

HASTINGS PLANNING COMMISSION A G E N D A

Monday January 6, 2025

1. **Call to Order/Roll Call** (Regular meeting starts at 7:00 p.m.)
2. **Pledge of Allegiance**
3. **Approval / additions / deletions to agenda**
4. **Approval of Minutes** November 4, 2024 Draft Meeting Minutes of the Planning Commission *
5. **Informative Items:** None
6. **Public Hearings:** None
7. **New Business:**
 - A. Preliminary Site Condominium Project Review for Bachman Field, 900 Bachman Road. *
 - B. 2025 Planning Commission Meeting Dates *
 - C. 2024 Planning Commission Annual Report *
 - D. Annual Election of Officers
8. **Old Business:**
 - A. Receive JPA / JPC Update.
 - B. Consider Planning Commission 2025 General Work Task List. *
 - C. Report Regarding Tracking and Terms and Conditions Imposed by the Planning Commission. *
9. **Open Public Discussion and Comments**
10. **Staff Comments**
11. **Commissioner Comments**
12. **Adjourn**

*Indicates attachment

CITY OF HASTINGS
PLANNING COMMISSION MEETING MINUTES
November 4, 2024

The meeting was called to order at 7:00 p.m. by Chairperson Hatfield.

Call to Order

The following Commissioners were present: Levi Bolthouse, Scott Darling, David Hatfield, Nichole Lyke, William Mattson, Sarah Moyer-Cale, and Dave Tossava. Members absent: Chelsey Foster, Jacquie McLean

Roll Call

Also present: Dan King, Community Development Director, DPS Director Travis Tate, and Rebecca Harvey, Planning Consultant.

It was **MOVED** by Mattson and **SECONDED** by Lyke to approve the agenda as presented. All members present voting yes, motion carried.

Approval of the Agenda

It was **MOVED** by Tossava and **SECONDED** by Mattson to approve the minutes of the October 7, 2024 Regular Meeting as presented. All members present voting yes; motion carried.

Approval of the Minutes

None.

Information

King and Harvey provided background information regarding the request for a conditional rezoning at 1220 W. State Street from the B-2 General Business District to the D-2 Industrial District. Chairperson Hatfield opened the public comment portion of the hearing at 7:13 p.m. David Caldron spoke on behalf of the application and discussed the proposed conditions and reason for the requested rezoning. No other members of the public provided comment. Comments were closed at 7:19 p.m.

Public Hearings
1220 W State St
Conditional
Rezoning

It was **MOVED** by Tossava and **SECONDED** by Mattson to approve the conditional rezoning of 1220 W. State Street from the B-2 General Business to D-2 Industrial District with the following conditions:

- The only D-2 Industrial District use permitted on the Property will be general manufacturing, fabrication, and assembly operations, as well as associated ancillary uses, such as office and storage/warehouse use.
- The existing footprint of the building on the Property shall not be increased or expanded.
- No outdoor storage on the Property is permitted.
- The Conditional Rezoning will not be effective unless and until GSDQ closes on the purchase of the Property from Corewell.

All members present voting yes; motion carried.

King introduced the final site plan review and PUD amendment from Woodlawn Meadows Retirement Village II. Woodlawn Meadows Retirement Village II plans on creating 32 detached site condos and is requesting an amendment to the Woodlawn Meadows PUD to enable the development. It was noted that the density proposed adheres to the Master Plan and is less than the original density

1813 N. East St –
Woodlawn
Meadows
Retirement
Village II

approved in the original Woodlawn Meadows PUD. Discussion was held regarding the connectivity of the site, the road standards, and the setbacks that were proposed.

Chairperson Hatfield opened the public comment portion of the hearing at 7:40 p.m. Ann Eckart, 333 E North Street, provided comments and questions regarding the project. The comments were generally opposed to certain features of the development. King read into the record a letter sent by Shirley Keeler of 317 E North St. consisting of various questions regarding the project. Jon Male, Exxel Engineering, spoke on behalf of the application and described the request. Questions from the commission were asked of the applicant's representative and staff/consultants. Discussion was held.

It was MOVED by Tossava and SECONDED by Lyke to recommend approval of the PUD amendment to the City Council based on compliance with sections 90-662, 90-663, and 90-664 and with the following noted as compliant with section 90-665:

- The modified lot sizes (7,700 sq ft – 18,000 sq ft) and lot widths (56 ft – 66 ft) are approved as proposed and the ordinance authorizing the proposed PUD will list the modified requirements.
- The zoning notes of the Final Development Plan will reflect the R-1 lot width requirements.
- The 25-foot front, 25-foot rear, and 15/6-foot side setbacks are approved as proposed and the ordinance authorizing the proposed PUD will list the modified requirements
- The Final Development Plan should reflect the final setback requirements as approved.

All members present voting yes; motion carried.

It was MOVED by Tossava and SECONDED by Bolthouse to recommend approval of the preliminary plan for site condominiums to the City council based on compliance with Section 90-735 with the following contingencies:

- The proposed extension of East Street as a private road shall comply with the standards for city public street construction. It is recommended that the council approve a street width of 28 feet and to allow rolled concrete curbs. This recommendation is based on review and approval by the Hastings Fire Chief.
- The stormwater management plan, utility system (water/sewer) proposal, and proposed private street extension shall be subject to City review and approval.
- The location, description, use/occupancy and maintenance provisions for all general and limited common elements shall be provided in the master deed for the project and shall be subject to the City's review and approval.
- All approved PUD design elements shall apply to the site condominium design.

All members present voting yes; motion carried.

None.

The JPA met with little to report. The JPC has not had a meeting due to difficulty obtaining a quorum.

King discussed minor changes to the work task list.

King stated there were items that were eliminated from the tracking terms.

None.

None.

None.

It was MOVED by Tossava and SECONDED by Bolthouse to adjourn the meeting. All members present voting yes, motion carried. Meeting adjourned at 8:20 p.m.

Respectfully submitted,

Sarah Moyer-Cale
Secretary

New Business:

Old Business

JPA/JPC Update

Work Task List

Tracking Terms
and Conditions

Public Comment

Staff Comments

**Commission
Comments**

Adjournment



Application for Planning Commission

City of Hastings
Hastings, MI 49058
269-945-2468



Date: December 10, 2024

Applicant Name: Green Development Ventures, LLC (Mike West)
(Last) (First) (M.I.)
Address: 2186 East Centre Avenue Portage, Michigan 49002
(Street) (City, State, Zip)
Telephone: (269) 365-8548
(Business) (Cellular)
Email: mwest@allenedwin.com

Applicants Interest in Property: contingent purchaser

Owners Name (If Different From Above): Kirt Petersen

Request: Bachman Field Site Condominium Subdivision
 Rezoning **Special Use Permit** **Plat or Condo**
 Site Plan Review **PUD** **PUD Phase Approval**
 Other: _____

Address of Property: 900 Bachman Road (39.01 acres)

Legal Description:
Parcel Number #55-135-001-02
(see Site Condominium Subdivision plans for legal description)

Current Zoning: R-1A, One Family Res **Proposed Zoning:** No zoning change proposed

Applicable Fees: 124 sites x 20 = \$2,480 (Preliminary Site Condominium Subdivision)
Preliminary # = 1,500 + 0.26 = \$3,980.00

Applicants Signature: [Signature] Land Planning Manager
(Title)

Staff Signature: [Signature] Community Dir / Zoning Admin
(Title)

Office Use Only

Application Number:	_____	Date Advertised:	_____
Filing Date:	<u>12-16-24</u>	Date of Meeting:	<u>1-6-25</u>
Fees Paid:	<u>\$3,980.00 12-16-24</u>	Board Action:	_____
To Clerks Office On:	_____	Effective Date:	_____

CITY OF HASTINGS
201 E STATE STREET
HASTINGS MI 49058-1954

Receipt No: 1.152316

Dec 16, 2024

GREEN DEVELOPMENT VENTURES LLC

CHARGES FOR SERVICES - PLANNING AND ZONING (SITE PLAN GREEN DEVELOPMENT VENTURES LLC 101-100-640-000 Planning/Zoning Fees	1,500.00
CHARGES FOR SERVICES - PLANNING AND ZONING (SITE PLAN GREEN DEVELOPMENT VENTURES LLC PLAT REVIEW 124 SITES 101-100-640-000 Planning/Zoning Fees	2,480.00

Total:	3,980.00
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CHECK	Check No: 1253	3,980.00
Payor: GREEN DEVELOPMENT VENTURES LLC		
Total Applied:		3,980.00

Change Tendered:	.00
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Duplicate Copy

12/16/2024 3:13 PM

Green Development Ventures, LLC
2186 East Centre Avenue
Portage, MI 49002

Dan King, Community Development Director
City of Hastings
201 East State Street
Hastings, Michigan 49058

December 13, 2024

Re: Bachman Field Preliminary Site Condominium Subdivision – Open Space
Neighborhood, 900 Bachman Road (38.25 Acres, Parcel #55-135-001-02)

Dear Dan,

Attached please find the Preliminary Site Condominium Subdivision application package for the above captioned project. The application proposes construction of the “Bachman Field” Site Condominium Subdivision under Section 90-293A (Open Space Neighborhood) of the City of Hastings Zoning Ordinance. Attached are the following documents:

- Signed Planning & Zoning Application – Site Condominium Subdivision
- Letter of Authorization from Property Owner (Kirt Peterson)
- Project Summary Narrative – Bachman Field Site Condominium Subdivision
- Wetland Evaluation Report dated October 31, 2024 (Artemis Environmental)
- Bachman Field Preliminary Site Condominium Subdivision Plan (3 sets, 24”x36”)
- Sample Portfolio of Homes – color renderings, elevations, floor plans (3 color sets)
- Review Fee Check for Preliminary Site Condominium Subdivision (\$3,980)

We look forward to discussing this exciting residential project with the City of Hastings and request to be scheduled for the January 6, 2025 Planning Commission meeting.

If you have any questions or require additional information, please contact me at your earliest convenience.

Sincerely,



Michael West, AICP
Land Planning Manager
Green Development Ventures, LLC
2186 East Centre Avenue
Portage, Michigan 49002
(269) 365-8548
mwest@allenedwin.com

October 1, 2024

Dan King, Community Development Director
City of Hastings
201 East State Street
Hastings, Michigan 49058

Re: 39 Acres, 900 Bachman Road (Parcel #08-55-135-001-02)

Dear Mr. King,

I own the approximate 39 acre parcel addressed as 900 Bachman Road (Parcel #08-55-135-001-02) in the City of Hastings, Barry County, Michigan. I confirm that Green Development Ventures, LLC/Allen Edwin Homes has authorized consent to submit for municipal approvals and permits (planned unit development, site condominium subdivision, special land use, site plan, utility permits, etc.) that may be required for the development of the subject parcel.

Feel free to contact me with questions or concerns.

Sincerely,



Kirt Petersen
800 Bachman Road
Hastings, Michigan 490589
m66tirecooper@att.net

Bachman Field Single Family Residential Subdivision

Open Space Neighborhood Design

Project Summary Narrative

December 13, 2024

Project Overview

The Bachman Field site condominium subdivision is proposed on this 39.09 acre parcel (38.25 acres excluding existing public right-of-way) addressed as 900 Bachman Road and located along the west side of Bachman Road (Parcel #55-135-001-02). The subject property is currently vacant agricultural land zoned R-1A, One Family Residential. The Bachman Field single family subdivision has incorporated the applicable submission and design requirements outlined in Division 90-VI 4A R-1A, One-Family Residential Zone including Section 90-293A, Open Space Neighborhoods (OSN) and Article 8, Site Condominium Project of the City of Hastings Code of Ordinances. This new residential neighborhood will provide much needed housing to the City of Hastings, while enhancing the local tax base and economy. Major elements of this residential subdivision are summarized below.

Residential Components/Project Phasing

The Bachman Field single family residential subdivision proposes a total of 124 single family detached homes on this 38.25 acre property in four development phases with an overall development density of 3.24 units/acre.

The anticipated building plan and construction schedule (summarized in table below) is intended to be flexible so as to achieve economic stability and long term investment in the city. As may be dictated by economic conditions and consumer preference, adjustments in home product offerings and construction schedules may be necessary.

	Number of Units/Acreage	Location/Improvements	Construction Schedule (estimate)
Phase 1	30 units/7.50 acres (4.00 units/acre)	Street A and Street B	2025-2026
Phase 2	31 units/8.15 acres (3.80 units/acre)	Street C and Street D	2026-2028
Phase 3	28 units/9.22 acres (3.04 units/acre)	Court C and Court D	2028-2030
Phase 4	35 units/13.38 acres (2.61 units/acre)	Street E and Street F	2030-2032
TOTAL:	124 units/38.25 acres (3.24 units/acre)	Streets A, B, C, D, E and F, and Courts C and D	2025-2030

Single family home offerings within the Bachman Field condominium subdivision will include a mixture of 2-story, ranch and raised ranch homes ranging between 1,600-2,400 square feet with 3-5 bedrooms, 2-3 bathrooms and attached 2-car garages. A sample portfolio of homes planned for the Bachman Field subdivision including color renderings, elevations and floor plans is attached.

Consistent with the OSN ordinance, all lots/units within the Bachman Field site condominium subdivision will adhere to the following minimum standards:

Minimum Lot Size: 6,500 square feet/60 feet wide (7,000 square feet average)

Minimum Front Yard Setback: 24-feet

Minimum Rear Yard Setback: 20-feet

Minimum Side Yard Setback: 6-feet/15-feet total (both sides)

Open Space/Natural Feature Preservation

While the OSN ordinance requires a minimum of 10% of the gross site acreage be preserved as dedicated open space, the Bachman Field subdivision proposes 14.9% (5.8 acres) of perpetual open space preservation. As shown on the preliminary site condominium plan, open space areas are proposed along the western portion of the site and in the central portion of the property, around two regulated wetland pockets.

The western open space is proposed as an interactive recreational and natural bird habitat area approximately 3.7 acres in size. The western open space area will include a recreation field, mowed walking path with benches and kid-friendly climbing obstacles, balance beams and jumping pads. Additionally, a bird feeding station and birdhouses will be installed along the walking path. The existing natural tree line located along the western property line will be preserved and the open space area will be enhanced with the installation of native wildflower planting beds, deer resistant shrubs (i.e., arrowwood viburnums, ninebark, winterberry holly) at a rate of 20 shrubs/per acre and a mixture of native bird friendly deciduous and coniferous trees at a rate of 14 trees/per acre.

The central open space is proposed as a natural preservation and habitat enhancement area approximately 2.1 acres in size. The central open space area will include preservation of two existing forested wetland pockets identified by Artemis Environmental in an October 31, 2024 Wetland Evaluation report (see attached). Open space areas adjacent to these two wetland pockets will be enhanced through the installation of wildflower planting beds, deer resistant shrubs (i.e., arrowwood viburnums, ninebark, winterberry holly) at a rate of 20 shrubs/per acre and a mixture of native bird friendly deciduous and coniferous trees at a rate of 14 trees/per acre.

A large legacy tree (60 inch Oak) is located along the eastern portion of the property, along Bachman Road. This legacy tree will be protected during construction activities and will serve as an entry feature into the subdivision being situated two lots south of the proposed Bachman Road access.

Access/Utilities/Storm Water Management

The Bachman Field residential neighborhood will be served by a network of new public streets with primary access provided from East North Street (south) and Bachman Road (east). Additionally, a public street stub will be provided to the western property line, within the northwest portion of the site, to allow for future street extension and neighborhood interconnection. Street trees will be installed along the public streets at a rate of one tree/per lot and two trees/per corner lot. Municipal water and sanitary sewer will serve the residential subdivision and storm water from the project will be collected and conveyed to a storm water detention area located in the northwest corner of the property. All public infrastructure including new public streets, municipal water, sanitary sewer and storm sewer will be designed and constructed to City of Hastings standards and specifications.

Site Condominium Subdivision Governing Documents

The entire project will be developed as a site condominium subdivision and a Homeowner's Association (HOA) will be established and operated by the developer until a level of occupancy has been achieved to transition the operations over to the residents. A Master Deed and Bylaws will be created and recorded to provide the legal framework for the operations of the site condominium project including deed restrictions, covenants and any other project requirements. The HOA will have a scope of authority that includes architectural review, enforcement of restrictions, open space/amenity area maintenance and financial management. Each homeowner will pay a modest annual fee for the operation and management of the site condominium.



MCKENNA

January 6, 2025

Planning Commission
City of Hastings
201 East State Street
Hastings, MI 49058

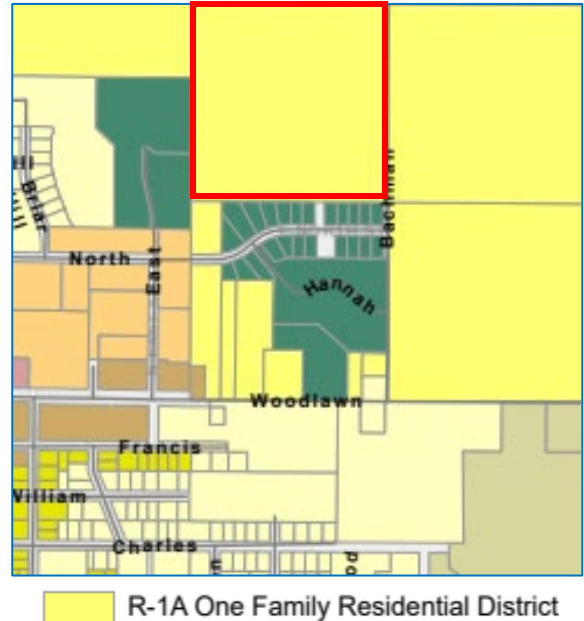
Subject: Bachman Field Site Condominium – Open Space Neighborhood

Location: 900 Bachman Road

Zoning: R-1A One-Family Residential District

Request: Preliminary Site Condominium Project Plan Review – for the proposed development of 124 single-family residential site condominium units within an ‘open space neighborhood’

Zoning Map



Application Overview:

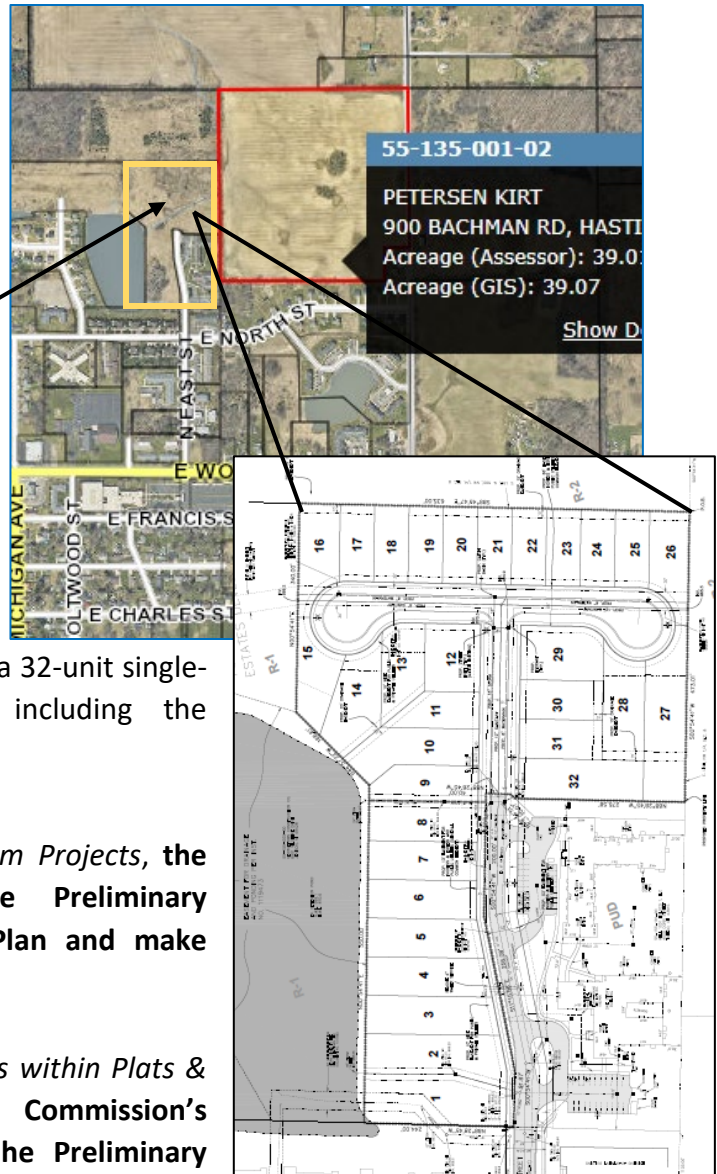
- The subject site consists of approximately 39 acres and is provided 1100 ft of frontage on Bachman Road.
- The subject site is currently vacant agricultural land with limited amounts of vegetative land cover and several small ‘wetland’ areas.
- Applicant proposes development of a 124-unit residential site condominium on the subject 39-acre site . . . to be designed as an ‘open space neighborhood’ served by public streets and utilities.
- The proposed ‘open space neighborhood’ is a Permitted Use within the R-1A District.

