



Planning Commission 2025 Annual Report

Introduction

The Village of Brooklyn Planning Commission is tasked with governing future land use/zoning and creating and updating the Village's Master Plan and Zoning Ordinance. This board also reviews site plans, conditional uses, and subdivision developments. It is created under the authority of the Michigan Planning Enabling Act (MPEA) of 2008 and is an advisory board to the Village Council.

The planning commission makes an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development. Additionally, this document allows information to be shared between Village staff, other boards, the Commission, and the Village Council.

A sincere thank you to our Planning Commission members, whose dedication and expertise are vital to the structure and future of our Village. Their continued work on the Master Plan rewrite and thoughtful review of development projects help guide our community's growth and character.

Membership

2025 Updates:

In January 2025, Jessica White was newly appointed to the Planning Commission. Ronda Kay filled one of the ex officio member positions from Village Council, concurrent with her Village Council term. The Commission appointed existing members Taylor Aue to serve as Chair and Robert Stockton as Vice Chair.

In August 2025, Misty Bliven resigned from the Commission after serving for 7 years. Bob Davis was appointed to serve for the remainder of the term, through December 31, 2025.

Membership as of December 31, 2025:

Planning Commission Member	Term Expiration
Taylor Aue*	2026
Bob Davis	2025
Bob Jenson (C)	2026
Ronda Kay (C)	2028
Debbie Powell	2027
Robert Stockton	2025
Jessica White	2027

* Chair

(C) Village Council Member

Meetings (MPEA requires four meetings annually)

The Village of Brooklyn Planning Commission met nine (9) times in 2025. Additionally, the Planning Commission held one (1) workshop on November 3rd to continue the review of Master Plan Action Items, continued from the October meeting discussion.

Master Plan Review

In 2024, the Village of Brooklyn kicked off its Master Plan rewrite process. The MPEA requires that master plans are reviewed and updated at least every five years. The Village's previous Master Plan was from 2019, and a decision was made to create a new plan with new goals and action items rather than go through the update process.

Additionally, an ad hoc Steering Committee was created to help guide the process. The Steering Committee is composed of representatives from the Village Council, Corridor Improvement Authority, and Planning Commission. In 2025, the Committee met 6 times to oversee Master Plan chapter revisions in collaboration with the Village's planning consultant, Beckett & Raeder, Inc.

A major part of the master plan process is community engagement. The first step was a community survey which was distributed in January and February and received 205 responses. In June, the Committee hosted a Master Plan workshop. During the workshop, community members engaged with interactive boards featuring questions similar to or expanded upon those in the survey. Participants were encouraged to move throughout the room, visiting all the boards and using stickers and sticky notes to share their feedback.

In the last few months of 2025, the focus of the Planning Commission and Steering Committee shifted to in-depth discussions on the Implementation chapter of the Master Plan, specifically the Village's Action Items. These items will outline exactly what the Village wants to accomplish over the next several years. The Action Items were thoroughly reviewed during two Steering Committee workshops, one Planning Commission meeting, and an additional Planning Commission workshop. Through these discussions, participants successfully refined the Village's goals and developed a comprehensive list of actionable items, ranging from immediate (to be completed within 1 year) to long-term (to be completed within 5-10 years).

Next steps:

- Planning Commission will submit a request to the elected body for distribution of the proposed plan to public and agency review, a 63-day comment period.
- Planning Commission will hold a public hearing on the proposed master plan at the end of the comment period, as well as an additional workshop to engage the community in the master plan's content.
- The Planning Commission will approve the plan and recommend that the Village Council adopt the plan.

Zoning Ordinance Amendments

There were zero (0) Zoning Ordinance amendments in 2025.

Development Reviews

Project Type	Location	Description	Status	Recommendation to legislative body	Date of action
Site Plan Review	142 Wamplers Lake Rd.	Commercial building (Jimmy John's)	Approved	No	January 27
Conditional Use	200 N. Main St.	Illuminated sign by 5 Star Real Estate	Approved	No	February 24
Conditional Use	119 N. Main St.	Take down and refurbish Star Theater sign	Approved with conditions	No	March 17
Site Plan Review	101 Monroe St.	Redevelopment of 3-story building to contain 6 apartments (2 nd and 3 rd floors) and two commercial spaces (1 st floor)	Approved	No	July 21

Variances (ZBA)

In Brooklyn, the Village Council acts as the Zoning Board of Appeals (ZBA). At the April council meeting, a Zoning Board of Appeals meeting was opened for a variance request for 219 Chicago St. The ZBA approved a fence variance request to Ordinance 62-411(g) to extend the use of white picket fencing not to exceed the height of three feet within the front yard of the property.

Actions by Village Council

In 2025, the Planning Commission did not make any recommendations to the Village Council.

Zoning Map

There were no amendments made to the Village's zoning map in 2025.

Training attended

All members of the Planning Commission are required to participate in approved training throughout their term. In April 2025, Harmony Fierke-Gmazel from MSU Extension taught a Planning Commission Roles and Responsibilities class. This class was also attended by commission members from Brooklyn's surrounding communities.

Harmony also presented on Master Plan Implementation Strategy at the August Planning Commission meeting.

At the November Planning Commission Meeting, Liz Gunden from Beckett & Raeder presented on Planned Unit Developments.

Joint meetings

No joint meetings were held in 2025.

**Approved February 2, 2026 by
Village of Brooklyn Planning Commission**