.

Public Hearing. The City Planning Commission shall then hold a public hearing on such proposed amendment, supplement or change as set forth in the application, notice of the time and place of which shall be given pursuant to Section 9.11.

Planning Commission Recommendation. After the public hearing on such amendment, the City Planning Commission shall make its recommendation. Such recommendation shall be by resolution of the City Planning Commission carried by the affirmative votes of not less than five (5) members of the commission.

Section 10.3 Rezoning Standards

In considering any petition for an amendment to the official zoning map (rezoning), the Planning Commission shall and the City Council may consider the criteria listed below in making its findings, recommendations, and decision.

Where a rezoning is reasonable given the criteria below, **a determination shall be made that the requested zoning district is more appropriate than another district or amending the list of permitted or Special Land Uses within a district**.

A. Are all of the allowable uses in the proposed district reasonably consistent with surrounding uses in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential influence on property values?

B. Will there be an adverse physical impact on surrounding properties?

C. Will rezoning create a deterrent to the improvement or development of adjacent property in accordance with existing regulations?

D. Is the proposed rezoning consistent with the goals and objectives of the Comprehensive Plan, including any subarea or corridor studies? If conditions have changed since the Comprehensive Plan was adopted, is the proposed rezoning consistent with recent development trends in the area?

E. Are the physical, geological, hydrological and other environmental features of the site compatible with the potential uses allowed in the proposed zoning district?

F. Is the capacity of infrastructure and services sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety and welfare" of residents?

G. Will rezoning grant a special privilege to an individual property owner when contrasted with other property owners in the area or the general public (i.e. will rezoning result in spot zoning)?

ALBION PLANNING COMMISSION – STAFF REPORT

Rezoning Request: 958 Haven Road and 910 Haven Road
Meeting Date: August 18, 2026
Prepared By: Dr. Sheryl L. Theriot, City Manager
Subject: Request to Rezone 958 Haven Road from **Campus Development District (CDD)** to **Mixed Use District (MU)** with Conditions

I. REQUEST SUMMARY

The applicant requests a rezoning of **958 Haven Road and 910 Haven Road** from **Campus Development District (CDD)** to **Mixed Use District (MU)**. The request reflects prior Planning Commission and City Council actions on Haven Road, including the conditional MU rezoning at **906 Haven Road**, adopted through Ordinance 2024-13.

The City Attorney has advised that the Planning Commission **may approve MU rezoning with conditions**, but such action requires a corresponding **Zoning Ordinance amendment by City Council**.

II. BACKGROUND & CONTEXT

Haven Road consists primarily of **single-family residential dwellings and a church**, with no adjacent commercial corridor. The parcels proposed for rezoning (958 and previously 906) lie on the perimeter of Albion College, where institutional land uses transition into residential neighborhoods.

In 2024, the Planning Commission determined that MU rezoning on Haven Road was appropriate **only when conditioned** to permit a narrowed set of neighborhood-scale uses. A similar narrowing is recommended for 958 Haven Road to ensure compatibility.

III. ORDINANCE REQUIREMENTS: SECTION 10.3 REZONING STANDARDS

Under Section 10.3 of the Zoning Ordinance, the Planning Commission **shall** consider seven required criteria and, if rezoning is appropriate, must also determine that the requested district is **more appropriate than another zoning district or amending permitted uses within an existing district**.

IV. STAFF ANALYSIS OF REQUIRED CRITERIA

A. Consistency of Allowable Uses with Surrounding Land Uses

Surrounding properties are residential. MU includes broader commercial uses; therefore, only a **conditioned MU district** is suitable. The prior 906 Haven rezoning successfully used a narrowed MU use list.
Finding: *Conditional MU can be compatible with the neighborhood context.*

B. Adverse Impacts on Surrounding Properties
Unrestricted MU could increase traffic, noise, or commercial intensity. Conditional use limits mitigate these impacts.
Finding: *Conditional MU avoids adverse physical impacts.*