- A review of the proposal shall be guided by **Sec 90-735 – Review of Preliminary Plans for Site Condominiums** and **Sec 90-293A – Open Space Neighborhoods within Plats & Site Condominiums**.

NOTE: The adjacent Woodlawn Meadows PUD Development was approved in 2001.

- Phase 1 (1 20-unit supportive care building/1 20-unit specialized care building) was developed and occupies 4 acres of the 13-acre PUD site.
- The PUD was amended in 2024 to allow use of the remaining 9 acres of the site as a 32-unit single-family residential site condominium, including the extension of East Street as a private road.

- Per Sec 90-735 – *Review of Site Condominium Projects*, the **Planning Commission shall review the Preliminary Development (site condominium project) Plan and make recommendation to City Council.**
- Per Sec 90-293A – *Open Space Neighborhoods within Plats & Site Condominiums*, the **Planning Commission’s recommendation to the City Council on the Preliminary Development Plan shall include a review/recommendation on the Open Space Neighborhood design proposal.**



Article 90-VIII – Site Condominium Projects

Sec 90-735 – Review of Preliminary Plan (for a Site Condominium Project)

- Application requirements have been met.
- Per Subsection d) – *Requirements for Preliminary Plans*, the following should be noted:
 - 1) The Preliminary Plan is lacking the required cover sheet, survey plan (signed/sealed by site surveyor), and location, nature and size of all common elements.
 - *Required per Section 66 of the Condominium Act*
 - 2) Statement is provided that ‘the subdivision will be served by public water and sanitary sewer’.
 - *The proposed utility system (sewer/water) shall be subject to City review/approval.*
 - *Reference 12.26.24 DPS Review*
 - 3) All roads within the subdivision are proposed to be public streets.
 - *The proposed public street network shall be subject to City review/approval.*
 - *Streetlights – streetlight locations are indicated; **design details have not been provided***
 - *Sidewalks – 5 ft concrete sidewalks are proposed for both sides of the street . . ‘to be constructed with home’*
 - *Shade Trees – each lot is proposed to be provided ‘1 street tree’ (2 street trees on corner lots); **details have not been provided***
 - 4) The location, description, use/occupancy and maintenance provisions for all general and limited common elements are required.
 - ***A draft master deed for the project has not been provided.***
 - *The final master deed shall be subject to City review/approval.*
 - 5) The stormwater management plan is reflected on the site utility and site grading plans of the Preliminary Plan.
 - *The proposed stormwater management plan shall be subject to City review/approval.*
 - *Reference Open Space Neighborhood stormwater management design requirements.*



6)-7) Noted

8) **The project plan does not reflect compliance with the Site Development Standards of the R1-A District.**

R1-A District	Required	Proposed
Min Lot Size	9900 sq ft	14 lots comply 110 lots = less than 9900 sq ft Avg Lot Size – 8265 sq ft
Min Lot Width	75 ft	16 lots comply 108 lots = less than 75 ft
Setbacks		
Front	30 ft	24 ft
Rear	52 ft	20 ft
Side	18 ft/7 ft	15 ft/6 ft
Max Building Height	35 ft	TBD – Reference Portfolio of Homes
Max Lot Coverage	30%	TBD – Reference Portfolio of Homes
Min Floor Area	1-story – 1000 sq ft 2-story – 750 sq ft ground floor	TBD – Reference Portfolio of Homes

○ *See Open Space Neighborhood Review*

9) See Subsection 3)

10) See Subsection 2)

11) – 14) Required information is reflected on the project plan.

Article 90-VI 4A – R1-A District

Sec 90-293A – Open Space Neighborhoods within Plats & Subdivisions

- The street layout is consistent with the requirements of the Land Division Ordinance. (Sec 46-191 through 46-193)



- Public water and sewer are available and proposed to serve the project site.
- The project plan reflects compliance with the Site Development Requirements of an Open Space Neighborhood

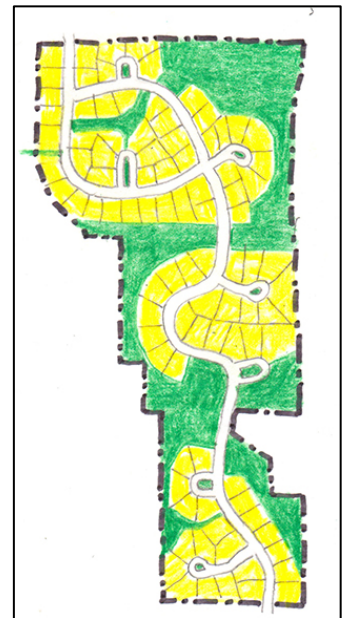
Open Space Neighborhood	Required	Proposed
Min Lot Size	Average 7000 sq ft None less than 6500 sq ft	Avg Lot Size – 8265 sq ft No lot = <6500 sq ft
Min Lot Width	60 ft	Lot Widths range from 60 ft to 75 ft
Setbacks		
Front	20 ft	24 ft
Rear	25 ft	20 ft
Side	15 ft/6 ft	15 ft/7.5 ft
Max Building Height	35 ft	TBD – Reference Portfolio of Homes
Max Lot Coverage	30%	TBD – Reference Portfolio of Homes
Min Floor Area	1-story – 1000 sq ft 2-story – 750 sq ft ground floor	TBD – Reference Portfolio of Homes

- Open Space Requirements
 - A minimum of 10% of the gross site acreage required as preserved dedicated open space; 14.9% (5.83 acres) open space proposed.
 - A portion of the dedicated open space (less than 5% of the gross site acreage) consists of wetlands and/or existing ponds.
 - The dedicated open space is proposed to consist of ‘natural bird habitat and interactive space’, a recreational field; a walking path; and an ‘open space preservation & habitat enhancement area’.
 - The open space proposal meets the intent to ‘preserve natural site features and provide for wildlife habitat, shade, walking trails and pleasing views’, **however, the open space areas are not centrally located or physically/visibly accessible to all residents’ and due to location and design offer limited ‘walking trails and pleasing views’.**



- One of the 2 open space areas proposed is centrally located within the development but is not designed or proposed to serve as a ‘village square or park’. The abutting lots do not ‘face’ the open space nor is the open space ‘encircled by a roadway or sidewalk’ to support access and visibility.
- Only 2 open space areas are proposed and both exceed 60,000 sq ft in area . . as opposed to a connected network of smaller open space areas present throughout the neighborhood and immediately adjacent (accessible) to a greater number of lots.
- No lot is located further than 1320 ft from either open space area, as required, but neither open space area is located nor designed to foster easy access; provide natural vistas for a majority of the lots; or serve as gathering places for residents.
- Pedestrian access points to the open space areas from the interior of the neighborhood are limited.
- The project site offers limited sensitive/important natural features, however, the 2 wetland areas and a large oak tree present on the site are proposed for preservation.
- An open space preservation and maintenance agreement developed in compliance with this Section has not been provided.

Examples of open space design (connectivity, accessibility, function, visibility) that better meets the intent and requirements of the Open Space Neighborhood:



- Stormwater Management Plan – The Open Space Neighborhood requires that stormwater management design be guided by the following and should be considered in the City’s review of the stormwater management plan:
 - *Stormwater shall be substantially managed with such techniques as vegetated swales, rain gardens, stone weirs or dikes, sediment basins and shallow stormwater areas. Stormwater shall be minimally managed with conventional stormwater management structures such as gutters, catch basins, underground pipes, detention ponds, and retention ponds.*
 - *Stormwater detention ponds shall be required, if necessary, for the containment of estimated surface water runoff. Such ponds shall be placed at locations that will not detract from visual amenities along the streetscape or result in a hazard to pedestrians in the immediate area.*

Summary of Findings

1. The site condominium preliminary plan submittal is lacking the following:
 - required cover sheet
 - survey plan (signed/sealed by site surveyor)
 - location, nature and size of all common elements
 - draft master deed noting location, description, use/occupancy and maintenance provisions for all general and limited common elements
2. The site condominium preliminary plan does not meet the Site Development Requirements of the R1-A District . . . and has instead been designed to meet the requirements for an Open Space Neighborhood.
3. The Open Space Neighborhood approach is designed to allow more lots than otherwise possible under conventional development . . . essentially in exchange for the preservation of ‘meaningful’ open space within the development. To that end, it is important that the open space plan be designed consistent with the open space requirements of the OSN. – *see review comments.*
4. The utility plan, street plan, and stormwater management plan shall be subject to City review/approval.



Bachman Fields PUD
Preliminary Site Plan Review
Director of Public Services

Date: December 26, 2024

Review Comments:

- Provide Watermain loop from Woodlawn Meadows PUD to Street E and provide a 66' Public Street ROW that could connect to Woodlawn Meadows private street in the future.
- Provide Watermain loops from Court C and D to Street E.
- Provide Area breakdown with proposed impervious (Asphalt, Concrete, Buildings, ect.).
- Show Detention Area capacity is greater than required for whole site.
- Provide site for New elevated storage tank (Lot 35).
- Extended Transmission Watermain on Bachman, North to Street G & C.
- More detailed plan review required.

06-005-021-15
NORTHERN MEADOWS FARMS, LLC

HASTINGS CHARTER
TOWNSHIP

06-005-021-10
ISAAC & KIRALEE SOLMES

Description:
THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWN 3 NORTH, RANGE 8 WEST, CITY OF HASTINGS, BARRY COUNTY, MICHIGAN, EXCEPTING THEREFROM THE SOUTH 220 FEET OF THE EAST 165 FEET THEREOF. SUBJECT TO AN EASEMENT FOR PUBLIC HIGHWAY PURPOSES FOR BACHMAN ROAD, AND ANY OTHER EASEMENTS OR RESTRICTIONS OF RECORDSPLIT/COMBINED ON 01/13/2017 FROM 55-135-001-00

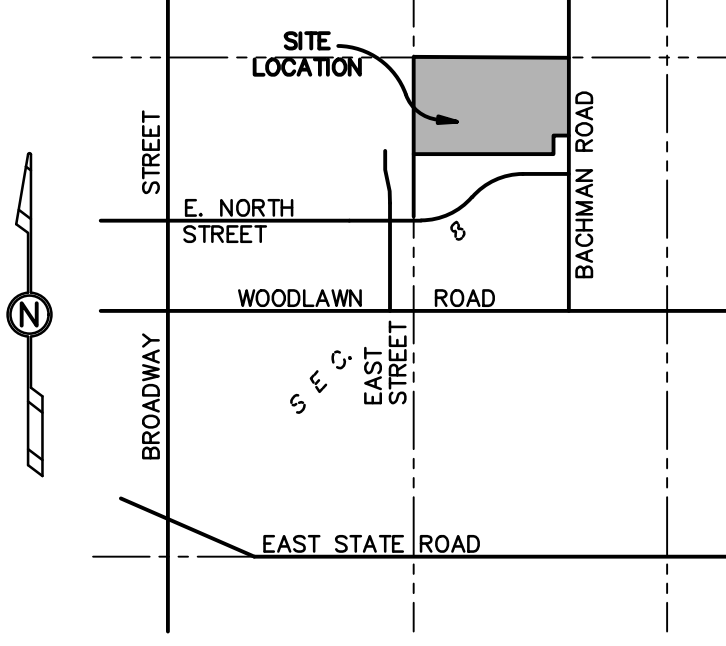
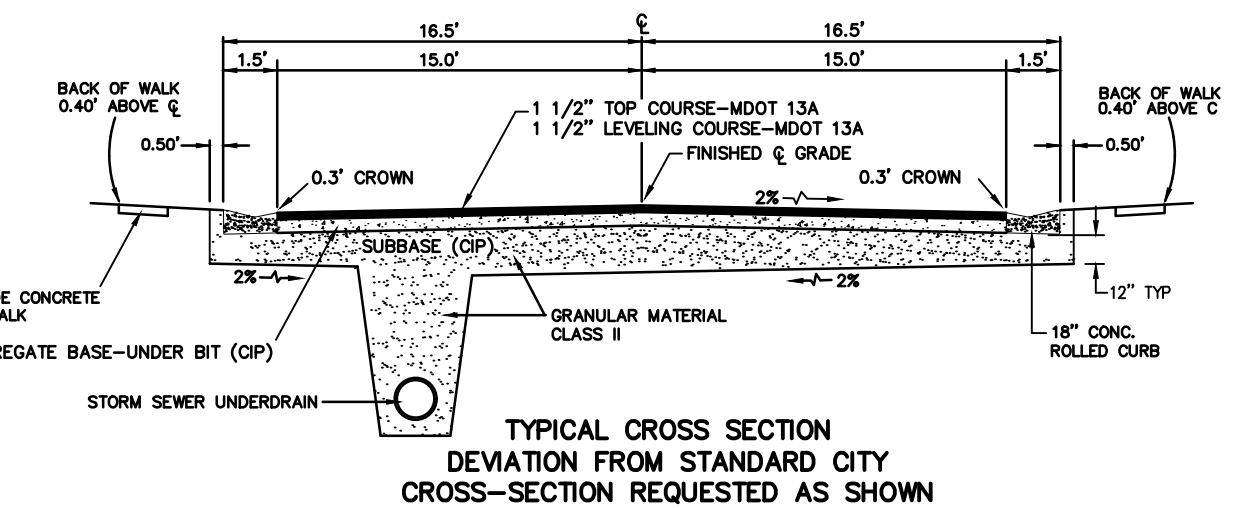
- ZONING NOTES:
- R-1A DISTRICT REGULATIONS (FOR REFERENCE ONLY)
 - A. FRONT SETBACK: 30'
 - B. SIDE SETBACK: 7' (18' TOTAL)
 - C. REAR SETBACK: 25'
 - D. MINIMUM LOT AREA: 9,900 S.F.T.
 - E. MINIMUM LOT WIDTH: 75'
 - OPEN SPACE NEIGHBORHOODS (OSN) REQUIREMENTS
 - A. FRONT SETBACK: 24'
 - B. SIDE SETBACK: 6' (15' TOTAL)
 - C. REAR SETBACK: 20'
 - D. MINIMUM UNIT AREA: 6,500 S.F.T. MIN. (7,000 S.F.T. AVERAGE)
 - E. MINIMUM UNIT WIDTH: 60'
 - F. DENSITY: 124 UNITS/38.25 AC. = 3.24 UNITS/AC. (ALLOWABLE DENSITY: 4 UNITS/AC.)

AREA BREAKDOWN:	AREA	PERCENTAGE
EX. ROW	0.84 AC.	2.1%
PROP. ROW	7.75 AC.	19.8%
OPEN SPACE	5.83 AC.	14.9%
DETENTION	1.95 AC.	5.0%
LOTS	22.72 AC.	58.2%
TOTAL	39.09 AC.	100%

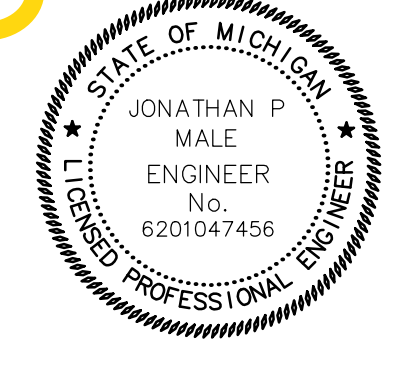
- STREET LIGHTS ARE SHOWN CONCEPTUALLY. FINAL DESIGN AND LOCATION BY CONSUMERS ENERGY.
- EACH LOT WILL CONTAIN (1) STREET TREE. CORNER LOTS WILL CONTAIN (2) TREES.
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- PHASE BREAKDOWN:
 - PHASE 1: LOTS 1-30 7.50 AC.
 - PHASE 2: LOTS 31-81 8.15 AC.
 - PHASE 3: LOTS 82-89 3.22 AC.
 - PHASE 4: LOTS 90-124 13.38 AC.

#	AREA	#	AREA	#	AREA	#	AREA
1	9900	32	9790	63	7150	94	7150
2	7010	33	9790	64	7150	95	7150
3	6985	34	11400	65	8030	96	7150
4	7700	35	10500	66	9890	97	7150
5	7710	36	9750	67	8765	98	7150
6	7150	37	9750	68	13875	99	7150
7	7150	38	9740	69	11555	100	7150
8	7150	39	17860	70	11720	101	7150
9	7150	40	14140	71	12990	102	7200
10	7150	41	7770	72	7475	103	14580
11	7150	42	7150	73	7400	104	10590
12	8365	43	7150	74	7400	105	6730
13	7770	44	7150	75	7400	106	6650
14	7190	45	7150	76	7400	107	6650
15	7400	46	7150	77	7400	108	6650
16	7400	47	7150	78	7130	109	6650
17	7400	48	7490	79	8105	110	6650
18	7400	49	8350	80	9875	111	6650
19	7400	50	7700	81	8760	112	6650
20	7400	51	7120	82	8890	113	6650
21	7400	52	7120	83	13600	114	6650
22	7400	53	7750	84	9305	115	6650
23	7770	54	6940	85	9055	116	8480
24	7770	55	6940	86	10265	117	6855
25	7755	56	6940	87	7840	118	6820
26	9790	57	6940	88	7630	119	10555
27	9790	58	6940	89	7150	120	7655
28	9790	59	6940	90	9030	121	7720
29	9790	60	6940	91	9025	122	8730
30	9790	61	6940	92	8965	123	9980
31	9790	62	7150	93	8640	124	8405

AVERAGE LOT AREA = 8,265 S.F.T.



