

Scott Dzurka
Mayor

Brad Gurski
Vice Mayor

Eric Hufnagel
Commissioner

Chris Hyzer
Commissioner

Chris DeLiso
Commissioner



Chad A. Gamble, P.E.
City Manager

Mindy J. Seavey
City Clerk

Kristina Kinde
City Treasurer

Michael Homier
City Attorney

Justin Smith
Director of Public Services

**CITY OF ST. JOHNS
CITY COMMISSION MEETING
PROPOSED AGENDA**

**Monday, June 23, 2025, 4:00 p.m.
Room 2200 – Clinton County Courthouse**

***Listen to Meeting Via Telephonic Conference
Dial 1 929 205 6099**

<https://zoom.us/j/2050014286>

Meeting ID: 205 001 4286

***Please note, you will not be able to make public comments through Zoom;
only in-person attendees will be able to participate in public comments.**

(Times for agenda items are estimated times)

- 1. Call to Order (4:00 pm – 4:02 pm)**
- 2. Pledge of Allegiance (4:02 pm – 4:03 pm)**
- 3. Approval of Agenda (4:03 pm – 4:04 pm)**
- 4. Welcome, Meeting Overview (4:04 pm – 4:10 pm)**
(Presenter: Chad A. Gamble, P.E., City Manager)
- 5. Master Plan Updates & Action Item Review (4:10 pm – 5:10 pm)**
(Presenter: Chris Khorey, McKenna)
- 6. Wrap Up and Next Steps (5:10 pm – 5:20 pm)**
(Presenter: Chad A. Gamble, P.E., City Manager)
- 7. Public Comments (5:20 pm – 5:23 pm)**
- 8. Adjournment (5:23 pm)**

NOTICE: People with disabilities needing accommodation for effective participation in this meeting should contact the city clerk 989-224-8944 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodation.

CITY OF ST. JOHNS, MICHIGAN
REQUEST FOR COMMISSION ACTION
June 9, 2025

Department: City Commission	Attachments:	Submitted to CA for Review
Subject: <i>Master Plan Action Item Review</i>	[X] <i>Rezoning Review Letter</i>	[] Check these boxes if the document was sent to attorney for review (pls cc KLK and CAG)
Prepared by: Christopher Khorey, AICP, Vice President	Approved by: Chad A. Gamble, P.E., City Manager	

SUMMARY/HIGHLIGHT: Attached is a working draft of the updated Action Plan for the City's Master Plan and Parks and Recreation Plan, which are both being updated this year as a single document. The administration and McKenna are requesting the City Commission's feedback and revisions to this document.

BACKGROUND/DISCUSSION: The Master Plan and Parks and Recreation Plan were both last adopted in 2020, as separate documents. The two documents fulfill separate obligations of the City under State law (and from a practical standpoint for planning and budgeting), but have significant overlap in their required elements, as well as benefits of combining the goals and actions.

McKenna has been working with the Planning Commission on the Master Plan for several months, including presenting progress on housing and land use to the City Commission. The Parks and Recreation Department has been working with the Parks Committee on the Parks and Recreation Plan for a similar amount of time. Merging the two processes as they come into their final stages allows for the two Action Plans to be discussed simultaneously.

STRATEGIC PLAN OBJECTIVE: This process will create a new list of Actions, Goals, and Objectives for the City, which will be incorporated into future RCAs.

FISCAL IMPACT: Updating, adopting, and submitting the Parks and Recreation Plan will keep the City eligible for MDNR grants, while the update to the Master Plan will keep the City compliant with Redevelopment Ready Communities. Both documents will have positive indirect fiscal benefits as well.

RECOMMENDATION: Staff recommends the City Commission discuss the attached Action Plan, and provide direction to staff for revisions before the Action Plan is added to the draft Master Plan/Parks and Recreation Plan document.



St. Johns Master Plan

Action Item Review – City Commission

June 9, 2025

As part of the ongoing Master Plan update, City Manager Chad Gamble and McKenna have reviewed and revised the Action Items from the 2019 Plan to better reflect the City’s current goals and priorities. Their initial recommendations, including draft priorities, are included in the tables below.

We’re now asking the City Commission to review these updated Action Items and provide additional input and revision. Please review all five Action Item categories in the following tables. If your preferences differ from what is shown, indicate your preferred priority and time frame for each item by marking up the respective columns. These tables will serve as a guide for the discussion at the June 23 special meeting.

Note: The ID Number in the far-left column is provided for reference only and does not reflect priority. Instead, these numbers are intended to order to priorities by putting similar or related priorities together.