C. Deterrent to Adjacent Development
Conditional MU supported continued residential investment during the 906 Haven rezoning process.
Finding: *Conditional MU does not deter adjacent development.*

D. Consistency with Comprehensive Plan / Recent Trends
CDD is intended for college-related uses. Haven Road's edges function as a transition zone, making conditioned MU consistent with adaptive reuse and neighborhood stabilization goals.
Finding: *Rezoning aligns with Plan objectives.*

E. Physical & Environmental Suitability
There are no known environmental constraints preventing neighborhood-scale mixed use. General development standards apply.
Finding: *The site is suitable for the recommended limited MU uses.*

F. Infrastructure Capacity
Existing utilities and roadways can support low-intensity MU uses.
Finding: *Infrastructure capacity is sufficient.*

G. Spot Zoning / Special Privilege
Because 906 Haven was previously rezoned to conditional MU, rezoning 958 Haven and 910 Haven would extend an established pattern rather than create isolated zoning.
Finding: *Not spot zoning.*

V. REQUIRED DETERMINATION: ADDING MU vs. OTHER OPTIONS

CDD
CDD is intended for campus development. Neighborhood-scale mixed uses on Haven Road do not align with campus-focused intent.

R-2 Multiple-Family Residential District
R-2 does not allow neighborhood-serving commercial uses that the Planning Commission previously found appropriate for Haven Road.

Amending CDD Uses
Altering CDD city-wide to accommodate small commercial uses would be an excessive district-wide change for a parcel-specific situation.

Conclusion

Conditional MU is more appropriate than R-2 or amending CDD uses, meeting the required Section 10.3 determination.

VI. STAFF RECOMMENDATION ON PERMITTED USES

Recommended MU permitted uses (based on 906 Haven precedent) include:

- Bakeries / Confectioneries / Ice Cream Shops
- Banquet Halls / Small Event Venues
- Caterers / Food Service Contractors
- Coffee Shops
- Small-scale Conference or Meeting Facilities
- Delicatessens
- Inns with a connected commercial use
- Restaurants without drive-throughs
- Rooming/Boarding Houses (per §7.12)
- Accessory Dwelling Units (per §7.11)
- Dwelling Units in conjunction with commercial uses
- Single-family detached dwellings

VII. STAFF RECOMMENDATION

Staff recommends **approval** of the rezoning request for **958 Haven Road** AND **910 Haven Road** from **CDD to MU**, **subject to conditions** restricting permitted uses to the list above. Findings supporting approval:

1. All Section 10.3 criteria are satisfied.
2. MU—with conditions—is more appropriate than R-2 or amending CDD.
3. Rezoning maintains consistency with prior Planning Commission actions on Haven Road.
4. Conditional rezoning will require a **Zoning Ordinance amendment** by City Council, per legal guidance.

VIII. NEXT STEPS

1. Planning Commission adopts a resolution recommending conditional rezoning.
2. City attorney drafts the corresponding ordinance amendment for City Council.
3. Applicant provides responses to any public comment concerns, consistent with prior communications.

RESOLUTION OF THE CITY OF ALBION PLANNING COMMISSION
RECOMMENDING CONDITIONAL REZONING OF 958 HAVEN ROAD FROM CDD TO MU
Resolution No. PC-____-2026

WHEREAS, the City of Albion Zoning Ordinance establishes standards and procedures for rezoning property under Section 10.3 (Rezoning Standards) and Section 10.4 (Conditional Rezoning); and

WHEREAS, the Planning Commission received a request from the property owner of 958 Haven Road to rezone the property from Campus Development District (CDD) to Mixed Use District (MU); and

WHEREAS, the Planning Commission previously recommended and the City Council approved a similar conditional rezoning for 906 Haven Road, establishing an appropriate precedent regarding the unique land-use context of the Haven Road corridor; and

WHEREAS, the Planning Commission has determined that the proposed rezoning requires conditional limits on MU permitted uses to maintain compatibility with the surrounding residential neighborhood and the transitional edge of the Albion College campus; and