DPS REVIEW
by Travis J. Tate on 12/26/2024



SITE DEVELOPMENT & NATURAL FEATURES PLAN

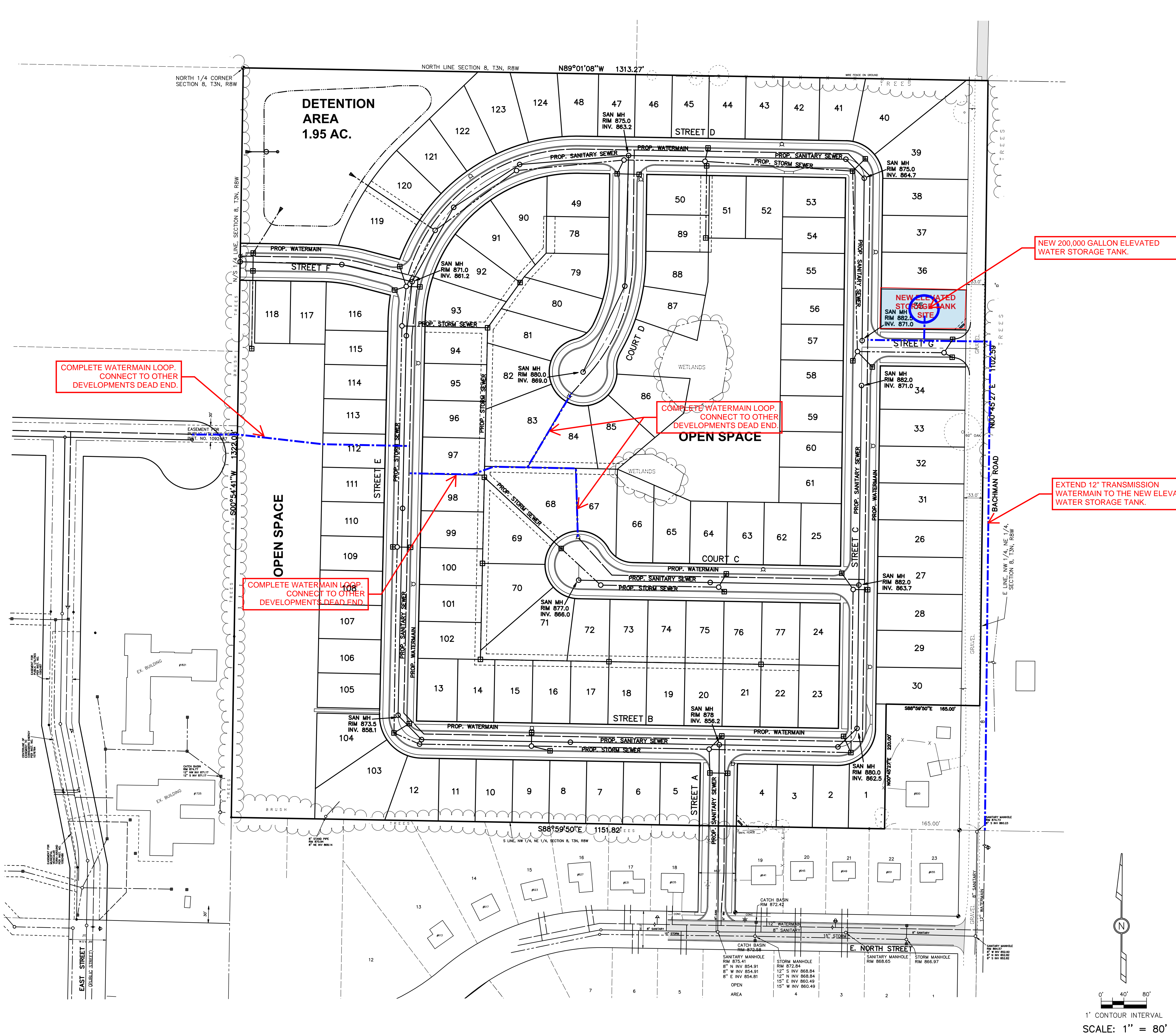
BACHMAN FIELDS
FOR: ALLEN EDWIN HOMES
ATTN: CHRIS KOHANE
795 CLYDE COURT SW
BYRON CENTER, MI 49315
PART OF THE NW 1/4, SECTION 8, T3N, R8W, CITY OF HASTINGS, BARRY COUNTY, MICHIGAN



DATE	REVISION	BY	FILE NO.	DATE	SHEET
			241797E	12/12/2024	1 of 3

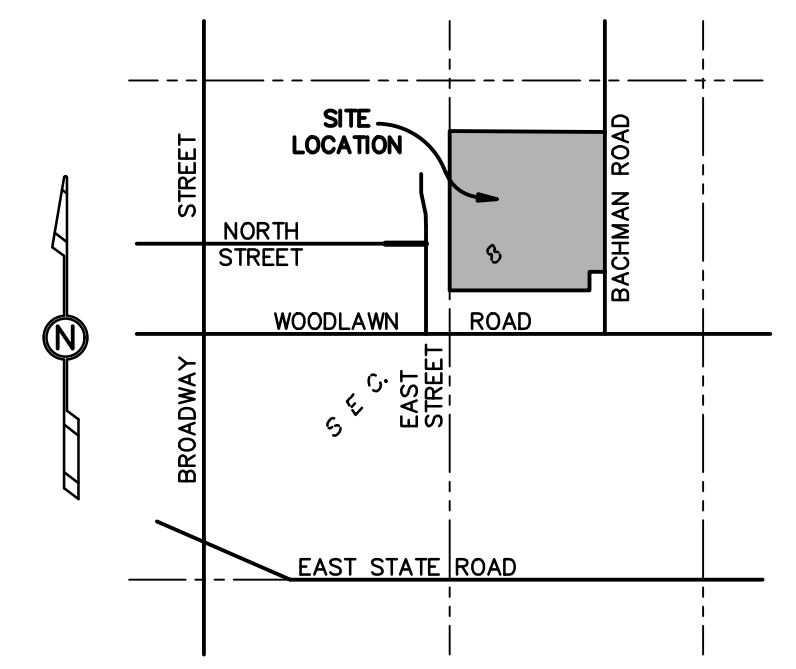
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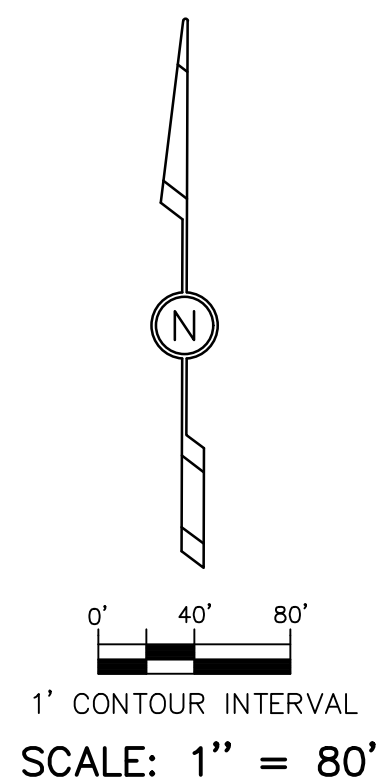
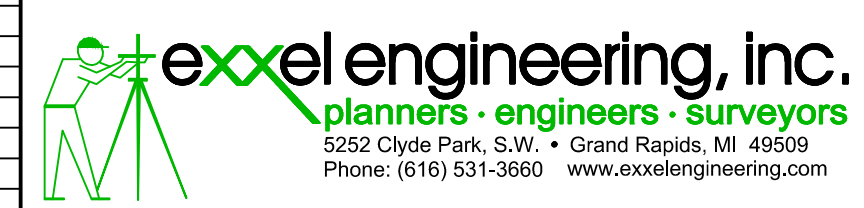


NOTE: ALL SANITARY SEWER & WATERMAIN TO BE CONSTRUCTED TO THE CITY OF HASTINGS STANDARD SPECIFICATIONS

UTILITY LEGEND:
 WM ——— WATERMAIN
 SAN ——— SANITARY SEWER
 STORM ——— STORM SEWER
 HYD ——— HYDRAULIC
 BASIN ——— BASIN

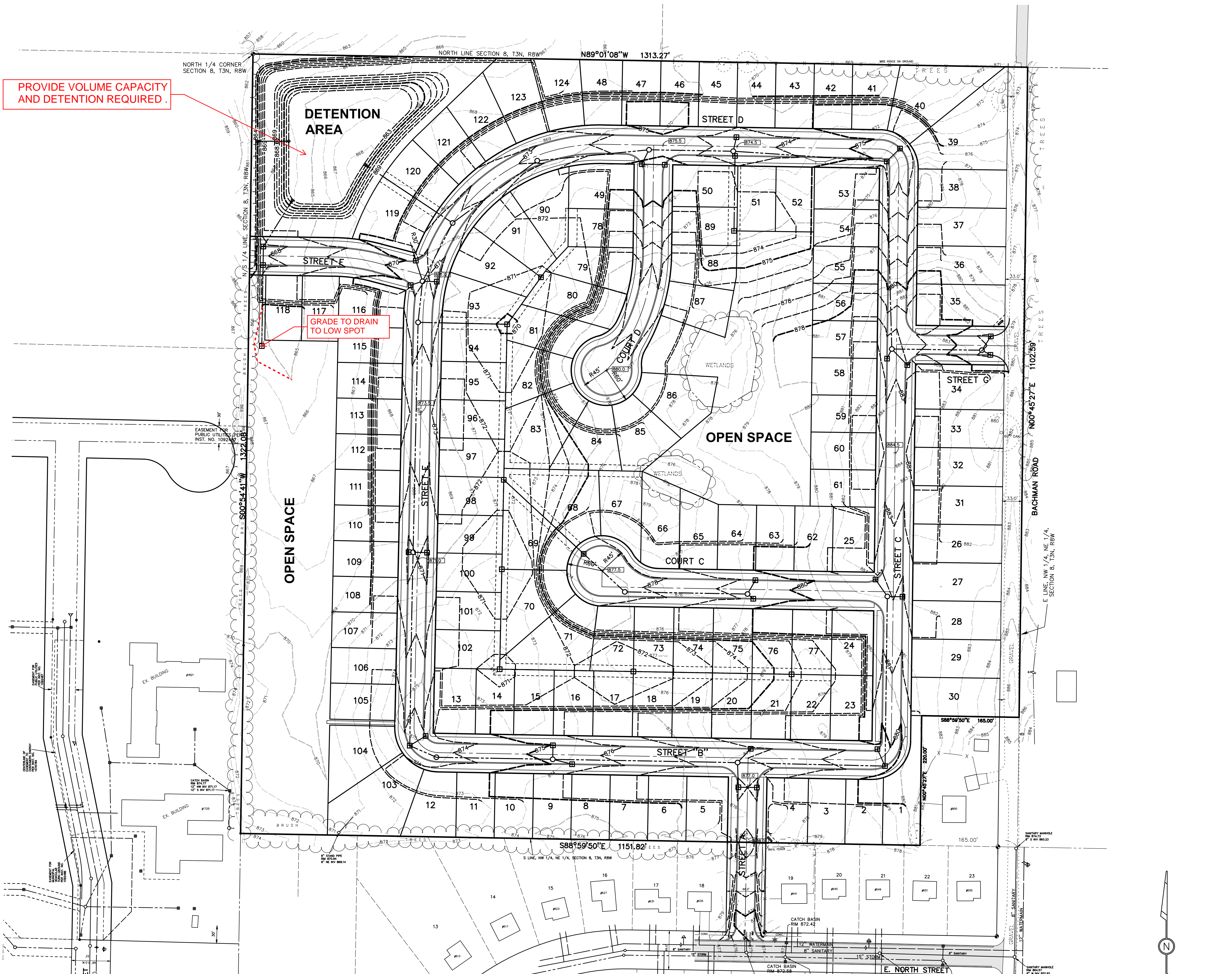


SITE UTILITY PLAN
BACHMAN FIELDS
 FOR: ALLEN EDWIN HOMES
 ATTN: CHRIS KOHANE
 795 CLYDE COURT SW
 BYRON CENTER, MI 49315
 PART OF THE NW 1/4, SECTION 8, T3N, R8W, CITY OF HASTINGS, BARRY COUNTY, MICHIGAN

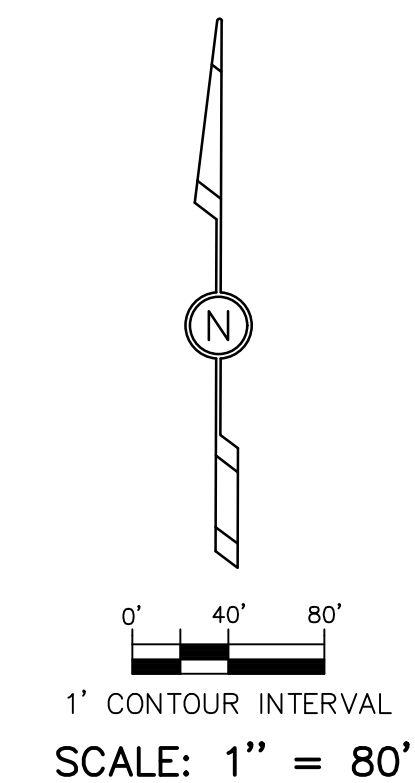
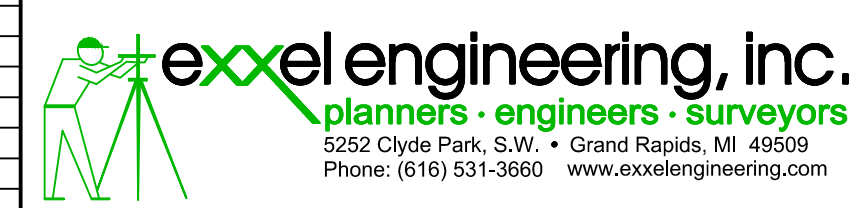


DATE	REVISION	BY	FILE NO.	DATE	SHEET
			241797E	12/12/2024	2 of 3

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SITE GRADING PLAN
BACHMAN FIELDS
 FOR: ALLEN EDWIN HOMES
 ATTN: CHRIS KOHANE
 795 CLYDE COURT SW
 BYRON CENTER, MI 49315
 PART OF THE NW 1/4, SECTION 8, T3N, R6W, CITY OF HASTINGS, BARRY COUNTY, MICHIGAN



DATE	REVISION	BY	FILE NO.:	241797E	DATE:	12/12/2024	SHEET	3 of 3
			DRAWN BY:	MDW	PROJ. ENG.:	JM		
			APPROVED BY:	JM	PROJ. SURV.:	JCB		

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06-005-021-15
NORTHERN MEADOWS FARMS, LLC

HASTINGS CHARTER
TOWNSHIP

06-005-021-10
ISAAC & KIRALEE SOLMES

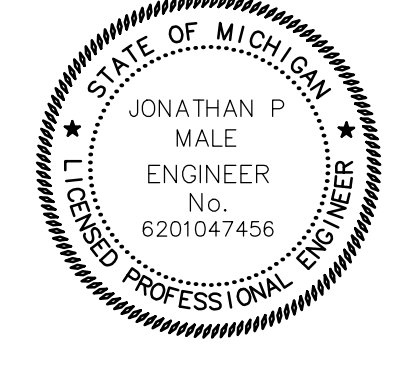
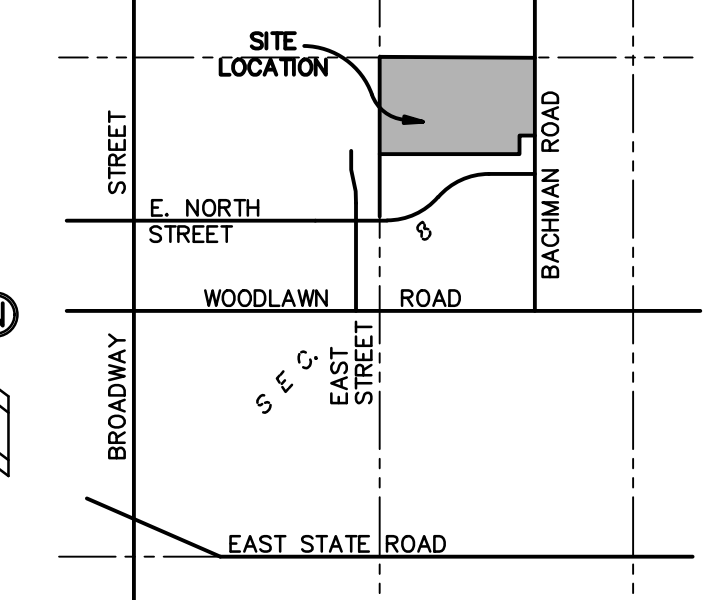
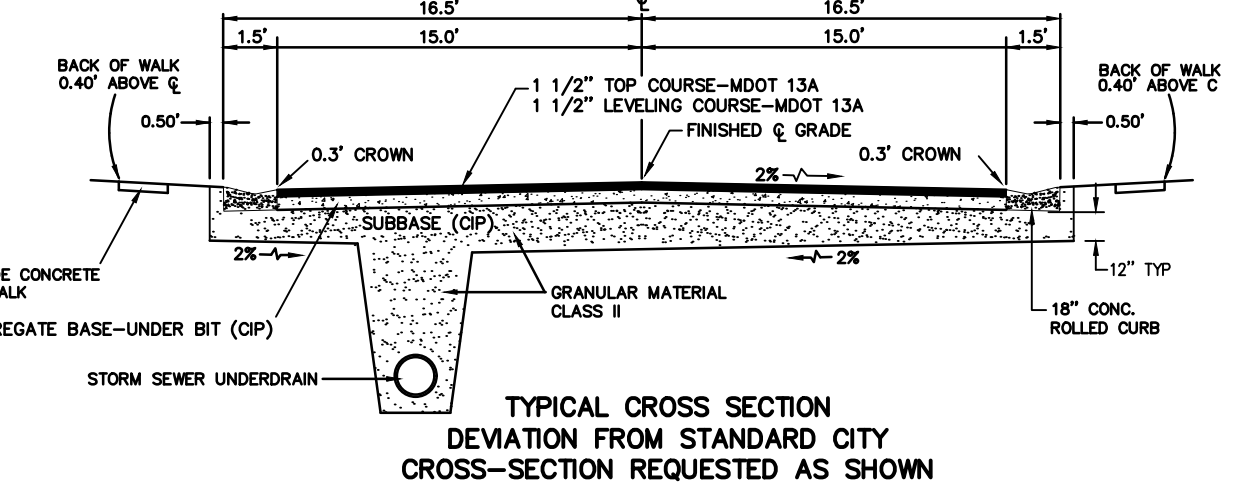
Description:
THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWN 3 NORTH, RANGE 8 WEST, CITY OF HASTINGS, BARRY COUNTY, MICHIGAN, EXCEPTING THEREFROM THE SOUTH 220 FEET OF THE EAST 165 FEET THEREOF. SUBJECT TO AN EASEMENT FOR PUBLIC HIGHWAY PURPOSES FOR BACHMAN ROAD, AND ANY OTHER EASEMENTS OR RESTRICTIONS OF RECORDSPLIT/COMBINED ON 01/13/2017 FROM 55-135-001-00

- ZONING NOTES:
- R-1A DISTRICT REGULATIONS (FOR REFERENCE ONLY)
 - A. FRONT SETBACK: 30'
 - B. SIDE SETBACK: 7' (18' TOTAL)
 - C. REAR SETBACK: 25'
 - D. MINIMUM LOT AREA: 9,900 S.F.T.
 - E. MINIMUM LOT WIDTH: 75'
 - OPEN SPACE NEIGHBORHOODS (OSN) REQUIREMENTS
 - A. FRONT SETBACK: 24'
 - B. SIDE SETBACK: 6' (15' TOTAL)
 - C. REAR SETBACK: 20'
 - D. MINIMUM UNIT AREA: 6,500 S.F.T. MIN. (7,000 S.F.T. AVERAGE)
 - E. MINIMUM UNIT WIDTH: 60'
 - F. DENSITY: 124 UNITS/38.25 AC. = 3.24 UNITS/AC. (ALLOWABLE DENSITY: 4 UNITS/AC.)
 - AREA BREAKDOWN:

EX. ROW	AREA	PERCENTAGE
PROJ. ROW	0.84 AC.	2.1%
OPEN SPACE	5.83 AC.	14.9%
DETENTION	1.95 AC.	5.0%
LOTS	22.72 AC.	58.2%
TOTAL	39.09 AC.	100%
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AVERAGE LOT AREA = 8,265 S.F.T.



