

# Beaverton City Planning Commission Annual Report 2025

## Summary of Activities

The Beaverton City Planning Commission has been actively engaged in various planning initiatives throughout 2025. A primary focus has been on resolving split-zoning issues within the city and correcting mapping errors on the Official Zoning Map.

## Split Zoning Reviews

The Planning Commission meticulously reviewed 13 parcels that presented split zoning challenges. After thorough consideration and discussion, the commission formulated recommendations for changes to the city council. These recommendations were submitted for approval in September 2025.

### **Notable Recommendation:**

- **Parcel 160-007-202-019-02:** The Planning Commission recommended that this parcel remain classified within the R1 district, instead of Rowe Engineering's recommendation to rezone it to the Conservation District.

## Development Activity

No new development proposals were presented to the city during 2025.

## Meetings

All meetings held by the Planning Commission during 2025 were conducted on a case-by-case basis, as requested or required by specific planning matters.

## Key Economic Drivers in 2025

### **1. Zoning Stability and Land-Use Framework**

The Commission completed a review of **13 parcels** with split-zoning issues and submitted recommendations to the City Council in September 2025. These corrections are intended to:

- Strengthen the city's land-use framework.
- Provide a clearer and more stable foundation for future growth and development.
- Rectify mapping errors on the Official Zoning Map to ensure administrative accuracy.

### **2. Strategic Administrative Oversight**

Although there were **no new development proposals** presented to the city in 2025, the Commission remained ready to facilitate economic activity by holding case-by-case meetings as requested for specific planning matters.

### **3. Long-Term Development Potential**

By meticulously reviewing and recommending appropriate classifications for city parcels—such as recommending that **Parcel 160-007-202-019-02** remain in the R1 district rather than the Conservation District—the Commission is actively shaping the future residential and environmental layout of Beaverton.

PLEASE TAKE NOTICE that an amendment to the City of Beaverton Zoning Ordinance Map was adopted at the Beaverton City Council meeting held on September 15, 2025, following the recommendation of adoption as approved by the City Planning Commission at their public hearing held on August 19, 2025. This Zoning Map Amendment Ordinance was adopted with respect to twelve City-initiated rezonings intended to correct mapping errors identified on the City's Official Zoning Map. These proposed corrections are administrative in nature. See specific parcel information below:

<b>PROPOSED REZONINGS</b>					
	<b>Parcel ID #'s</b>	<b>Address</b>	<b>Owner</b>	<b>Current Zoning District</b>	<b>Proposed Zoning District</b>
1	160-120-002-007-00	Vacant Sears Street	City of Beaverton	R-1/CON	R-1
2	160-100-009-006-00	Vacant Doane Street (112 W. Knox Street)	City of Gladwin Housing Commission	R-1/C-2	C-2
3	160-007-200-028-00	Vacant Ross Street	Robinson Benard & Ross St, Beaverton	R-1/C-2	R-1
4	160-007-200-019-01	150 Pearson	City of Beaverton	CON/R-1	CON
5	160-007-200-008-00	402 Center Street	Wilson Ronald & Terry Trust	R-1/CON	R-1
6	160-007-200-010-10	420 Center Street	Govitz Lenard S Etal	R-1/CON	R-1
7	160-007-300-067-00	Vacant Glidden Road	City of Beaverton	IND/R-1	N/A*
8	160-007-202-019-03	Vacant Porter Road	City of Beaverton	CON/R-1	CON
9	160-007-200-011-00	Vacant Center Road	Lang Daniel J Center St	R-1/CON	R-1
10	160-007-200-045-00	Vacant off Fourth Street/E. Brown Street	City of Beaverton	R-1/CON	CON
11	160-007-200-047-00	Vacant off Fourth Street/E. Brown Street	City of Beaverton	CON/R-1	CON
12	160-007-200-045-00**	Vacant off Fourth Street/E. Brown Street	City of Beaverton	R-1/CON	CON

\* Parcel 7 had its zoning removed as the property is publicly owned and within the rights-of-way of Glidden Road and Terry Dianne Street.

\*\* Parcels 10 and 12 are legally combined parcels that are geographically separated by the Tobacco River.

Requested by: City of Beaverton Planning Commission

The Zoning Map was further revised graphically to rectify the City Limits to accurately reflect the changes of real property ownership and acquisition as of the date of adoption of this Zoning Ordinance Map Amendment.

PLEASE TAKE FURTHER NOTICE that the Ordinance shall take effect seven (7) days following the publication of this Notice pursuant to §401(6), M.C.L. 125.3401(6).

A copy of the Ordinance may be purchased or inspected by any person at Beaverton City Hall at 128 Saginaw Street, Beaverton, MI 48612, between the hours of 7:00 a.m. and 5:30 p.m., Monday through Thursday, except holidays. Alternatively, or in addition, any person may contact Beaverton City Hall by calling 989-435-9343

**Conclusion:**

In summary, the Beaverton City Planning Commission dedicated its 2025 efforts primarily to administrative oversight and the refinement of the city's Official Zoning Map. By meticulously reviewing 13 parcels with split-zoning challenges and submitting formal recommendations to the City Council in September 2025, the Commission has strengthened the city's land-use framework.

While no new development proposals were introduced this year, the Commission remained responsive and efficient, holding case-by-case meetings to address specific planning matters as they arose. Moving forward, these zoning corrections provide a clearer, more stable foundation for future growth and development within the City of Beaverton.

**Planning Commissioners in 2025:**

Sam Bagnieski – Community Member

Tena Diamond – Community Member

Jennifer Harper – Council Member

Nellie List – Council Member

Nila Frei – Mayor Pro Tem

Raymond Nau – Mayor

Colleen Reader – Council Member