WHEREAS, the Planning Commission has reviewed the request according to the seven mandatory criteria required under Section 10.3, and finds:

1. The allowable uses in a *conditioned* MU district are compatible with surrounding land uses.
2. A conditioned MU district will not create adverse impacts on surrounding residential properties.
3. The rezoning will not deter future development or reinvestment in adjacent parcels.
4. The rezoning advances the Comprehensive Plan goals regarding transitional areas and adaptive reuse.
5. The site is suitable for modest mixed-use redevelopment meeting ordinance standards.
6. Public infrastructure can support the limited uses permitted under the conditional rezoning.
7. The rezoning does not constitute spot zoning, as it extends an established pattern set with 906 Haven Road.

WHEREAS, the Planning Commission further determines, as required by Section 10.3, that rezoning to MU—with conditions—is more appropriate than rezoning to another district (such as R-2) or amending CDD uses, and best aligns with recent land-use trends and corridor planning objectives.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission hereby recommends that the City Council approve the conditional rezoning of 958 Haven Road from CDD to MU, subject to the following permitted uses, consistent with the conditional MU limitations previously adopted for 906 Haven Road:

Permitted Uses (Conditioned MU)
- Bakeries, confectioneries, ice cream shops
- Banquet halls / small event venues
- Caterers / food service contractors
- Coffee shops

• Small conference or meeting facilities
• Delicatessens
• Inns with a connected commercial use
• Restaurants without drive-throughs
• Rooming/boarding houses (Section 7.12)
• Accessory dwelling units (Section 7.11)
• Dwelling units in conjunction with commercial uses (Section 7.16)
• Single-family detached dwellings
• Any other use already permitted within these categories, as defined in Article 4 of the Zoning Ordinance

BE IT FURTHER RESOLVED, that any site plan for future redevelopment shall comply with all applicable provisions of Article 5, and no use outside the conditioned list shall be permitted unless authorized through an amendment approved by the City Council.

BE IT FINALLY RESOLVED, that the Planning Commission directs staff to prepare the corresponding ordinance amendment for consideration by the City Council pursuant to Section 10.2 (Amendment Procedures) upon approval of this recommendation.

Motion by Planning Commissioner _____, supported by Planning Commissioner _____, to approve the foregoing resolution.

I hereby certify that the above resolution was adopted on August 18, 2026 in a regular session of the Albion City Council and this is a true copy of that resolution.

Ayes_____

Nays_____

Absent_____

_____

Jill Domingo, City Clerk

PLANNING COMMISSION PLANNING COMMISSION

AGENDA ITEM REPORT

Subject: Approve Zoning Re-classification for 910 Haven Road

Meeting: PLANNING COMMISSION PLANNING COMMISSION - August 18, 2026

ATTACHMENTS:

910 Haven Rd.pdf
Memo - CDD to MU for 958 and 910 Haven.docx
910 Haven Road.pdf

Lindawaito@gmail.com

CITY OF ALBION—APPLICATION FOR ZONING RECLASSIFICATION

City of Albion Planning Department (517) 629-7189
SAFEbuilt, Inc. (*building and trade inspections*) (269) 729-9244

Application Instructions: Complete all sections of this form. Type or use black ink. No application will be considered submitted or processed by the Planning Department until a complete application and all required documents are received.

Required Documents:

- Two set of plans, drawn to scale in black line or blueprint, showing the:
  - shape and dimensions of the lot to be built upon or to be changed in its use,
  - exact location, size, and height of all buildings or structures (including fences) on the lot,
  - location of sidewalks, public streets, and curb cuts,
  - location and dimensions of improved driveways and parking areas.
- A list of the names and addresses of the last known owners, as shown on the records of the assessor, and a map of all properties including a list of names and addresses of the occupants, lying within three-hundred (300) feet of any part of the property the zoning classification of which is proposed to change.
- Proof of payment for Zoning Reclassification application fee.