SITE DEVELOPMENT & NATURAL FEATURES PLAN

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795 CLYDE COURT SW
BYRON CENTER, MI 49315
PART OF THE NW 1/4, SECTION 8, T3N, R8W, CITY OF HASTINGS, BARRY COUNTY, MICHIGAN

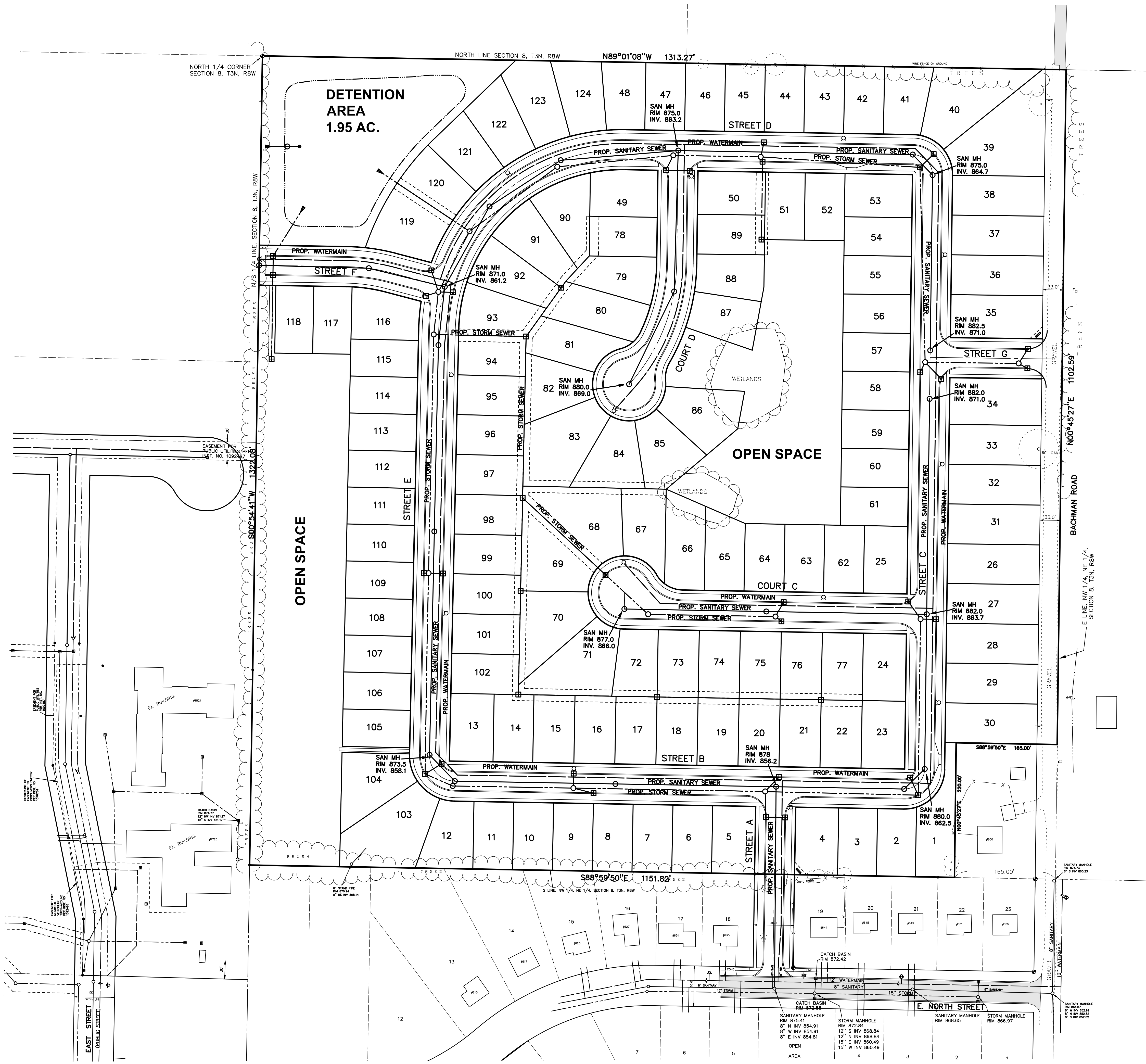


DATE	REVISION	BY	FILE NO.	241797E	DATE	12/12/2024	SHEET	1 of 3

SCALE: 1" = 80'

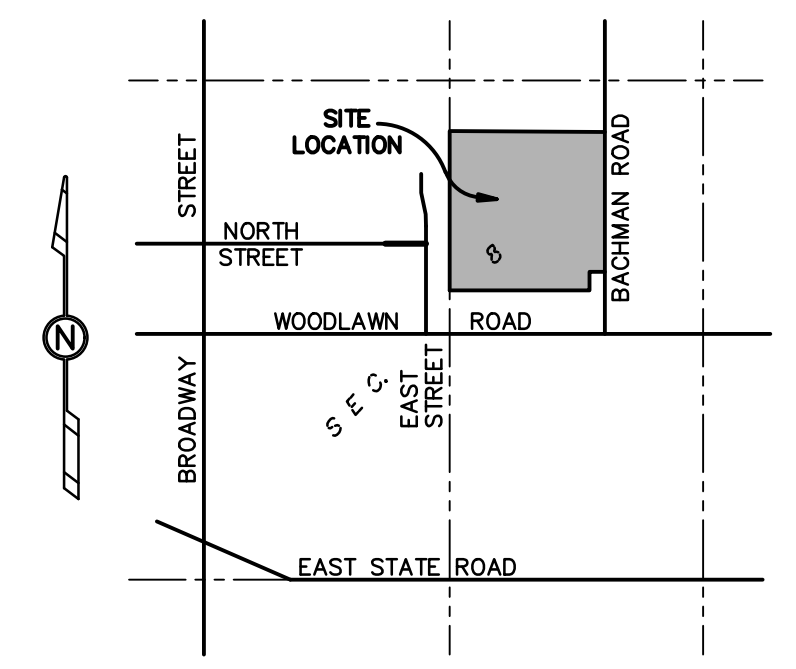


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NOTE: ALL SANITARY SEWER & WATERMAIN TO BE CONSTRUCTED TO THE CITY OF HASTINGS STANDARD SPECIFICATIONS

UTILITY LEGEND:
 WM ———
 SAN ———
 STORM - - -
 HYD ○
 BASIN □



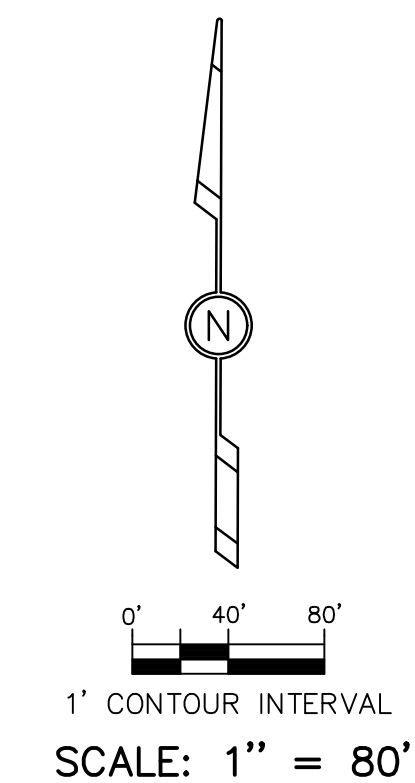
LOCATION MAP
SCALE: 1" = 2000'

SITE UTILITY PLAN

BACHMAN FIELDS

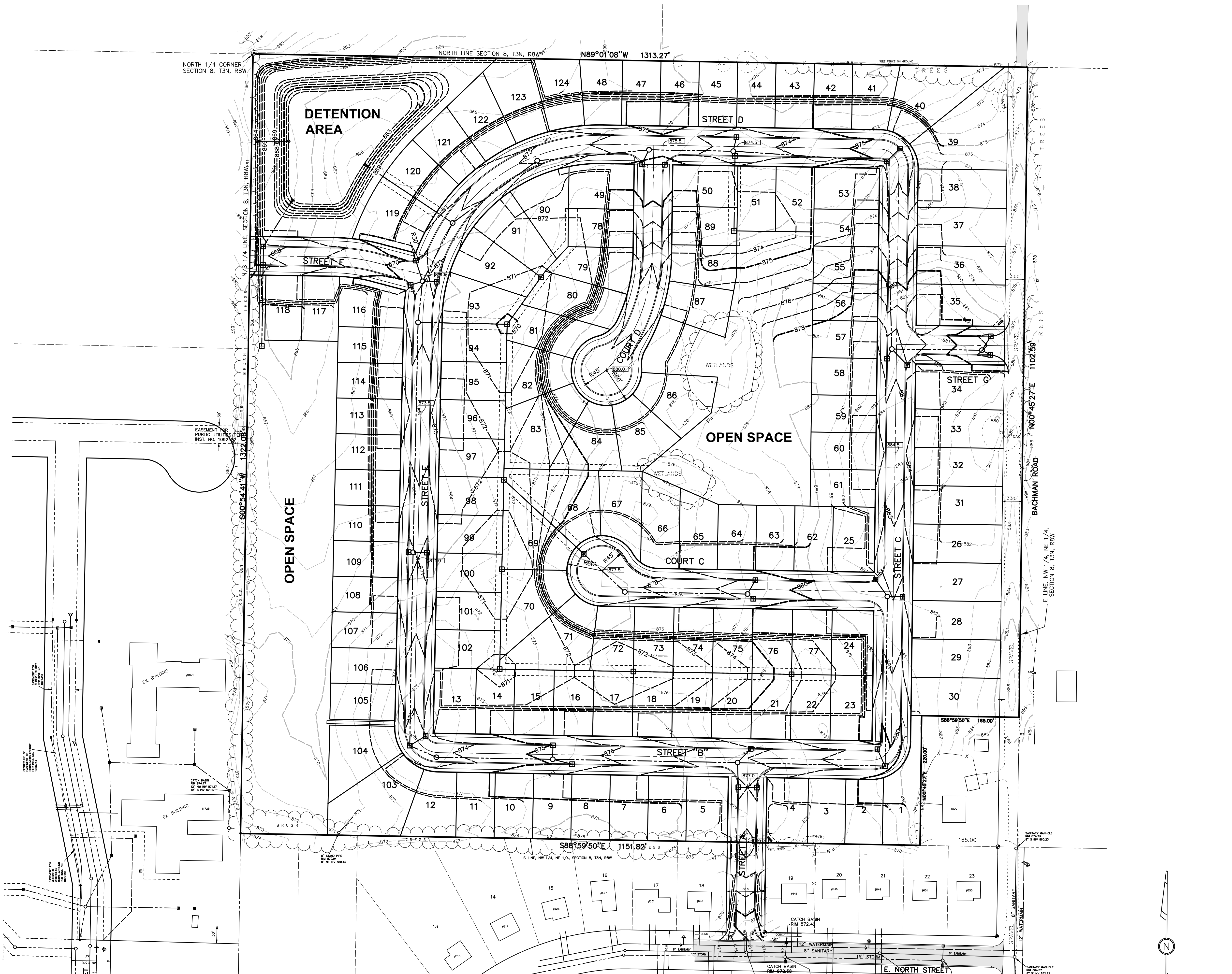
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 ATTN: CHRIS KOHANE
 795 CLYDE COURT SW
 BYRON CENTER, MI 49315

PART OF THE NW 1/4, SECTION 8, T3N, R8W, CITY OF HASTINGS, BARRY COUNTY, MICHIGAN

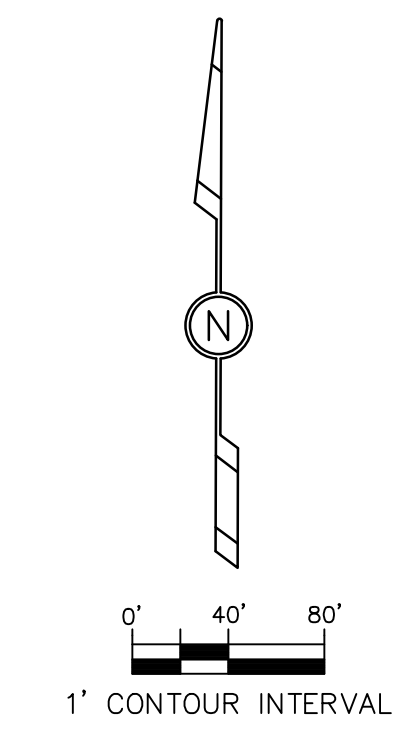


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			241797E	12/12/2024	2 of 3

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SITE GRADING PLAN
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DATE	REVISION	BY	FILE NO.:	241797E	DATE:	12/12/2024	SHEET	3 of 3
DRAWN BY: MDW		APPROVED BY: JM		PROJ. ENG.: JM		PROJ. SURV.: JCB		
5252 Clyde Park, S.W. • Grand Rapids, MI 49509		Phone: (616) 531-3660		www.exxelengineering.com				

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Bachman Field
Single Family Residential Subdivision
Sample Portfolio of Homes

Single Family Residential Subdivision



CONCEPTUAL RENDERING FOR
PRELIMINARY PURPOSES-
SUBJECT TO CHANGE

integrity 1610

1,607 SF

3-5 bedrooms

2-3 bathrooms

2-3 car attached garage



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Elevation A1

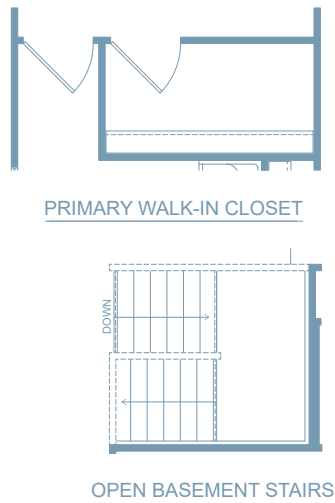
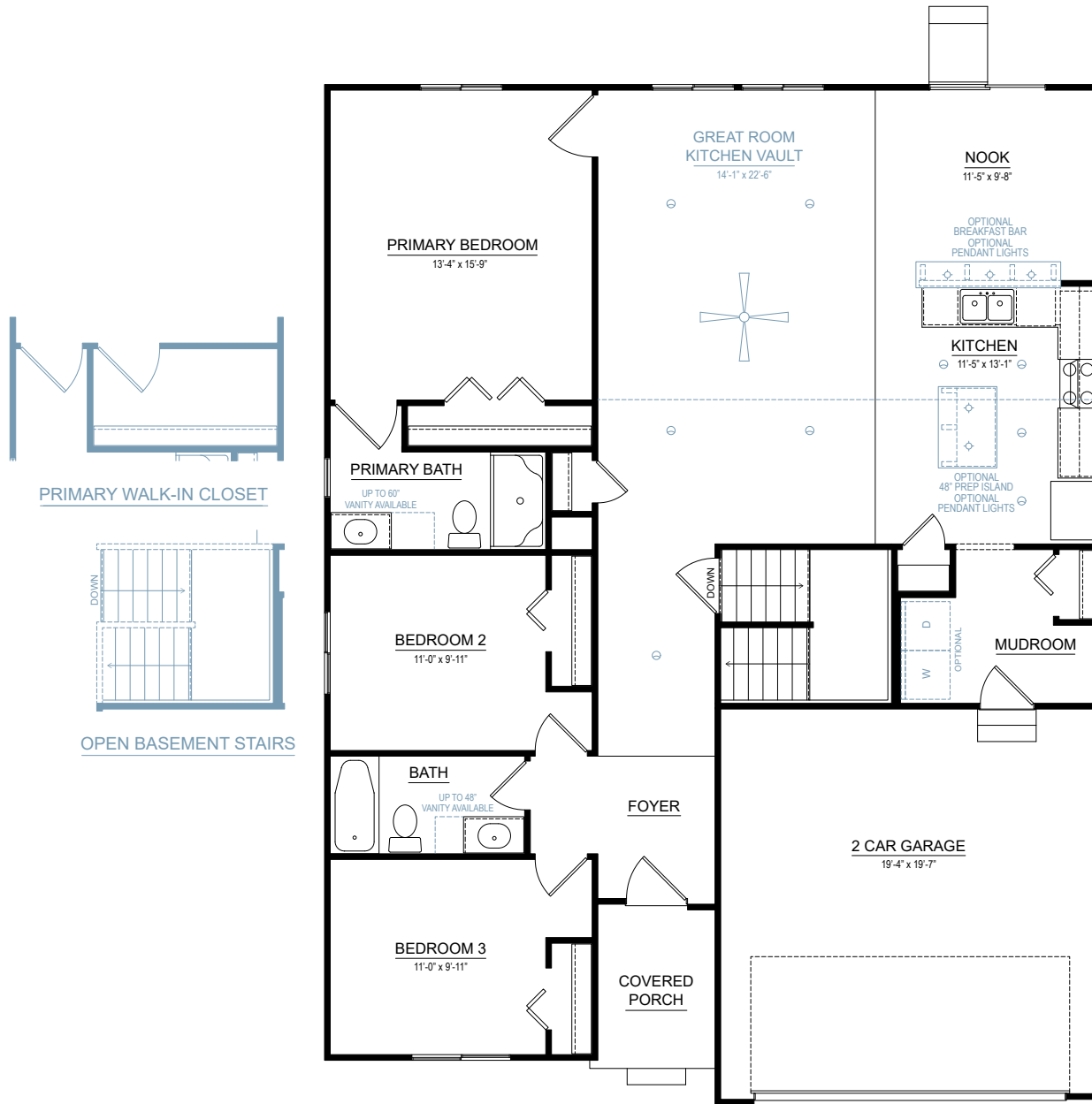