KEY

Priority	Time Frame
A – Most Important	1 – Within One Year
B – Very Important	2 – 1-3 Years
C – Important	3 – 3+ Years
D – Aspirational	4 – Long Term

REDEVELOPMENT

ID NUMBER	ACTION ITEM	PRIORITY	TIMEFRAME
R-1	Work with the public property owners (MDOT, etc.) along the Meijer CIS Trail from Clinton Avenue to Mead Street and prepare an RFP for redevelopment as shown in this plan.	A	1
R-2	Demolish the silos and find a new use for the site that promotes the downtown.	A	2
R-3	Encourage and collaborate with the Downtown Development Authority/Principal Shopping District to develop a Downtown Capital	B	2



	Improvements Plan to upgrade streetscape, parking, wayfinding signage, and beautification.		
R-4	Monitor the status of the private properties along the Meijer CIS Trail from Lansing Street to Clinton Avenue, and Mead Street to Old 127 for potential acquisition and redevelopment consistent with market dynamics.	C	2
R-5	Finalize the Urban Cooperative Agreement with Bingham Township to provide unified water and sewer service and promote development as envisioned in the Joint Planning Areas.	A	2
R-6	Work with regional and statewide partners such as LEAP and MEDC to continue to match appropriate incentive programs to desirable investments in the City.	B	2
R-7	Recruit a developer to partner with the City to construct housing on 450 Townsend.	A	2
R-8	Prepare development sites on the south side of town for housing to meet the needs as described in the Housing Market Analysis, including luxury housing to relieve pressure on the middle of the market.	B	2
R-9	Encourage additional housing development in and around the downtown to promote vibrancy and a wide variety of housing choice.	B	2
R-10	Collaborate with MDOT to improve safety at M-21 and Old 127 to promote new investment and incorporate that area into the City's walkable core.	B	3
R-11	Evaluate zoning options to promote a broader mix of uses at the intersection of M-21 and US 127, with the potential for mixed use to extend further east as market conditions warrant.	B	1
R-12	Implement the Zoning Action Plan.	A	1
R-13	Maintain the City's status as a Redevelopment Ready Certified Community.	A	1
R-14	Review and update this plan every five years.	C	3
R-15	Evaluate historic district designation and regulation options within the Old Village Plat.	D	4
R-16	<i>Other (please specify):</i>		
R-17	<i>Other (please specify):</i>		
R-18	<i>Other (please specify):</i>		
R-19	<i>Other (please specify):</i>		



MOBILITY

ID NUMBER	ACTION ITEM	PRIORITY	TIMEFRAME
M-1	Prioritize downtown mobility and pedestrian safety improvement, including developing specific projects as part of an update to the Downtown Plan.	A	1
M-2	Work with the DDA/PSD to design and implement streetscape improvements downtown including furniture, amenities, and landscaping. Prioritize adding street trees, flowers, and other softscape.	B	2
M-3	Work collaboratively with the DDA/PSD to enhance and improve downtown parking options for businesses, residents, and visitors.	B	2
M-4	Utilize the permit parking system to encourage downtown residents to utilize parking on side streets to ensure Clinton Avenue parking is available for business customers.	C	3
M-5	Leverage Safe Routes to School funds to improve pedestrian and non-motorized safety in and around the schools campus.	A	1
M-6	Fill sidewalk gaps throughout the City as funds and opportunities become available.	C	3
M-7	Work with MDOT to thoroughly redesign Old 127 between Baldwin Street and Townsend Road in order to improve safety and mobility for all road users.	C	3
M-8	Fill sidewalk gaps along Old 127 north of Steel Street within the context of the current design of the roadway, which is not planned to change significantly.	B	2
M-9	Work with partners to connect to the expanding network of regional non-motorized trails.	B	2
M-10	Designate key cycling corridors through the City grid and upgrade road markings and other infrastructure as appropriate.	C	3
M-11	Develop a route for a north-south bike route along the western edge of the City.	C	3
M-12	<i>Other (please specify):</i>		
M-13	<i>Other (please specify):</i>		



M-14	<i>Other (please specify):</i>		
M-15	<i>Other (please specify):</i>		
M-16	<i>Other (please specify):</i>		



BEAUTIFICATION / PLACEMAKING

ID NUMBER	ACTION ITEM	PRIORITY	TIMEFRAME
P-1	Ensure that zoning and other City regulations are not placing burdens on historic and architecturally significant buildings.	C	3
P-2	Continue to work with the DDA/PSD to support the façade improvement program for Downtown businesses.	C	3
P-3	Streamline and formalize the process for approving outdoor dining and other uses of downtown sidewalks.	A	1
P-4	Revitalize and market a program to allow property owners to request and fund street trees in front of their properties.	B	2
P-5	Assess the feasibility of building a permanent farmers' market space.	C	3
P-6	Implement unified wayfinding signage, commercial sign standards, light fixtures, and plantings to Old 127.	C	3
P-7	Implement unified wayfinding signage, commercial sign standards, light fixtures, and seasonal displays to N. Clinton Avenue.	A	1
P-8	Install decorative and branded pavement markings at key intersections.	C	3
P-9	<i>Other (please specify):</i>		
P-10	<i>Other (please specify):</i>		
P-11	<i>Other (please specify):</i>		
P-12	<i>Other (please specify):</i>		
P-13	<i>Other (please specify):</i>		