Fee: **$375.00**

FOR OFFICE USE ONLY

Permit #
2026 - 053

Stamp here for "Date Received"
received
Received by Liz 7-14-26

Deposit to Account. #101-422-483.00
Stamp here for "Paid"
PAID
Amount

Stamp here for "Approved/Deny"
Date

Additional Instructions: The applicant, or a representative with a letter of authority or power of attorney for the applicant, must be present at a meeting of the Albion Planning Commission and at a public hearing concerning this application.

1. Property Information: Property Currently Zoned:

Street Address: *Use Complete Street Address, e.g. 101 North Main Street*		Parcel Number
910 Haven Rd		51 001 523 00
Present Zoning District: Campus Development District	Present Use of Site: ☐ Residential ☐ Commercial ☐ Industrial ☒ Other (describe)	
Requested Zoning District: Mixed Use	Proposed Use of Site: ☐ Residential ☐ Commercial ☐ Industrial ☒ Other (describe)	

2. Owner Information:

Name: *Include Contact Person If Applicable*		Phone
Albion College Amanda Ewers		517-629-0289 #6
Street Address: *Use Complete Street Address, e.g. 101 North Main Street*	City, State Zip Code:	
611 E. Porter St.	Albion, MI 49224	

3. Applicant Information:

Name: *Include Contact Person If Applicable*		Phone
Albion College Business Office	Amanda Ewers	517-629-0289 #6
Street Address: *Use Complete Street Address, e.g. 101 North Main Street*		**City, State Zip Code:**
611 E. Porter St.		Albion, MI 49224

4. Proposed Use of Site:

Attach additional pages describing the proposed use of the property for which a new zoning classification is requested. Explain reasons why the applicant believes a zoning reclassification should be granted.

5. Certification

I hereby certify that I am the owner of record of the named property, or that the proposed zoning reclassification is requested by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, I agree to allow members of the Albion Planning Commission and Planning Department staff to inspect the site as a part of the consideration of this request. Finally, should a zoning reclassification be granted, I shall apply for and receive all applicable permits before beginning any construction.

Signature of Applicant: Daniel Valles	Phone	Date
		7/7/26
Street Address: *Use Complete Street Address, e.g. 101 North Main Street*	**City, State, Zip Code**	
Above →		

For Planning Department Use Only

6. Evaluation and Determination

PUBLIC NOTICE

Public Notice in Newspaper	*Letter to Nearby Properties*	*Public Hearing Date*

PUBLIC HEARING

Planning Commission Recommendation (In Favor Opposed)	*City Council **FIRST** Reading*	*City Council **SECOND** Reading*

PLANNING DEPARTMENT APPROVAL/DENY

Signature	*Date*
Notes	*Stamp*

Revised 02-10-10

Real Estate Summary Sheet

07/14/2026
12:04 PM

Information herein deemed reliable but not guaranteed

Parcel: 51-001-523-00
Owner's Name: ALBION COLLEGE
Property Address: 910 HAVEN RD
ALBION, MI 49224

Liber/Page: 2272/236 **Created:** 11/07/2024
Split: **Active:** Active
Public Impr.: Paved Road, Water, Electric, Gas
Topography:

Current Class: 201 COMMERCIAL-IMPROVED
Previous Class 201 COMMERCIAL-IMPROVED
Gov. Unit: 51 City of Albion
MAP#
School: 13010 MARSHALL SD (ALBION DEBT)
Neighborhood: 005 005-HAVEN

Mailing Address:

ALBION COLLEGE
ACCOUNTS PAYABLE
611 E PORTER ST
ALBION, MI 49224

Description:

Most Recent Sale Information

Sold on 12/21/2000 for 0 by COLCHESTER PROPERTIES

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 2272/236

Most Recent Permit Information

None Found

Physical Property Characteristics

2027 S.E.V.:	0	**2027 Taxable:**	0	**Lot Dimensions:**	
2026 S.E.V.:	0	**2026 Taxable:**	0	**Acreage:**	2.22
Zoning:	CDD	**Land Value:**	121,014	**Frontage:**	346.0
PRE:	0.000	**Land Impr. Value:**	6,276	**Average Depth:**	279.0