Elevation A2



Elevation A3

Elevation A



FIRST FLOOR

integrity 1750

1,736 SF

3-4 bedrooms

2-2.5 bathrooms

2 car attached garage



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Elevation A1



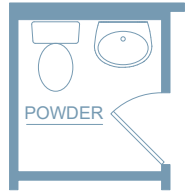
Elevation A2



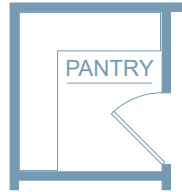
Elevation A3

Elevation A

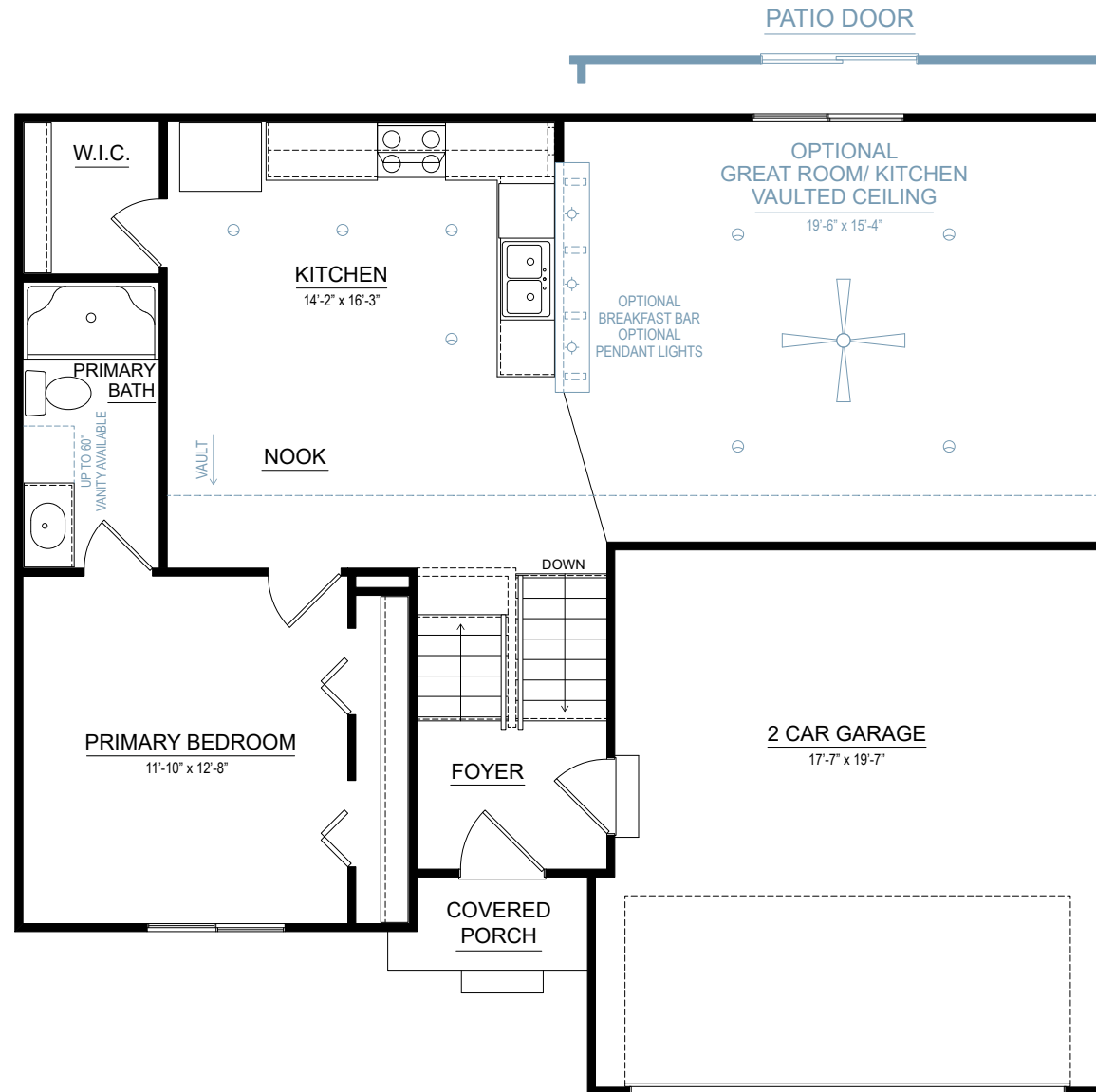
SMART SPACE
POWDER ROOM



SMART SPACE
PANTRY

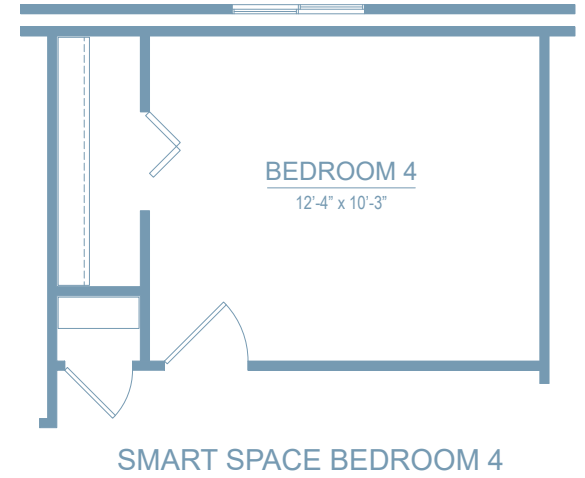
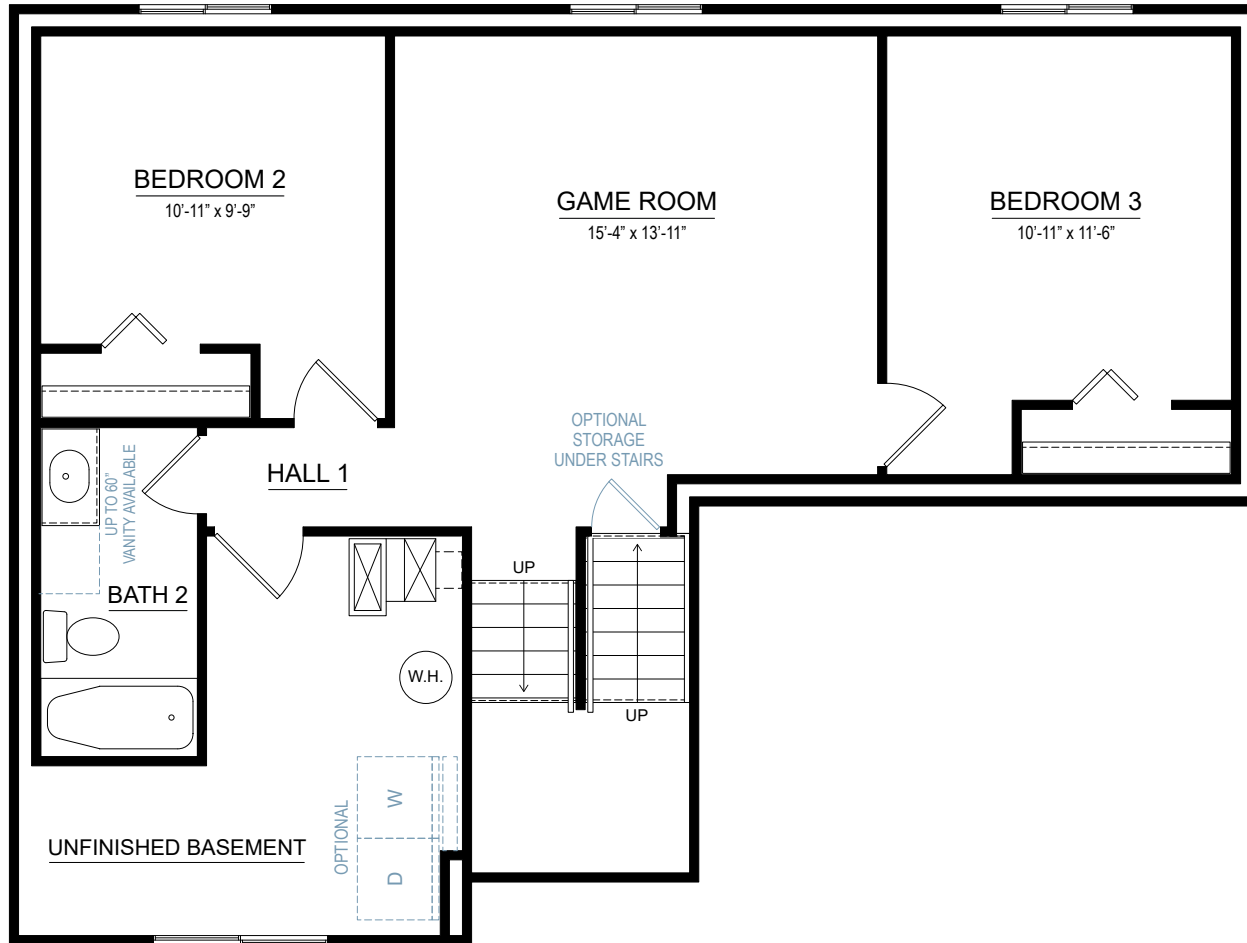