MARKETING / BRANDING

ID NUMBER	ACTION ITEM	PRIORITY	TIMEFRAME
B-1	Support and enhance efforts by the DDA/PSD to promote special events and local business promotion.	A	1
B-2	Continue to enhance the City's online presence, including the website, local median outlets, and social media.	A	1
B-3	Develop programming for the Wilson Community Center to enhance activities and support for people of all ages.	A	1
B-4	<i>Other (please specify):</i>		
B-5	<i>Other (please specify):</i>		
B-6	<i>Other (please specify):</i>		
B-7	<i>Other (please specify):</i>		
B-8	<i>Other (please specify):</i>		



PARKS AND RECREATION

PARK	ACTION ITEM	PRIORITY	TIMEFRAME
Jaycee Park	Landscaping	C	3
	Pavilion	C	3
	Fall Zone Improvements	A	1
	<i>Other (please specify):</i>		
Kibbee Street Park	Landscaping	C	3
	Pavilion	C	3
	Replace Existing Fencing	C	3
	Fall Zone Improvements	A	1
	<i>Other (please specify):</i>		
Oak Street Park	Park Improvement Plan — explore alternative playground options (ex. nature playground)	B	2
	<i>Other (please specify):</i>		
Senior Citizen Park	Construct Parking Lot	B	2
	Construct Accessible Walk System	B	2
	Play Equipment — Install new swings	B	2
	Tennis Court Conversion to Pickleball	A	1
	<i>Other (please specify):</i>		
St. Johns City Park	Improve Sidewalk Circulation System	A	1
	Renovate Bath House and Maintain Spray Park	A	1
	Improve Trail System	A	1
	Expand and Improve Sledding Hill	B	2
	Landscaping Improvements	B	2



	Main Pavilion Exterior Renovation	B	2
	Construct New Soccer Field	C	3
	<i>Other (please specify):</i>		
Wilson Community Center	None.		
	<i>Other (please specify):</i>		
St. Johns Depot and Rotary Park	Park Improvement Plan (East Side)	B	2
	Playground Equipment	B	2
	Parking Lot Expansion	C	3
	Senior Citizen Amenities	C	3
	<i>Other (please specify):</i>		
Water Tower Park	Construct Accessible Walk System	B	2
	Land Acquisition (Purchase from Hospital)	C	3
	Playground Equipment (remove and replace)	C	3
	Park Improvement Plan	C	3
	<i>Other (please specify):</i>		
Other	Trail Connections — CIS Trail to Main Park	A	1
	Trail Connections — CIS Trail to Jaycee / Senior Citizens Park	B	2
	Trail Connections — CIS Trail to Kibbee Street Park (may include overpass at highway 27)	B	2
	Implement Park Signage System	B	2
	Revise City Recreation Website	B	2
	Park Lighting & Safety Evaluation (All Parks)	B	2
	Fell Property Development Plan / Community Building	C	3
	Identify Location for Community Dog Park	A	1
	Identify Location for Community Skate Park	A	1
	Identify Other Funding Source Options	A	1
	<i>Other (please specify):</i>		



	<i>Other (please specify):</i>		
	<i>Other (please specify):</i>		
	<i>Other (please specify):</i>		
	<i>Other (please specify):</i>		
	<i>Other (please specify):</i>		



ZONING

ID NUMBER	ACTION ITEM	PRIORITY	TIMEFRAME
Z-1	Review the Zoning Ordinance and Sign Ordinance for compliance with recent legislation, such as PA 233, caselaw, including cases on “uses not listed” and to ensure continuing compliance with Redevelopment Ready Best Practices.	A	1
Z-2	Review the Zoning District designation for key redevelopment areas, especially along the Meijer CIS trail, and determine any need for City-initiated rezonings.	B	2
Z-3	Revise the MU District to be more internally coherent and to better reflect the Master Plan vision for areas designated Mixed Use on the Future Land Use Map.	A	1
Z-4	Review areas designated Mixed Use on the Future Land Use map, and those Zoned MU, and correct inconsistencies between them through City-initiated rezonings.	A	1
Z-5	Determine whether I-1 and I-2 could be consolidated into a single zoning district.	B	2
Z-6	Evaluate the O District for possible elimination and consolidation into the GC and/or R-3 Districts.	B	2
Z-7	Review regulations applicable to historic properties, such as churches and older homes, and ensure that zoning regulations do not impede the preservation of historic character.	B	2
Z-8	Review standards for fences and accessory buildings to address situations where non-conforming existing setbacks create awkward situations for neighbors.	B	2
Z-9	<i>Other (please specify):</i>		
Z-10	<i>Other (please specify):</i>		
Z-11	<i>Other (please specify):</i>		
Z-12	<i>Other (please specify):</i>		