Improvement Data

of Residential Buildings: 1
Year Built: 1841
Occupancy: Single Family
Class: BC
Style: 1 1/4 STORY
Exterior: Wood Siding
% Good (Physical): 57
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
# of Bedrooms: 6
Full Baths: 2 Half Baths: 0
Floor Area: 2,600
Ground Area: 1,300
Garage Area: 918
Basement Area: 1,300
Basement Walls:
Estimated TCV: 212,017

CITY OF ALBION—ZONING SERVICE INVOICE

2026 - 052

Property Address: 910 Haven Rd *Property Owner:* Albion College

Parcel Number: 51-001-523-00 *Applicant:* _____

Zoning Permits	Fee	Due
Single Family Residential Uses:		
New Home	$45	____
Addition/Alteration	$45	____
Accessory Structure	$45	____
Change in Use	$45	____
Signs/Billboards	$45	____
Fences/Screening	$45	____
Home Occupation	$45	____
Other:_____	$45	____
Multiple Family Uses:		
New Construction	$45	____
Addition/Alteration	$45	____
Accessory Structure	$45	____
Repair/Replace	$45	____
Change in Use	$45	____
Signs/Billboards	$45	____
Fences/Screening	$45	____
Home Occupation	$45	____
Other:_____	$45	____
Commercial and Industrial Uses:		
New Construction	$45	____
Addition/Alteration	$45	____
Accessory Structure	$45	____
Repair/Replace	$45	____
Change in Use	$45	____
Signs/Billboards	$45	____
Fences/Screening	$45	____
Home Occupation	$45	____
Other:_____	$45	____
Special Use Permits:		
Single Family	$250	
Other Uses	$250	____
Plus Consultant Charges		____

	Fee	Due
Rezoning Applications:		
Rezoning Application	$375	375
Text Amendment	$275	____
Site Plan Review:		
Base Fee	$350	____
Plus Consultant Charges		____
Other Uses:		
Base Fee	$275	____
Plus Consultant Charges		____
Zoning Board of Appeals/Sign Appeals Board:		
Variance Application (Including Zoning Permit Fee):		
Single Family Uses	$250	____
Other Uses	$250	____
Building Board of Appeal:		
Outdoor/Sidewalk Café Appeal	$100	____
Residential	$100	____
Commercial	$100	____
Land Division/Combination:		
Per Lot	$55	____
Meets & Bounds Description	$90	____
Lot Line Adjustment	$55	____

Grand Total: 375

Fee Total Approved By: Liz Loomis **Date:** 7/14/26

CITY OF ALBION
Date Entered 07/14/2026 11:36:37 AM
Posting Date: 07/14/2026
Code: 1009
Ref ZONING PERMITS-910 HAVEN
Receipt 0040260631
Amount $375.00
Tender Type: CHECK
Check #: 401339

MEMO

TO: Albion Planning Commission

FR: Dr. Sheryl Theriot, City Manager

DA: August 18, 2026

RE: **ZONING RE-CLASSIFICATION FOR 958 AND 910 HAVEN ROAD - BACKGROUND**

In consulting with City Attorney Harkness, he indicated that the Planning Commission can approve the rezoning from CD to MU with conditions.

Attorney Harkness also indicated that this will require an amendment to the Zoning Ordinance by City Council.

From past history when the Planning Commission considered a similar rezoning reclassification from CDD to MU for 906 Haven Road, minutes reflect the following:

- Sept. 17, 2024 - Planning Commission:
  - Public Hearing and Planning Commission voted to TABLE for the College to come back with a proposal that would include conditions for mixed use of the property.