PRIMARY TUB/
SHOWER



FIRST FLOOR

WALKOUT PATIO DOOR



LOWER LEVEL

integrity 1810

1,822 SF

4 bedrooms

2.5-3.5 bathrooms

2-3 car attached garage



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Elevation A1

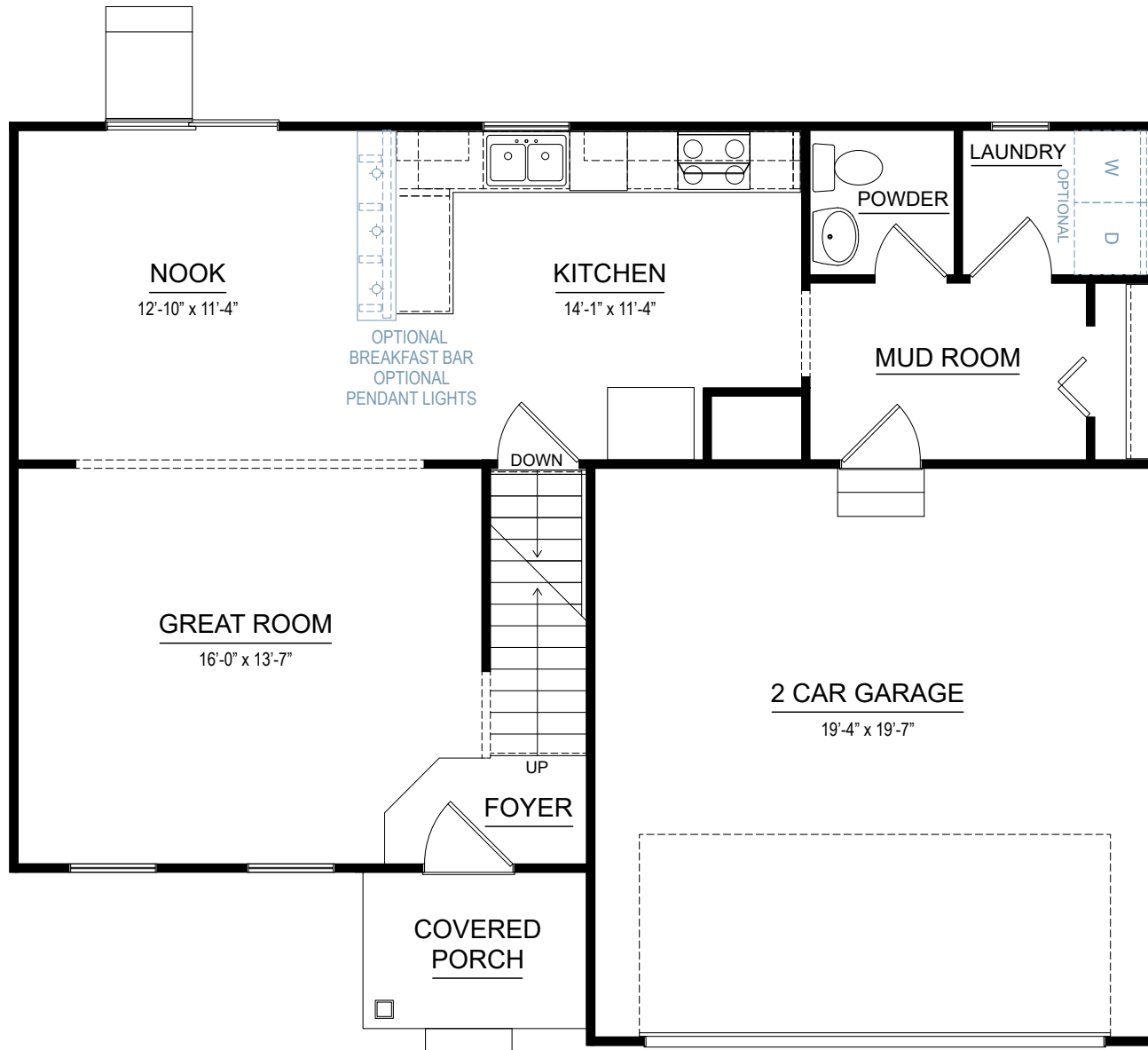


Elevation A2



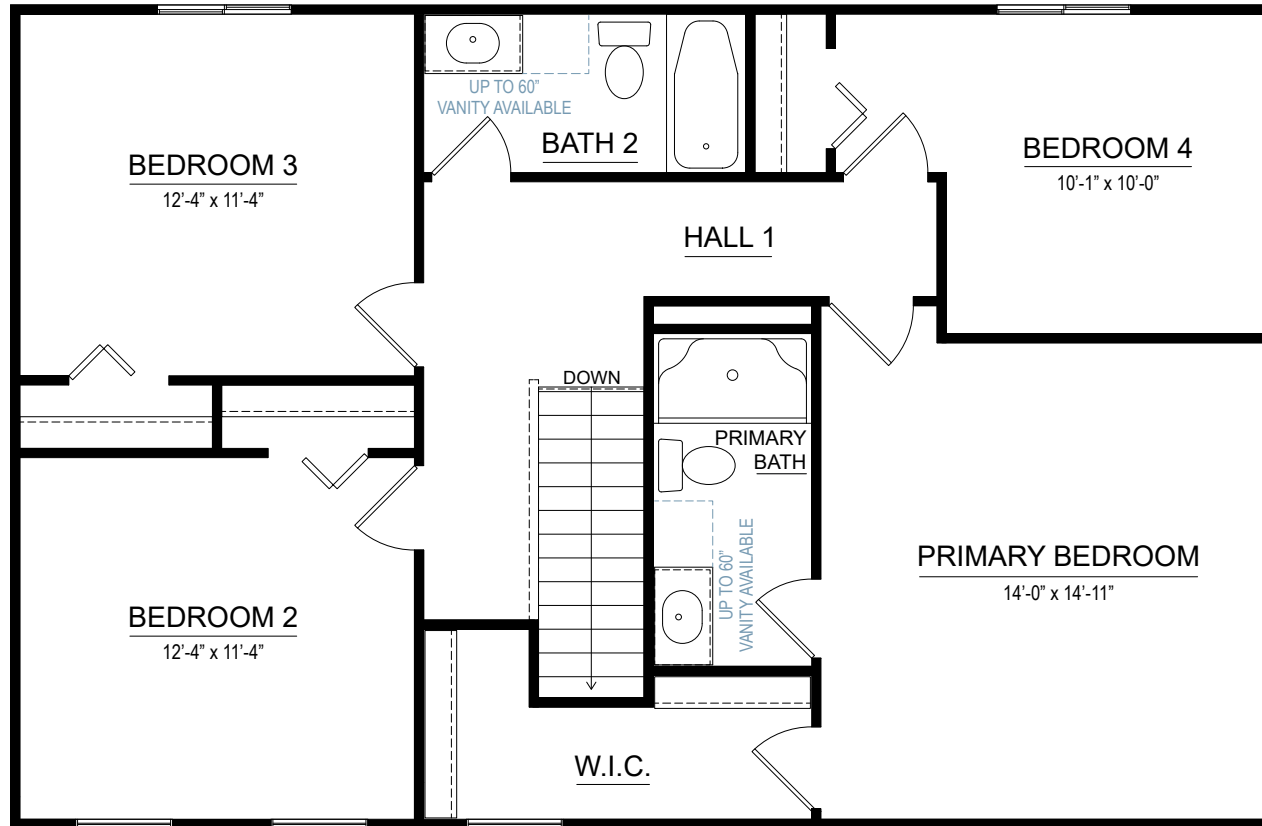
Elevation A3

Elevation A



FIRST FLOOR





SECOND FLOOR

integrity 1830

1,830 SF

4-5 bedrooms

2.5-3.5 bathrooms

2-3 car attached garage



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Elevation A1

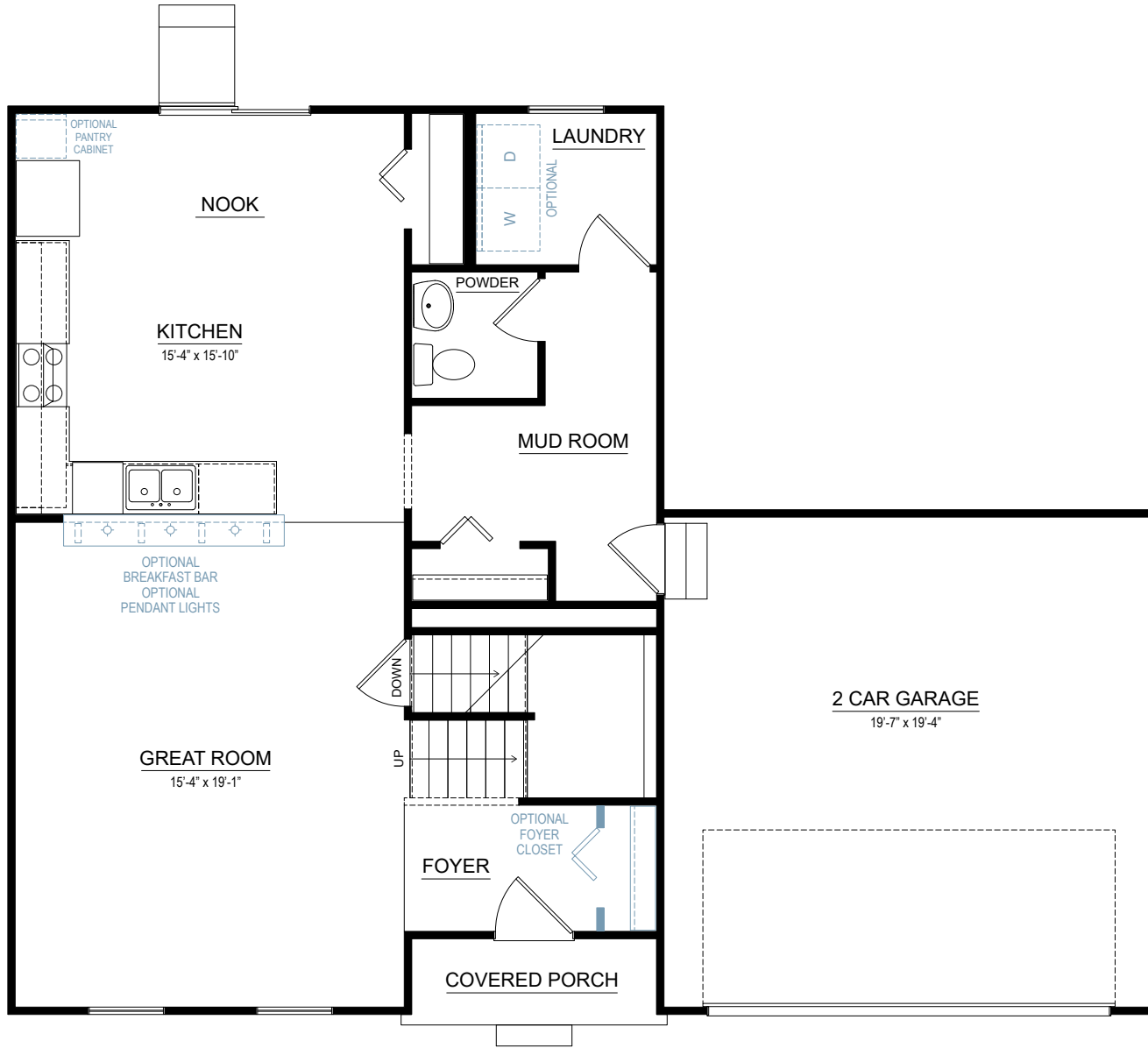


Elevation A2

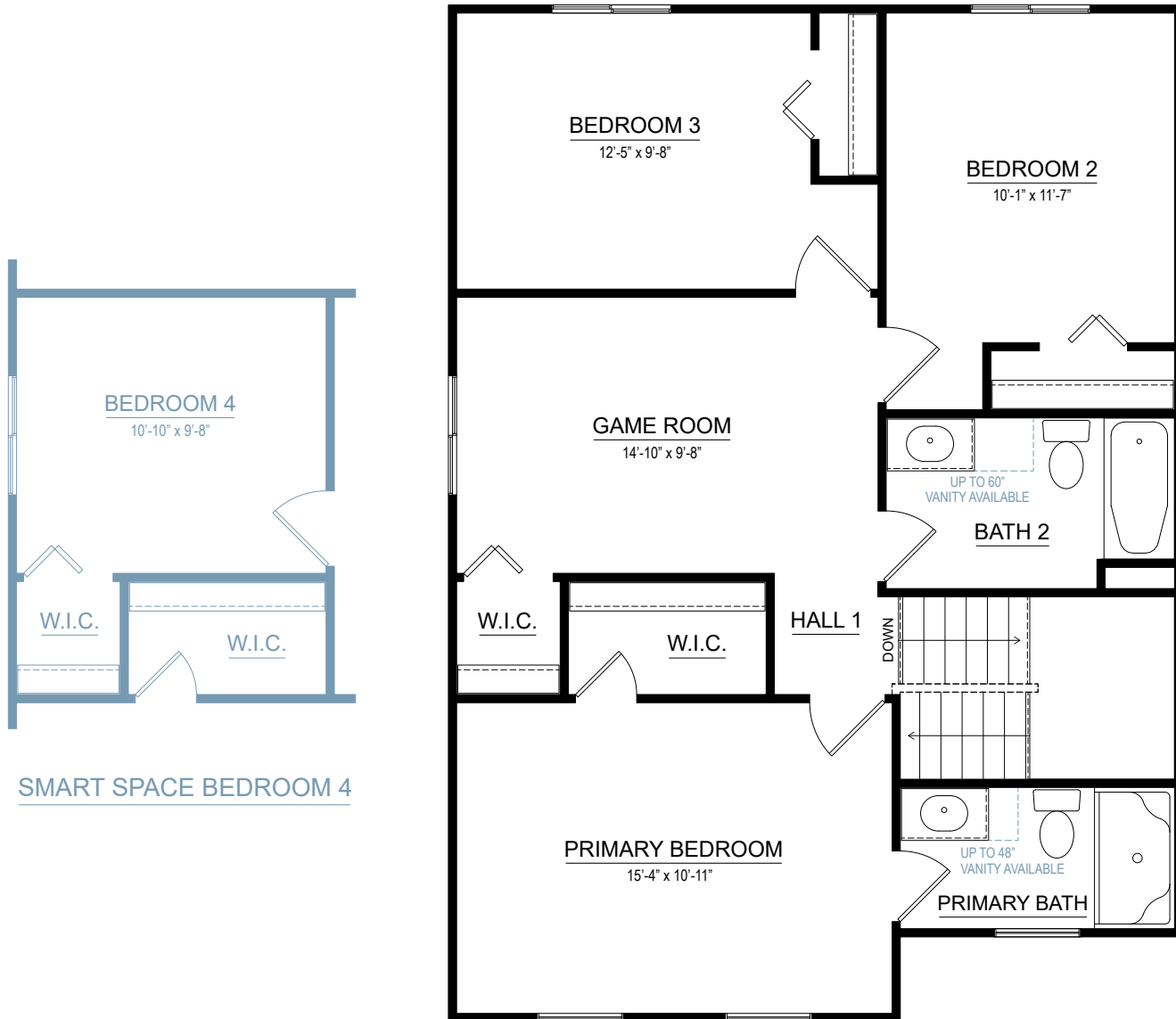


Elevation A3

Elevation A



FIRST FLOOR



SMART SPACE BEDROOM 4

SECOND FLOOR



integrity 2060

2,060 SF

3-4 bedrooms

2-2.5 bathrooms

2 car attached garage



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Elevation A1

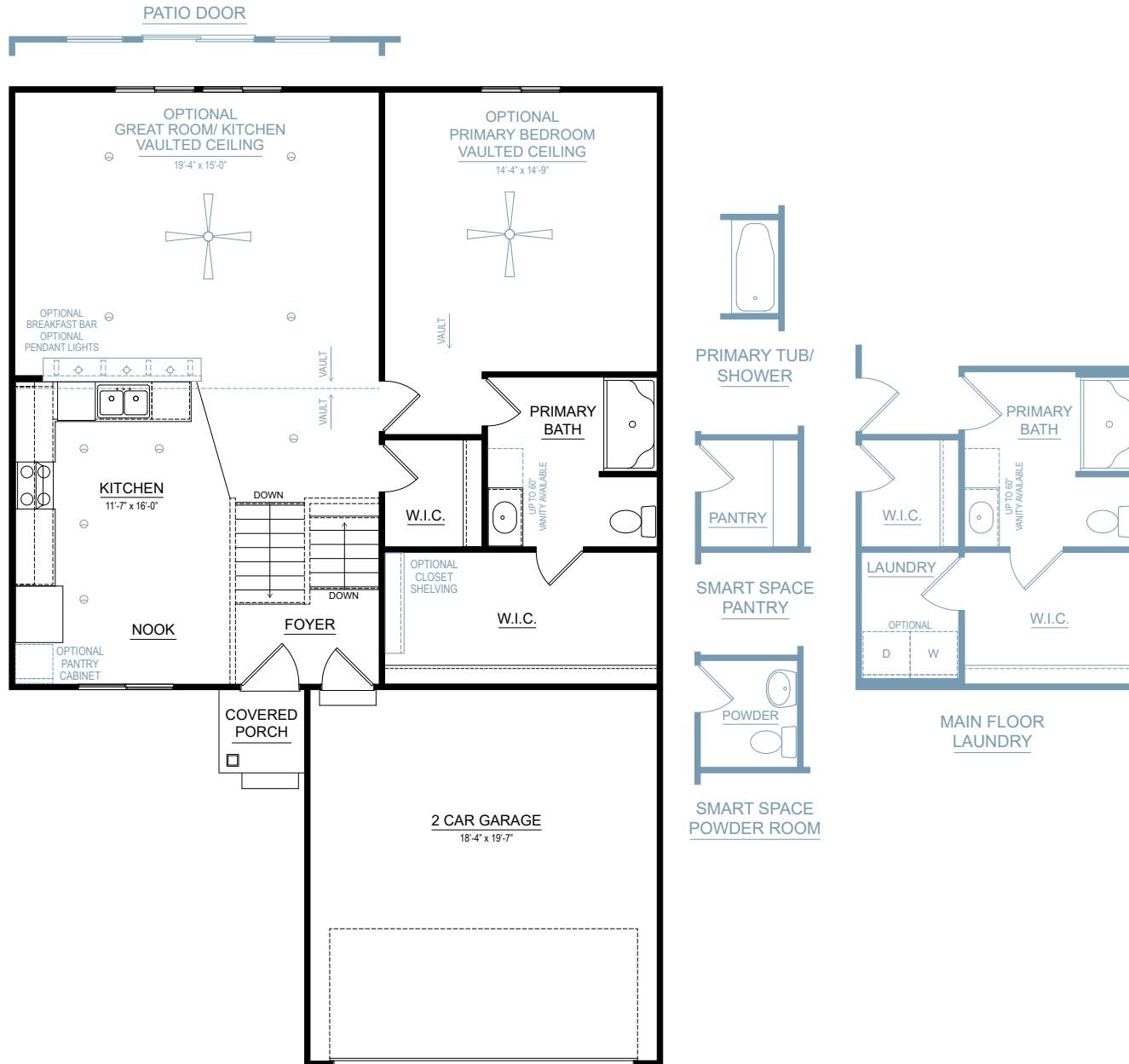


Elevation A2



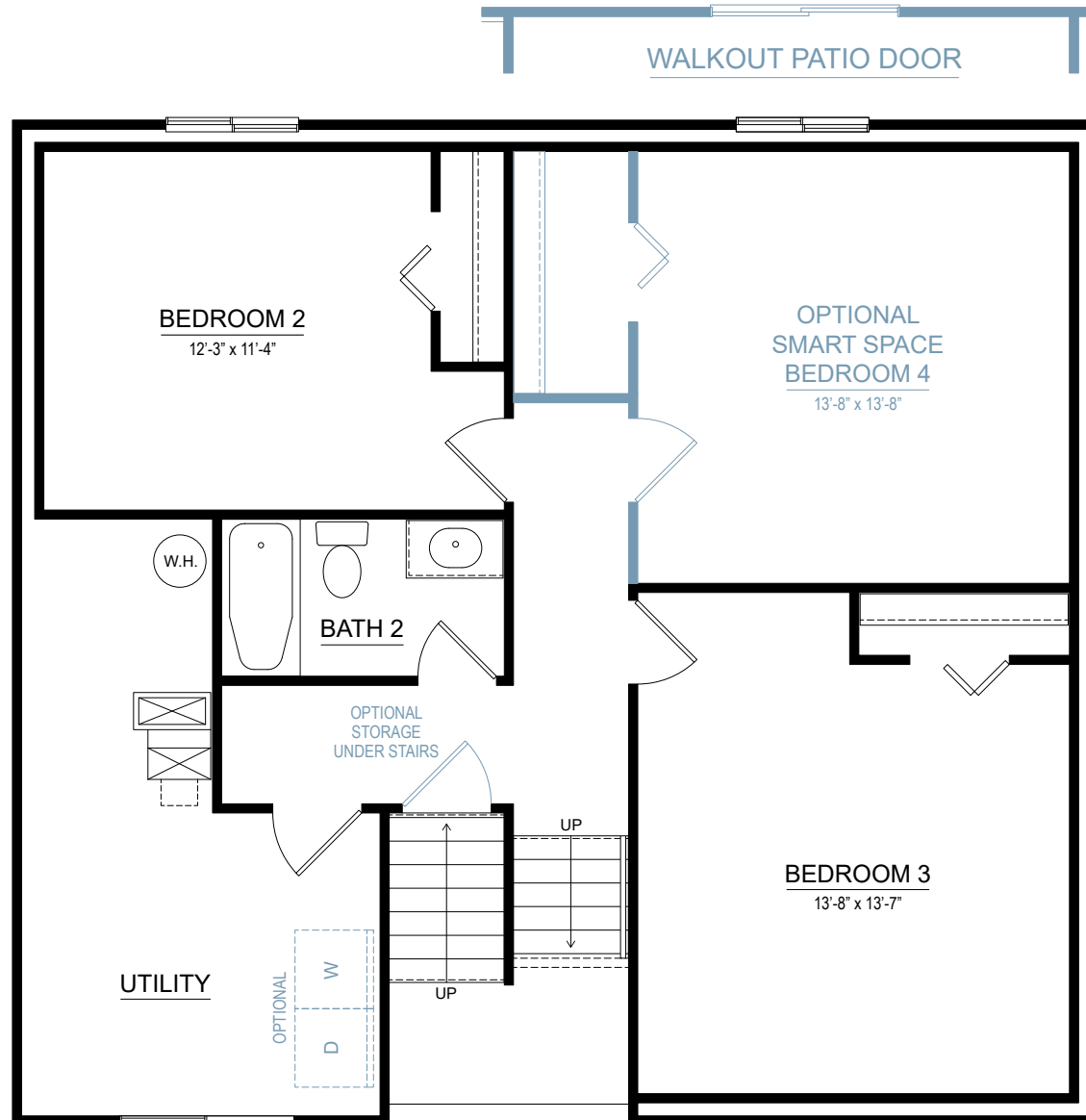
Elevation A3

Elevation A



FIRST FLOOR





LOWER LEVEL

integrity 2280

2,278 SF

3-6 bedrooms

2.5-4 bathrooms

2-3 car attached garage



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Elevation A1

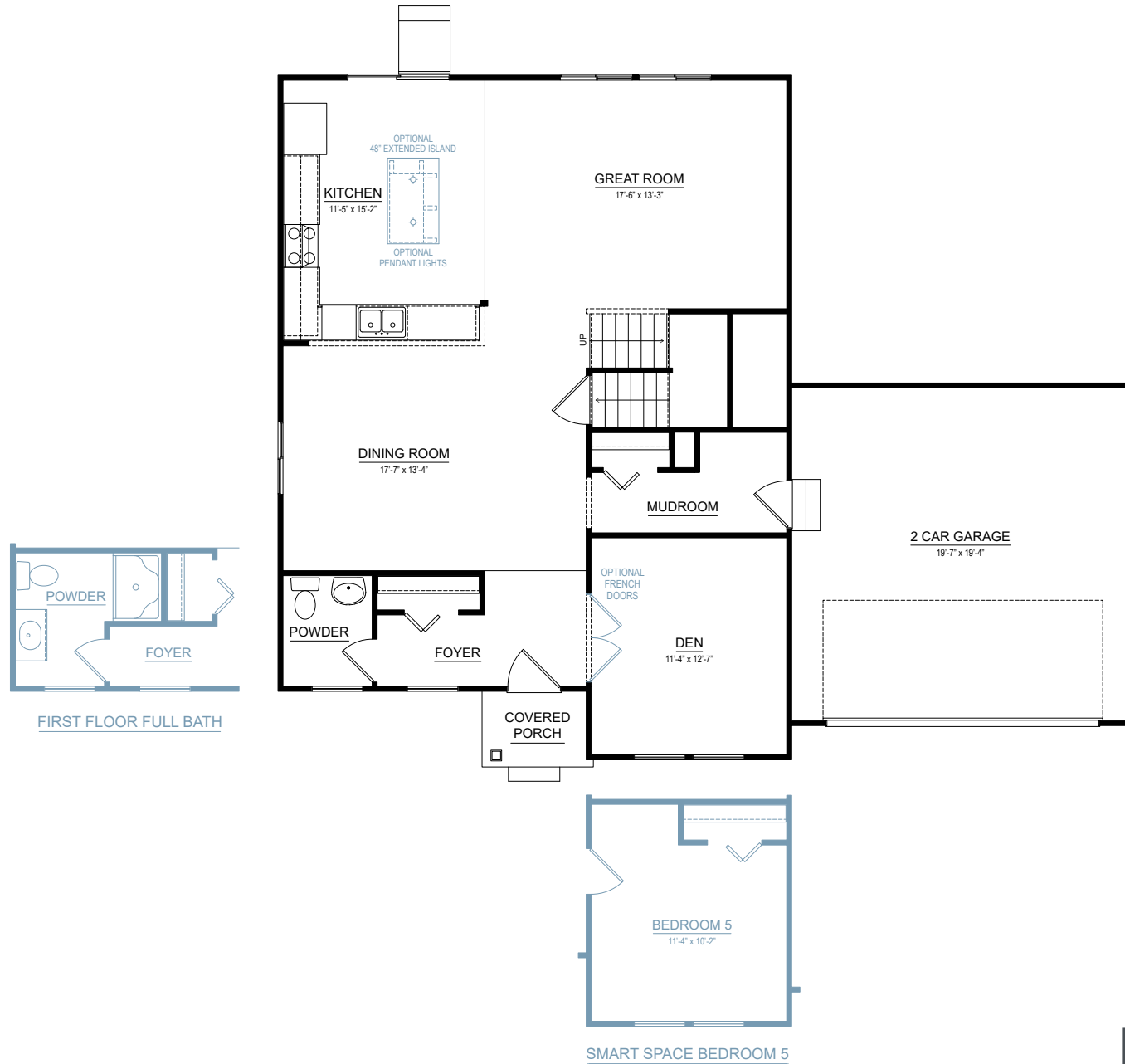


Elevation A2

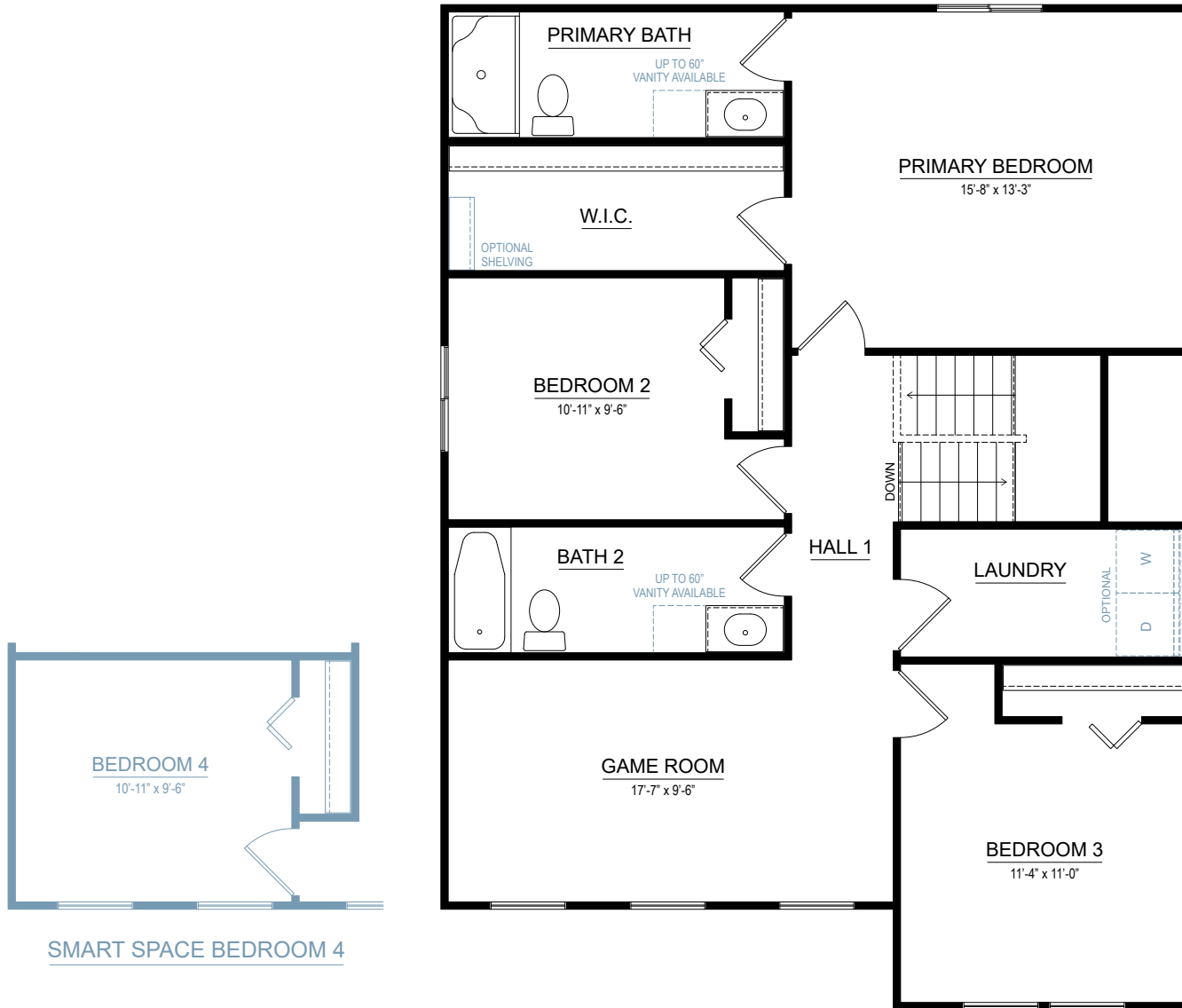


Elevation A3

Elevation A



FIRST FLOOR



SECOND FLOOR



Artemis Environmental, Incorporated

October 31, 2024

Mr. Michael West, AICP
Land Planning Manager
Allen Edwin Homes
2186 East Centre Avenue
Portage, Michigan 49002

Re: Wetland Evaluation
900 Bachman Road
Parcel No. 55-135-001-02
City of Hastings, Barry County, Michigan

Dear Mr. West:

On October 9, 2024, Artemis Environmental, Incorporated (Artemis) conducted a wetland evaluation of the property located at 900 Bachman Road (Parcel No. 55-135-001-02), in the City of Hastings, within Barry County, Michigan (*Site*). A follow-up site visit was conducted on October 29, 2024. This evaluation was designed to assess the potential presence of State or Federally regulated wetlands, pursuant to Part 303, Wetland Protection, of the Michigan Natural Resources and Environmental Protection Act, 1994 P. A. 451, as amended; and Section 404 of the Federal Clean Water Act. The evaluation was comprised of a reconnaissance survey of the Site looking for any specific indicators of hydric soils, hydrophytic (wetland) vegetation, and hydrologic conditions characteristic of wetlands (surface water or near-surface groundwater). The predominant vegetation species were compared to the U. S. Fish and Wildlife Service 1989 publication entitled *National List of Plant Species that Occur in Wetlands: Michigan*, and the U. S. Army Corps of Engineers (USACE) 2012 publication entitled *The National Wetland Plant List: Michigan* to determine habitat tendency. The percent of predominant vegetation species that were obligate wetland (OBL), facultative wetland (FACW), and facultative (FAC), relative to facultative upland (FACU) and upland (UPL) was calculated arithmetically. Soils in the areas of interest were examined using an eighteen (18) inch long stainless steel soil probe, as well as a trenching shovel.