- Oct. 15, 2024 - Planning Commission:
  - Planning Commission approved with the following permitted uses:
    - Bakeries, Confectioneries and Ice Cream Shops
    - Banquet Halls/Wedding Venues
    - Caterers/Food Service Contractors
    - Coffee Shops
    - Convention Centers/Conference Centers
    - Delicatessens
    - Inns (Lodging Units with Other Commercial Establishment)
    - Restaurants without Drive-Through
    - Rooming Houses/Boarding Houses 7.12
    - Accessory Dwelling Units/Guest Houses 7.11
    - Dwelling Units in Conjunction with Commercial 7.16
    - Single Family Detached Dwelling

- Nov. 19, 2024 - Planning Commission
  - Public Hearing and Planning Commission approved zoning reclassification for 906 Haven Road from CDD to MU

- Nov. 25, 2025 - City Council
  - Approved 1st reading of Ordinance #2024-13 to Amend Chapter 100 Zoning, by Amending the Zoning Map referred to in Section 4.2 to Rezone 906 Haven Rd from Campus Development District (CDD) to Mixed Use District (MU)

- Dec. 2, 2024 - City Council
  - Approved 2nd reading and adoption of Ordinance 2024-13. (attached)

ZONING ORDINANCE

SECTION 10.1.A.
Whenever the public necessity, general welfare or good zoning practice require, the City Council may, by ordinance and subject to the procedure provided by 2006 PA 110, as amended, amend, supplement or change the regulations, district boundaries or classification of property, now, or hereafter established by this Ordinance or amendments thereof.

SECTION B. 2. Whenever deemed necessary for public convenience, general welfare or good zoning practice, the City Planning Commission or the City Council may initiate an amendment by a majority vote of the full membership of either of the respective council and/or commission. Such proposed amendment, to this Ordinance shall then follow the same procedure herein set forth for filing an application for zoning amendment.

SECTION 10.2.B.1.

Public Hearing. The City Planning Commission shall then hold a public hearing on such proposed amendment, supplement or change as set forth in the application, notice of the time and place of which shall be given pursuant to Section 9.11.

Planning Commission Recommendation. After the public hearing on such amendment, the City Planning Commission shall make its recommendation. Such recommendation shall be by resolution of the City Planning Commission carried by the affirmative votes of not less than five (5) members of the commission.

Section 10.3 Rezoning Standards

In considering any petition for an amendment to the official zoning map (rezoning), the Planning Commission shall and the City Council may consider the criteria listed below in making its findings, recommendations, and decision.

Where a rezoning is reasonable given the criteria below, **a determination shall be made that the requested zoning district is more appropriate than another district or amending the list of permitted or Special Land Uses within a district**.

A. Are all of the allowable uses in the proposed district reasonably consistent with surrounding uses in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential influence on property values?

B. Will there be an adverse physical impact on surrounding properties?

C. Will rezoning create a deterrent to the improvement or development of adjacent property in accordance with existing regulations?

D. Is the proposed rezoning consistent with the goals and objectives of the Comprehensive Plan, including any subarea or corridor studies? If conditions have changed since the Comprehensive Plan was adopted, is the proposed rezoning consistent with recent development trends in the area?

E. Are the physical, geological, hydrological and other environmental features of the site compatible with the potential uses allowed in the proposed zoning district?

F. Is the capacity of infrastructure and services sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety and welfare" of residents?

G. Will rezoning grant a special privilege to an individual property owner when contrasted with other property owners in the area or the general public (i.e. will rezoning result in spot zoning)?

ALBION PLANNING COMMISSION – STAFF REPORT

Rezoning Request: 958 Haven Road and 910 Haven Road
Meeting Date: August 18, 2026
Prepared By: Dr. Sheryl L. Theriot, City Manager
Subject: Request to Rezone 958 Haven Road from **Campus Development District (CDD)** to **Mixed Use District (MU)** with Conditions

I. REQUEST SUMMARY

The applicant requests a rezoning of **958 Haven Road and 910 Haven Road** from **Campus Development District (CDD)** to **Mixed Use District (MU)**. The request reflects prior Planning Commission and City Council actions on Haven Road, including the conditional MU rezoning at **906 Haven Road**, adopted through Ordinance 2024-13.

The City Attorney has advised that the Planning Commission **may approve MU rezoning with conditions**, but such action requires a corresponding **Zoning Ordinance amendment by City Council**.