The Site consisted of an essentially square lot, encompassing approximately 39.17 acres, located within Section 8 of the City of Hastings (see Figure 1 - Site Plan). A small outlier was evident in the southeastern corner of the Site. Bachman Road essentially comprised the eastern boundary of the Site. The Site was primarily comprised of active upland agricultural field (*upland old field*) habitat. Two (2) isolated areas (*pockets*) of palustrine forested wetland habitat were evident within shallow depressions in the central portion of the Site. The vegetation within the Site was seasonally limited in diversity and density at the time of the assessment. The completed U. S. Army Corps of Engineers document(s) entitled *Data Form for Routine Wetland Determination (1987 COE Wetlands Delineation Manual)*, and associated information, for each habitat type have been included as Appendix A. The sample plot locations are depicted on Figure 2 - Sample Plot Locations (10-29-2024).

The predominant vegetation consortium evident in the upland agricultural field habitat (majority of the Site), which accommodated identification, consisted primarily of reed canary grass (*Phalaris arundinacea* - FACW), chufa (*Cyperus esculentus* - FACW), grey dogwood (*Cornus foemina* - FACW), giant goldenrod (*Solidago gigantea* - FACW), garlic mustard (*Alliaria petiolata* - FAC), panic grass (*Dichanthelium acuminatum* - FAC), annual ragweed (*Ambrosia artemisiifolia* - FACU), Virginia creeper

(*Parthenicissus quinquefolia* - FACU), common dandelion (*Taraxacum officinale* - FACU), smooth crabgrass (*Digitaria ischaemum* - FACU), common pokeweed (*Phytolacca americana* - FACU), ground ivy (*Glechoma hederacea* - FACU), timothy (*Phleum pratense* - FACU), daisy fleabane (*Erigeron strigosus* - FACU), English plantain (*Plantago lanceolata* - FACU), red clover (*Trifolium pratense* - FACU), multiflora rose (*Rosa multiflora* - FACU), datura (*Datura stramonium* - UPL), burdock (*Arctium minus* - UPL), common milkweed (*Asclepias syriaca* - UPL), common mullein (*Verbascum thapsus* - UPL), autumn olive (*Elaeagnus umbellata* - UPL), chicory (*Cichorium intybus* - UPL), broomcorn millet (*Panicum miliaceum* - UPL), staghorn sumac (*Rhus typhina* - UPL), soybean (*Glycine max* - UPL), Queen Anne's lace (*Daucus carota* - UPL), spotted knapweed (*Centaurea maculosa* - UPL), dogbane (*Apocynum androsaemifolium* - UPL), and miscellaneous grasses, goldenrods (*Solidago sp.*), and violets (*Viola sp.*), unidentifiable to species, due to the lack of fruiting bodies, seeds, or flowers. 20.7% of the predominant floral species in the upland agricultural field habitat (majority of the Site) are classified as obligate wetland (OBL), facultative wetland (FACW), or facultative (FAC).

The predominant vegetation consortium evident in the palustrine forested wetland habitat (isolated areas within the central portion of the Site), which accommodated identification, consisted primarily of common buttonbush (*Cephalanthus occidentalis* - OBL), swamp smartweed (*Polygonum hydropiperoides* - OBL), reed canary grass (*Phalaris arundinacea* - FACW), balsam poplar (*Populus balsamifera* - FACW), Asa Gray's sedge (*Carex grayi* - FACW), river-bank grape (*Vitis riparia* - FACW), grey dogwood (*Cornus foemina* - FACW), pussy willow (*Salix discolor* - FACW), weeping willow (*Salix babylonica* - FACW), swamp white oak (*Quercus bicolor* - FACW), giant goldenrod (*Solidago gigantea* - FACW), green ash (*Fraxinus pennsylvanica* - FACW), box elder (*Acer negundo* - FAC), poison ivy (*Toxicodendron radicans* - FAC), bitternut hickory (*Carya cordiformis* - FAC), climbing nightshade (*Solanum dulcamara* - FAC), Virginia creeper (*Parthenicissus quinquefolia* - FACU), common pokeweed (*Phytolacca americana* - FACU), multiflora rose (*Rosa multiflora* - FACU), common red raspberry (*Rubus idaeus* - FACU), autumn olive (*Elaeagnus umbellata* - UPL), and miscellaneous grasses, goldenrods (*Solidago sp.*), and sedges (*Carex sp.*), unidentifiable to species, due to the lack of fruiting bodies, seeds (e.g. achenes), or flowers. 76.2% of the predominant floral species in the palustrine forested wetland habitat (isolated areas within the central portion of the Site) are classified as obligate wetland (OBL), facultative wetland (FACW), or facultative (FAC).

The soils within the upland agricultural field habitat were generally comprised of 7 to 8 inches of dark grey to brown silty sand, underlain by medium brown silty sand, which were dry throughout the borings. The soils within the palustrine forested wetland habitat were generally comprised of 5 to 6 inches of dark grey sandy clay, underlain by dark grey clay with sand, which were moist at 20 inches below grade level. Based on Barry County Natural Resources Conservation Service (NRCS) information, the majority of the Site soils are reported to be primarily comprised of Marlette fine sandy loam, 2 to 6 percent slopes (51B). The soils within limited areas along the southern and the western property boundaries of the Site are reported to be primarily comprised of Capac loam, 0 to 4 percent slopes (CpcaaB). Sediments included in the Marlette and Capac complexes are classified as hydric soils by the NRCS. The soil types evident within the Site generally confirmed the mapped types.


Saturated near-surface soils were apparent within the palustrine forested wetland habitat at the time of the evaluation. These areas likely contain standing water and/or saturated near-surface soils seasonally, and following significant rain and/or thaw events (under normal conditions). Several primary and secondary hydrologic characteristics (e.g. signs of seasonally standing water), including water-stained leaves and water marks, were evident throughout much of the wetland habitat(s) on the Site at the time of the evaluation. No primary or secondary hydrologic characteristics were evident within the upland agricultural field habitat at the time of the evaluation.

Based on the analyses of soils, hydrologic characteristics, and vegetation, wetlands were evident on the Site during the evaluation. The Site wetlands consisted of palustrine forested wetland habitat, which were restricted to the two (2) isolated forested areas (*pockets*) evident within shallow depressions in the central portion of the Site. While several other shallow(er) depressions were evident on the Site, these cultivated areas did not support a predominance of hydrophytic (wetland) vegetation, hence did not meet the definition of a wetland at the time of the evaluation. The remainder of the Site was comprised of upland agricultural field habitat.

The U. S. Fish and Wildlife Service National Wetlands Inventory (NWI) identifies two (2) of the shallow(er) depressions evident on the Site as palustrine, emergent, nonpersistent, seasonally saturated wetlands (PEM2B). The NWI did not identify the actual palustrine forested wetland habitat evident on the Site as wetland habitats. The NWI depicts a riverine waterway (e.g. seasonal stream) within the western portion of the Site. This feature was not evident on the Site at the time of the assessment, as it was likely relocated beyond the western property boundary, or was levelled by the active agricultural activities (seasonal tilling) on the Site. The Michigan Department of Environment, Great Lakes, and Energy (EGLE) Final Wetlands Inventory Map of Barry County, Michigan identifies four (4) of the shallow(er) depressions evident on the Site as wetlands as identified on NWI or Michigan Resource Information System (MIRIS) maps. The EGLE Final Wetlands Inventory Map did not identify the actual palustrine forested wetland habitat evident on the Site as wetland habitats. The Site wetland complexes are likely associated with (e.g. within 500 feet of, or hydrologically connected to) local waterways (e.g. seasonal streams), therefore are likely considered *contiguous*. Based on Artemis's experience, the wetland habitats evident within the Site are likely classified as State regulated wetlands, pursuant to Part 303, Wetland Protection, of the Michigan Natural Resources and Environmental Protection Act, 1994 P. A. 451, as amended; and/or Federally regulated wetlands, pursuant to Section 404 of the Federal Clean Water Act. Appropriate State, Federal, and/or local wetland use permits should be obtained prior to any development activities in the identified wetland areas on the Site.

Artemis appreciates the opportunity to assist you with this project. Please feel free to contact me at your convenience should you have any questions regarding this document, or the project in general.

Sincerely,
Artemis Environmental, Incorporated



Daniel A. Small
Senior Environmental Scientist

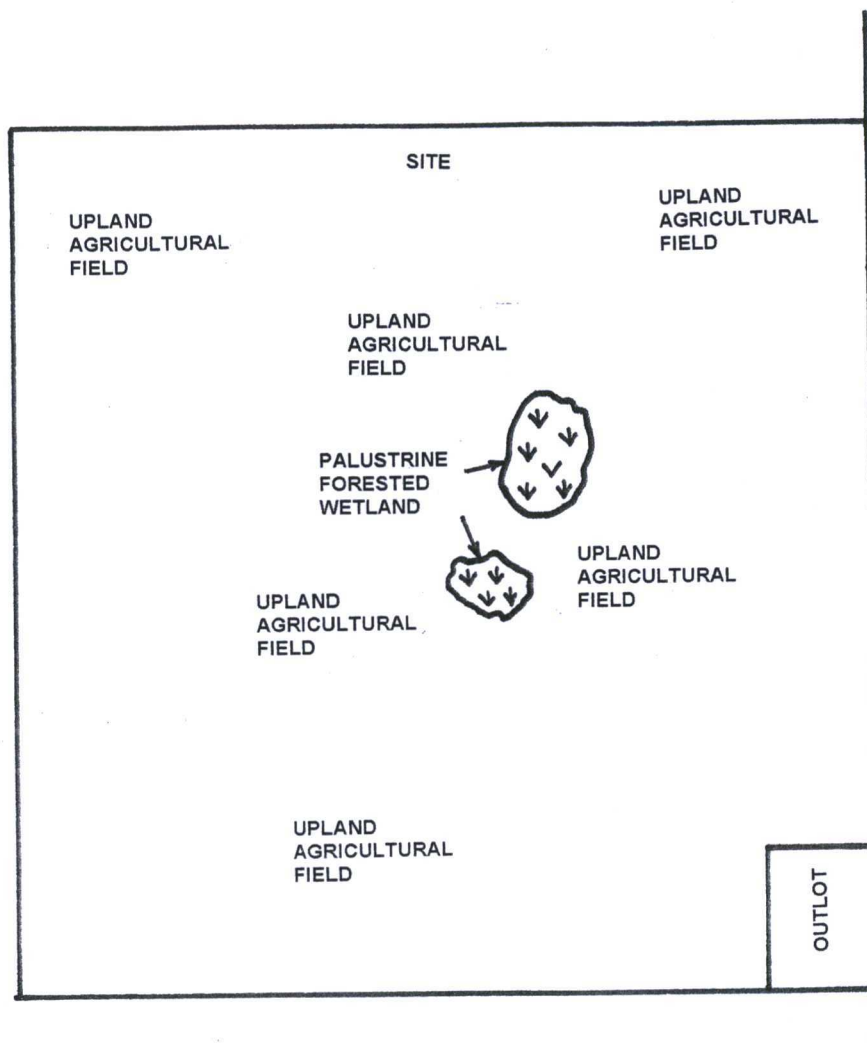
DAS

attachments

cc: File No. AEH001

FIGURES

FIGURE 1



LEGEND	
	WETLAND



SITE PLAN		
900 BACHMAN ROAD		
CITY OF HASTINGS, MICHIGAN		
PROJECT: AEH001	DATE: 10/28/24	SCALE: 1" = 300'
DRAWN BY: DS	CHECK BY: DS	FILE: AEH00101
Artemis Environmental, Incorporated		



LEGEND	
UAF	UPLAND AGRICULTURAL FIELD
PFW	PALUSTRINE FORESTED WETLAND



SAMPLE PLOT LOCATIONS (10-29-2024)		
900 BACHMAN ROAD		
CITY OF HASTINGS, MICHIGAN		
PROJECT: AEH001	DATE: 10/30/24	SCALE: 1" = 343'
DRAWN BY: DS	CHECK BY: DS	FILE: AEH00102
Artemis Environmental, Incorporated		

APPENDIX A

**WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region
Upland Agricultural Field Sample Point No. 1 (UAF-1)**

Project/Site: 900 Bachman Road (55-135-001-02) City/County: City of Hastings/Barry Sampling Date: October 29, 2024
 Applicant/Owner: Allen Edwin Homes State: MI Sampling Point: UAF-1
 Investigator(s): Daniel A. Small (Artemis Environmental, Inc.) Section, Township, Range: NE¼ of Sec. 8, T.3N., R.8W.
 Landform (hillslope, terrace, etc.): Outwash Plain Local relief (concave, convex, none): Near Level
 Slope (%): <2% Lat: N 42.66603° Long: W 85.27798° Datum: WGS 84
 Soil Map Unit Name: Capac loam, 0 to 4 percent slopes (CpcaaB) NWI classification: PEM2B

Are climatic/hydrologic conditions on the site typical for this time of year? Yes No: _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No <input checked="" type="checkbox"/> Hydric Soil Present? Yes _____ No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes _____ No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes _____ No <input checked="" type="checkbox"/> If yes, optional Wetland Site ID: _____
Remarks: (Explain alternative procedures here or in a separate report.) The initial evaluation of the site was conducted using the timed meander survey technique (Goff, <i>et al.</i> , 1982). The evaluation of the site habitats, and the delineation of the wetland boundaries, was accomplished using the guidelines presented in the October 2009 U. S. Army Corps of Engineers (USACE) document entitled <i>Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region</i> . Goff, F. G., G. A. Dawson, and J. J. Rochow. 1982. <i>Site examination for threatened and endangered plant species</i> . Environmental Management 6(4):307-316.	

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> <input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> Water-Stained Leaves (B9) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Aquatic Fauna (B13) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Marl Deposits (B15) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Other (Explain in Remarks) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators (minimum of two required)</u> <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> Microtopographic Relief (D4) <input type="checkbox"/> FAC-Neutral Test (D5)
Field Observations: Surface Water Present? Yes _____ No <input checked="" type="checkbox"/> Depth (inches) _____ Water Table Present? Yes _____ No <input checked="" type="checkbox"/> Depth (inches) _____ Saturation Present? Yes _____ No <input checked="" type="checkbox"/> Depth (inches) _____ (includes capillary fringe)	Wetland Hydrology Present? Yes _____ No <input checked="" type="checkbox"/>
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: 	
Remarks: 	

VEGETATION - Use scientific names of plants.

Sampling Point: UAF-1

Tree Stratum (Plot size: <u>30' radius</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. _____	_____	_____	_____	Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>0.0</u> (A/B)
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	Prevalence Index Worksheet: _____ Total % Cover of: _____ Multiply by: _____ OBL Species _____ x 1 = _____ FACW Species _____ x 2 = _____ FAC Species _____ x 3 = _____ FACU Species _____ x 4 = _____ UPL Species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
7. _____	_____	_____	_____	
_____ = Total Cover				
Sapling/Shrub Stratum (Plot size: <u>15' radius</u>)				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
_____ = Total Cover				
Herb Stratum (Plot size: <u>5' radius</u>)				
1. <u>Glycine max</u>	20	Yes	UPL	
2. <u>Digitaria ischaemum</u>	6	No	FACU	
3. <u>Cyperus esculentus</u>	4	No	FACW	
4. <u>Phleum pratense</u>	2	No	FACU	
5. <u>Phalaris arundinacea</u>	2	No	FACW	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
12. _____	_____	_____	_____	
_____ 34 = Total Cover				
Woody Vine Stratum (Plot size: <u>30' radius</u>)				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
_____ = Total Cover				
Hydrophytic Vegetation Present? Yes _____ No <u>X</u>				
Hydrophytic Vegetation Indicators: <input type="checkbox"/> Rapid Test for Hydrophytic Vegetation <input type="checkbox"/> Dominance Test is >50% <input type="checkbox"/> Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain)				
¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.				
Definitions of Vegetation Strata: Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall. Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vines - All woody vines greater than 3.28 ft in height.				
Remarks: (Include photo numbers here or on a separate sheet.) 				

SOIL

Sampling Point: UAF-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0 - 8	10YR 5/2	95					Fine-Med	Silty sand (dry)
8 - 21	10YR 4/2	95					Fine-Med	Silty sand (dry)

¹ Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ² Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:	Indicators for Problematic Hydric Soils ³ :
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> 2 cm Muck (A10) (LRR K, L, MLRA 149B)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Coast Prairie Redox (A16) (LRR K, L, R)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3) (LRR K, L, R)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Dark Surface (S7) (LRR K, L)
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Polyvalue Below Surface (S8) (LRR K, L)
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Thin Dark Surface (S9) (LRR K, L)
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Iron-Manganese Masses (F12) (LRR K, L, R)
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Piedmont Floodplain Soils (F19) (MLRA 149B)
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Mesic Spodic (TA6) (MLRA 144A, 145, 149B)
<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> Red Parent Material (TF2)
<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Very Shallow Dark Surface (TF12)
<input type="checkbox"/> Dark Surface (S7) (LRR R, MLRA 149B)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Polyvalue Below Surface (S8) (LRR R, MLRA 149B)	
<input type="checkbox"/> Thin Dark Surface (S9) (LRR R, MLRA 149B)	
<input type="checkbox"/> Loamy Mucky Mineral (F1) (LRR K, L)	
<input type="checkbox"/> Loamy Gleyed Matrix (F2)	
<input type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Depleted Dark Surface (F6)	
<input type="checkbox"/> Redox Depressions (F8)	

³ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):	
Type: _____	
Depth (inches): _____	Hydric Soil Present? Yes _____ No <u>X</u>

Remarks:



Upland Agricultural Field Sample Plot 1 (UAF-1) location (Small) (October 29, 2024)



UAF-1 soil pit and soils (Small) (October 29, 2024)



UAF-1 soils (Small) (October 29, 2024)

**WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region
Palustrine Forested Wetland Sample Point No. 1 (PFW-1)**

Project/Site: 900 Bachman Road (55-135-001-02) City/County: City of Hastings/Barry Sampling Date: October 29, 2024
 Applicant/Owner: Allen Edwin Homes State: MI Sampling Point: PFW-1
 Investigator(s): Daniel A. Small (Artemis Environmental, Inc.) Section, Township, Range: NE¼ of Sec. 8, T.3N., R.8W.
 Landform (hillslope, terrace, etc.): Outwash Plain Local relief (concave, convex, none): Near Level
 Slope (%): <2% Lat: N 42.66610° Long: W 85.27814° Datum: WGS 84
 Soil Map Unit Name: Marlette fine sandy loam, 2 to 6 percent slopes (51B) NWI classification: None

Are climatic/hydrologic conditions on the site typical for this time of year? Yes No: _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____ Hydric Soil Present? Yes <input checked="" type="checkbox"/> No _____ Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No _____	Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No _____ If yes, optional Wetland Site ID: _____
Remarks: (Explain alternative procedures here or in a separate report.) The initial evaluation of the site was conducted using the timed meander survey technique (Goff, <i>et al.</i> , 1982). The evaluation of the site habitats, and the delineation of the wetland boundaries, was accomplished using the guidelines presented in the October 2009 U. S. Army Corps of Engineers (USACE) document entitled <i>Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region</i> . Goff, F. G., G. A. Dawson, and J. J. Rochow. 1982. <i>Site examination for threatened and endangered plant species</i> . Environmental Management 6(4):307-316.	

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> ___ Surface Water (A1) <input checked="" type="checkbox"/> Water-Stained Leaves (B9) <input checked="" type="checkbox"/> High Water Table (A2) ___ Aquatic Fauna (B13) ___ Saturation (A3) ___ Marl Deposits (B15) <input checked="" type="checkbox"/> Water Marks (B1) ___ Hydrogen Sulfide Odor (C1) <input checked="" type="checkbox"/> Sediment Deposits (B2) ___ Oxidized Rhizospheres on Living Roots (C3) ___ Drift Deposits (B3) ___ Presence of Reduced Iron (C4) ___ Algal Mat or Crust (B4) ___ Recent Iron Reduction in Tilled Soils (C6) ___ Iron Deposits (B5) ___ Thin Muck Surface (C7) <input checked="" type="checkbox"/> Inundation Visible on Aerial Imagery (B7) ___ Other (Explain in Remarks) ___ Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators (minimum of two required)</u> <input checked="" type="checkbox"/> Surface Soil Cracks (B6) ___ Drainage Patterns (B10) ___ Moss Trim Lines (B16) ___ Dry-Season Water Table (C2) ___ Crayfish Burrows (C8) <input checked="" type="checkbox"/> Saturation Visible on Aerial Imagery (C9) ___ Stunted or Stressed Plants (D1) <input checked="" type="checkbox"/> Geomorphic Position (D2) ___ Shallow Aquitard (D3) ___ Microtopographic Relief (D4) ___ FAC-Neutral Test (D5)
Field Observations: Surface Water Present? Yes _____ No <input checked="" type="checkbox"/> Depth (inches) _____ Water Table Present? Yes _____ No <input checked="" type="checkbox"/> Depth (inches) _____ Saturation Present? Yes <input checked="" type="checkbox"/> No _____ Depth (inches) <u>20</u> (includes capillary fringe)	Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No _____
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: _____	
Remarks: Two (2) shallow depressions (forested) in the central portion of the Site are likely saturated to inundated seasonally, and following significant rain and/or thaw events.	

VEGETATION - Use scientific names of plants.

Sampling Point: PFW-1

Tree Stratum (Plot size: <u>30' radius</u>)	Absolute % Cover	Dominant Species?	Indicator Status		
1. <u>Quercus bicolor</u>	<u>2</u>	Yes	FACW	Dominance Test worksheet:	
2. <u>Salix babylonica</u>	<u>2</u>	Yes	FACW	Number of Dominant Species That Are OBL, FACW, or FAC: <u>10</u> (A)	
3. <u>Acer negundo</u>	<u>2</u>	Yes	FACW	Total Number of Dominant Species Across All Strata: <u>10</u> (B)	
4. _____				Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)	
5. _____					
6. _____					
7. _____					
	<u>6</u>	= Total Cover		Prevalence Index Worksheet:	
Sapling/Shrub Stratum (Plot size: <u>15' radius</u>)				<u> </u>	Total % Cover of:
1. <u>Cephalanthus occidentalis</u>	<u>6</u>	Yes	OBL	OBL Species	x 1 = <u> </u>
2. <u>Cornus foemina</u>	<u>2</u>	Yes	FACW	FACW Species	x 2 = <u> </u>
3. <u>Fraxinus pennsylvanica</u>	<u>2</u>	Yes	FACW	FAC Species	x 3 = <u> </u>
4. _____				FACU Species	x 4 = <u> </u>
5. _____				UPL Species	x 5 = <u> </u>
6. _____				Column Totals:	(A) <u> </u> (B) <u> </u>
7. _____				Prevalence Index = B/A = <u> </u>	
	<u>10</u>	= Total Cover		Hydrophytic Vegetation Indicators:	
Herb Stratum (Plot size: <u>5' radius</u>)				<input type="checkbox"/> Rapid Test for Hydrophytic Vegetation <input type="checkbox"/> Dominance Test is >50% <input type="checkbox"/> Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain)	
1. <u>Solidago gigantea</u>	<u>2</u>	Yes	FACW	¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
2. <u>Phalaris arundinacea</u>	<u>2</u>	Yes	FACW		
3. <u>Solanum dulcamara</u>	<u>2</u>	Yes	FAC		
4. _____					
5. _____					
6. _____					
7. _____					
8. _____					
9. _____					
10. _____					
11. _____					
12. _____					
	<u>6</u>	= Total Cover		Definitions of Vegetation Strata:	
Woody Vine Stratum (Plot size: <u>30' radius</u>)				Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall. Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vines - All woody vines greater than 3.28 ft in height.	
1. <u>Vitis riparia</u>	<u>2</u>	Yes	FACW		
2. _____					
3. _____					
4. _____					
	<u>2</u>	= Total Cover		Hydrophytic Vegetation Present? Yes <u> X </u> No <u> </u>	
Remarks: (Include photo numbers here or on a separate sheet.)					

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0 - 6	10YR 4/1	95					Fine-Med	Silty sand (dry)
6 - 21	10YR 3/1	95					Fine-Med	Silty sand (moist at 20" below grade)

¹ Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ² Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:	Indicators for Problematic Hydric Soils ³ :
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Polyvalue Below Surface (S8) (LRR R, MLRA 149B)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> 2 cm Muck (A10) (LRR K, L, MLRA 149B)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Coast Prairie Redox (A16) (LRR K, L, R)
<input checked="" type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3) (LRR K, L, R)
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Thin Dark Surface (S9) (LRR R, MLRA 149B)
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (LRR K, L)
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Depleted Matrix (F3)
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Redox Dark Surface (F6)
<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> Depleted Dark Surface (F6)
<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Redox Depressions (F8)
<input type="checkbox"/> Dark Surface (S7) (LRR R, MLRA 149B)	<input type="checkbox"/> Iron-Manganese Masses (F12) (LRR K, L, R)
	<input type="checkbox"/> Piedmont Floodplain Soils (F19) (MLRA 149B)
	<input type="checkbox"/> Mesic Spodic (TA6) (MLRA 144A, 145, 149B)
	<input type="checkbox"/> Red Parent Material (TF2)
	<input type="checkbox"/> Very Shallow Dark Surface (TF12)
	<input type="checkbox"/> Other (Explain in Remarks)

³ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):	Hydric Soil Present?
Type: <u>Sandy clay</u>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Depth (inches): <u>Surface (<1")</u>	

Remarks:



Palustrine Forested Wetland Sample Plot 1 (PFW-1) location (Small) (October 29, 2024)



PFW-1 soil pit and soils (Small) (October 29, 2024)



PFW-1 soils (Small) (October 29, 2024)



City of *Hastings* Michigan

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The following is a list of the 2025 meeting dates for the Hastings Planning Commission and the application deadline dates for site plan reviews. Deadline extension possible with approval by staff.

Planning Commission Meeting Dates

Deadline Dates for Application Submittal

January 6, 2025	December 16, 2024
February 3, 2025	January 13, 2025
March 3, 2025	February 10, 2025
April 7, 2025	March 17, 2025
May 5, 2025	April 14, 2025
June 2, 2025	May 12, 2025
July 7, 2025	June 16, 2025
August 4, 2025	July 14, 2025
September 2, 2025 *	August 11, 2025
October 6, 2025	September 15, 2025
November 3, 2025	October 13, 2025
December 1, 2025	November 10, 2025
January 5, 2026	December 15, 2025

* Meeting to be held on Tuesday September 2, 2025 due to Labor Day Holiday

CITY OF HASTINGS
Year in Review Synopsis of Activity
PLANNING COMMISSION 2024

DATE	AUTHORITY	REQUEST	ACTION
Jan. 02	Planning Commission	Public hearing to review and consider site plan and special use permit for Chris Nelson of N-6 Towing at 1633 and 1745 S. Hanover.	Site plan and special use permit were approved with conditions subject to Administrative review.
	Planning Commission	Commission held election of officers for 2024.	Commission elected Hatfield as Chair, Maurer as Vice Chair, and Moyer-Cale as Secretary.
	Planning Commission	Commission welcomed welcomed new members.	Levi Bolthouse and Scott Darling were welcomed as new members of the Planning Commission.
Feb. 05	Planning Commission	Garry Moyer and Pamela Moyer of 939 W. Clinton requested a potential rezoning of their property from R-S to R-2	Commission scheduled a public hearing for the March meeting to consider the rezoning request.
	Planning Commission	2023 Planning Commission annual report.	Commission accepted the 2023 annual report and voted to submit the report to City Council.
Mar. 04	Planning Commission	Public hearing to review and consider site plan and special use permit for Rusty Bible at 1631 S. Hanover.	Commission approved the site plan and special use permit with condtions.
	Planning Commission	Commission discussed a potential rezoning of several properties near 939 W. Clinton.	Commission scheduled a public hearing for the April 1, 2024 meeting to hear comments from the public for rezoning from R-S to either R-1 or R-2.
May 06	Planning Commission	Public hearing to review and consider rezoning several properties in the vicinity of 939 W. Walnut.	Planning Commission voted to deny the request.

	Planning Commission	Commission conducted an unofficial site plan review for 1000 E. Enterprise Drive.	Commission took no action but welcomed a preliminary site plan for 1000 E. Enterprise Drive.
	Planning Commission	Commission reviewed potential text changes to the A-1, A-2, and A-O zoning districts.	Commission scheduled a public hearing for the June 3, 2024 meeting to review and consider the text amendments.
	Planning Commission	Commission reviewed potential text changes to landscaping requirements.	Commission scheduled a public hearing for the June 3, 2024 meeting to review and consider the text amendments.
	Planning Commission	Commission reviewed potential text changes to temporary signs to allow and regulate sidewalk signs.	Commission scheduled a public hearing for the June 3, 2024 meeting to review and consider the text amendments.
	Planning Commission	Commission reviewed Planning Consultant Harvey's memo regarding zoning district consolidation from 19 to 13 districts.	Commission acknowledged this would be a lengthy process and would require evaluation of each district proposed for consolidation.
June 03	Planning Commission	Commission conducted a public hearing regarding proposed changes to the A-1, A-2, and A-O districts.	Commission approved the text amendments and will forward to City Council with and approval recommendation.
	Planning Commission	Commission conducted a public hearing regarding proposed changes to the landscaping requirements.	Commission approved the text amendments and will forward to City Council with and approval recommendation.
	Planning Commission	Commission conducted a public hearing regarding proposed changes to the sign ordinance.	Commission approved the text amendments and will forward to City Council with and approval recommendation.
	Planning Commission	Commission discussed zoning district consolidation project.	Staff to compile a map demonstrating where the consolidated districts would appear assuming no other map changes.

July 01	Planning Commission	King and Harvey presented two visuals demonstrating what zoning consolidation could look like.	Commission concensus was to put a hold on discussions regarding R-R and R-S districts and focus on other district consolitation. King to present additional information regarding R1-A district.
Aug. 05	Planning Commission	Commission reviewed a discussed a site plan from Chad Stora at 1000 Enterprise Drive.	Commission approved the site plan with conditions.
	Planning Commission	Commission continued discussion regarding zoning district consolidation.	No action was taken.
	Planning Commission	King presented information regarding the R1-A district.	Commission requested additional information regarding the R1-A district.
	Planning Commission	Public hearing for rezoning 1117 S Michigan from R-S to R-2.	Commission approved rezoning and referred to City Council with an approval recommendation.
	Planning Commission	Resignation and new member.	Tom Maurer resigned from the Commisison effective July 2024. Commission welcomed William Mattson as a new member.
Oct. 07	Planning Commission	Commission reviewed a site plan for Zach Santmier for 128 S. Jefferson Street.	Commission approved the site plan with conditions.
	Planning Commission	Commission reviewed a preliminary site plan and PUD amendment for Woodlawn Meadows Retirement Village II.	Commission scheduled a public hearing for the November 4, 2024 meeting for final site plan review, PUD amendment. Final site condo plan also to be reviewed.
	Administrative Site Plan	King presented administrative site plan reviews for David Koons at 216 N. Broadway, B&T Group at 1012 Enterprise Drive, and Par Tee Ventures at 1550 N. Broadway,	Commission acknowledged the approvals.
	Planning Commission	Nichole Lyke was nominated as Vice-Chair.	Commission voted to elect Lyke as Vice-Chair.

Nov. 04	Planning Commission	Public hearing to review and consider a conditional rezoning request for property located at 1220 W. State St. from B-2 to D-2.	Commission approved the conditional rezoning accepting the conditions that were offered by the applicant GSDQ.
	Planning Commission	Public hearing to review final site plan and PUD amendment from Woodlawn Meadows Retirement Village II.	Commission approved the final site plan and PUD amendment with conditions and will forward to City Council with an approval recommendation.
	Planning Commission	Commission reviewed the preliminary plan for site condominiums from Woodlawn Meadows Retirement Village II	Commission approved the preliminary plan with conditions and will forward to City Council with an approval recommendation.

City of Hastings
Planning Commission
Work Tasks for 2025
STATUS REPORT FOR JANUARY 2025

1. Consider development of “Complete Streets” ordinance or policy and review subdivision text regarding street width. Hold until after December 2023 Planning Commission meeting.
2. Review Section 90-883 (b)(4) pertaining to the maximum driveway width serving a single-family or two-family dwelling. Review 1st quarter of 2024.
3. Review zoning map for consolidation/simplification. Review to include, but not be limited to, Action Items identified in the GAP analysis of the Master Plan. **Planning Consultant Harvey to provide recommendation.**
4. Review Division 90-IX-6 Open Space Preservation Projects for lot size, cap limits, and other regulations. Master Plan action item. Open for discussion in 2024.
5. Review Section 90-425 and others requiring Planning Commission approval for parking reduction and Section 90-472(1) to consider increasing distance from municipal parking lots from 300 feet to 500 feet for off-street parking requirements. Master Plan action item.
6. Review live-work standards for occupancy and total square footage adjustments. Master Plan action item.
7. Review landscape buffer requirements between multiple family zoned lots and the B-1 district for waste of developable space. Master Plan action item.
8. Review Article 90-VII Planned Unit Development for complete amendment consideration.
9. Consider development of a Planned Residential District zoning classification to allow for higher density housing through smaller lot sizes and smaller dwelling square footage requirements. **Refer to Housing Committee for discussion.**
10. Review text regarding multi-family dwellings for possible modification. Master Plan action item.

Items highlighted in **green** are currently under consideration by the Planning Commission.

Items highlighted in **yellow** are currently under consideration by the Housing Committee.

Items highlighted in **red** require no further action at this time.

Site Plan Tracker

Project Name and Address	App and fees paid	Site plan and prints to staff	PC Agenda Date	PC Decision	Conditions for completion	COI
Meadowtone Mobile Home Park 1812 Lavender Drive Maintenance Building	1.13.22	1.13.22	1.13.22	Approved	Refuse disposal enclosure Landscaping Driveway width Elevations to be reviewed for façade Sidewalk installation prior to COI	
EWB 400 W. State Street	7.14.21	7.14.21	6.6.22	Approved	Monument sign on State - Removal Illumination must meet standards	
City of Hastings and Barry County Central Dispatch 1037 East State Street	NA	3.27.23	5.1.23	Approved	Administrative approval of performance standards. Waiver of side setback requirement	
420 E Mill Street PUD	5.30.23	5.31.23	7.3.23	Approved	24.5 units/acre 40 ft building height 5 feet front setback 30 ft building separation Delineation of phased development Lighting, landscaping, building exterior to be approved administratively. Acceptance of parking lot/100 yr FP DPS and Fire approval.	
Meadowstone Apartments III 710 Barfield Drive	6.12.23	6.12.23	8.7.23	Approved	Exterior finish subject to administrative approval. Utility and storm management subject to approval by DPS Director	

Site Plan Tracker

Project Name and Address	App and fees paid	Site plan and prints to staff	PC Agenda Date	PC Decision	Conditions for completion	COI
Chad Stora 1000 Enterprise Drive	7.12.24	7.12.24	8.5.24	Approved	Zoning Administrator review of uses. Compliance with refuse screening.	
Zach Santmier 128 S. Jefferson	9.16.24	9.16.24	10.7.24	Approved	The height of the first-floor windows approved to be 48" to 52" above the sidewalk with slightly tinted window	
Woodlawn Meadows Retirement Village II 1813 N. East Street	9.17.24	9.17.24	11.04.24	Approved	<p>The modified lot sizes (7,700 sq ft - 18,000 sq ft) and lot widths (56-66 ft) are approved as proposed and the ordinance authorizing the proposed PUD will list the modified requirements</p> <p>The zoning notes of the Final Development Plan will reflect the R-1 lot width requirements</p> <p>The 25-foot front, and 25-ft rear, and 15/6 foot side setbacks are approved as proposed and the ordinance for the proposed PUD will list the modified requirements</p> <p>Proposed extension of East Street as private road with 28 feet width and rolled curb. Stormwater management plan, utility system, and private street extension approved by City</p> <p>Master Deed and PUD conform to S/C</p>	

Site Plan Tracker

Project Name and Address	App and fees paid	Site plans and prints to staff	PC Agenda Date	PC Decision	Conditions for Completion	COI
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