II. BACKGROUND & CONTEXT

Haven Road consists primarily of **single-family residential dwellings and a church**, with no adjacent commercial corridor. The parcels proposed for rezoning (958 and previously 906) lie on the perimeter of Albion College, where institutional land uses transition into residential neighborhoods.

In 2024, the Planning Commission determined that MU rezoning on Haven Road was appropriate **only when conditioned** to permit a narrowed set of neighborhood-scale uses. A similar narrowing is recommended for 958 Haven Road to ensure compatibility.

III. ORDINANCE REQUIREMENTS: SECTION 10.3 REZONING STANDARDS

Under Section 10.3 of the Zoning Ordinance, the Planning Commission **shall** consider seven required criteria and, if rezoning is appropriate, must also determine that the requested district is **more appropriate than another zoning district or amending permitted uses within an existing district**.

IV. STAFF ANALYSIS OF REQUIRED CRITERIA

A. Consistency of Allowable Uses with Surrounding Land Uses

Surrounding properties are residential. MU includes broader commercial uses; therefore, only a **conditioned MU district** is suitable. The prior 906 Haven rezoning successfully used a narrowed MU use list.
Finding: *Conditional MU can be compatible with the neighborhood context.*

B. Adverse Impacts on Surrounding Properties
Unrestricted MU could increase traffic, noise, or commercial intensity. Conditional use limits mitigate these impacts.
Finding: *Conditional MU avoids adverse physical impacts.*

C. Deterrent to Adjacent Development
Conditional MU supported continued residential investment during the 906 Haven rezoning process.
Finding: *Conditional MU does not deter adjacent development.*

D. Consistency with Comprehensive Plan / Recent Trends
CDD is intended for college-related uses. Haven Road's edges function as a transition zone, making conditioned MU consistent with adaptive reuse and neighborhood stabilization goals.
Finding: *Rezoning aligns with Plan objectives.*

E. Physical & Environmental Suitability
There are no known environmental constraints preventing neighborhood-scale mixed use. General development standards apply.
Finding: *The site is suitable for the recommended limited MU uses.*

F. Infrastructure Capacity
Existing utilities and roadways can support low-intensity MU uses.
Finding: *Infrastructure capacity is sufficient.*

G. Spot Zoning / Special Privilege
Because 906 Haven was previously rezoned to conditional MU, rezoning 958 Haven and 910 Haven would extend an established pattern rather than create isolated zoning.
Finding: *Not spot zoning.*

V. REQUIRED DETERMINATION: ADDING MU vs. OTHER OPTIONS

CDD
CDD is intended for campus development. Neighborhood-scale mixed uses on Haven Road do not align with campus-focused intent.

R-2 Multiple-Family Residential District
R-2 does not allow neighborhood-serving commercial uses that the Planning Commission previously found appropriate for Haven Road.

Amending CDD Uses
Altering CDD city-wide to accommodate small commercial uses would be an excessive district-wide change for a parcel-specific situation.

Conclusion

Conditional MU is more appropriate than R-2 or amending CDD uses, meeting the required Section 10.3 determination.

VI. STAFF RECOMMENDATION ON PERMITTED USES

Recommended MU permitted uses (based on 906 Haven precedent) include:

- Bakeries / Confectioneries / Ice Cream Shops
- Banquet Halls / Small Event Venues
- Caterers / Food Service Contractors
- Coffee Shops
- Small-scale Conference or Meeting Facilities
- Delicatessens
- Inns with a connected commercial use
- Restaurants without drive-throughs
- Rooming/Boarding Houses (per §7.12)
- Accessory Dwelling Units (per §7.11)
- Dwelling Units in conjunction with commercial uses
- Single-family detached dwellings

VII. STAFF RECOMMENDATION

Staff recommends **approval** of the rezoning request for **958 Haven Road** AND **910 Haven Road** from **CDD to MU**, **subject to conditions** restricting permitted uses to the list above. Findings supporting approval:

1. All Section 10.3 criteria are satisfied.
2. MU—with conditions—is more appropriate than R-2 or amending CDD.
3. Rezoning maintains consistency with prior Planning Commission actions on Haven Road.
4. Conditional rezoning will require a **Zoning Ordinance amendment** by City Council, per legal guidance.

VIII. NEXT STEPS

1. Planning Commission adopts a resolution recommending conditional rezoning.
2. City attorney drafts the corresponding ordinance amendment for City Council.
3. Applicant provides responses to any public comment concerns, consistent with prior communications.

RESOLUTION OF THE CITY OF ALBION PLANNING COMMISSION
RECOMMENDING CONDITIONAL REZONING OF 910 HAVEN ROAD FROM CDD TO MU
Resolution No. PC-____-2026

WHEREAS, the City of Albion Zoning Ordinance establishes standards and procedures for rezoning property under Section 10.3 (Rezoning Standards) and Section 10.4 (Conditional Rezoning); and

WHEREAS, the Planning Commission received a request from the property owner of 910 Haven Road to rezone the property from Campus Development District (CDD) to Mixed Use District (MU); and

WHEREAS, the Planning Commission previously recommended and the City Council approved a similar conditional rezoning for 906 Haven Road, establishing an appropriate precedent regarding the unique land-use context of the Haven Road corridor; and

WHEREAS, the Planning Commission has determined that the proposed rezoning requires conditional limits on MU permitted uses to maintain compatibility with the surrounding residential neighborhood and the transitional edge of the Albion College campus; and

WHEREAS, the Planning Commission has reviewed the request according to the seven mandatory criteria required under Section 10.3, and finds:

1. The allowable uses in a *conditioned* MU district are compatible with surrounding land uses.
2. A conditioned MU district will not create adverse impacts on surrounding residential properties.
3. The rezoning will not deter future development or reinvestment in adjacent parcels.
4. The rezoning advances the Comprehensive Plan goals regarding transitional areas and adaptive reuse.
5. The site is suitable for modest mixed-use redevelopment meeting ordinance standards.
6. Public infrastructure can support the limited uses permitted under the conditional rezoning.
7. The rezoning does not constitute spot zoning, as it extends an established pattern set with 906 Haven Road.
8.

WHEREAS, the Planning Commission further determines, as required by Section 10.3, that rezoning to MU—with conditions—is more appropriate than rezoning to another district (such as R-2) or amending CDD uses, and best aligns with recent land-use trends and corridor planning objectives.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission hereby recommends that the City Council approve the conditional rezoning of 910 Haven Road from CDD to MU, subject to the following permitted uses, consistent with the conditional MU limitations previously adopted for 906 Haven Road:

Permitted Uses (Conditioned MU)
• Bakeries, confectioneries, ice cream shops
• Banquet halls / small event venues
• Caterers / food service contractors
• Coffee shops
• Small conference or meeting facilities

• Delicatessens
• Inns with a connected commercial use
• Restaurants without drive-throughs
• Rooming/boarding houses (Section 7.12)
• Accessory dwelling units (Section 7.11)
• Dwelling units in conjunction with commercial uses (Section 7.16)
• Single-family detached dwellings
• Any other use already permitted within these categories, as defined in Article 4 of the Zoning Ordinance

BE IT FURTHER RESOLVED, that any site plan for future redevelopment shall comply with all applicable provisions of Article 5, and no use outside the conditioned list shall be permitted unless authorized through an amendment approved by the City Council.

BE IT FINALLY RESOLVED, that the Planning Commission directs staff to prepare the corresponding ordinance amendment for consideration by the City Council pursuant to Section 10.2 (Amendment Procedures) upon approval of this recommendation.

Motion by Planning Commissioner _____, supported by Planning Commissioner _____, to approve the foregoing resolution.

I hereby certify that the above resolution was adopted on August 18, 2026 in a regular session of the Albion City Council and this is a true copy of that resolution.

Ayes_____

Nays_____

Absent_____

_____

Jill Domingo, City Clerk