# HASTINGS PLANNING COMMISSION

## COMMUNICATION

**DATE:** February 28, 2025

**TO:** Members of the Planning Commission and Staff

**FROM:** Dan King

**SUBJECT:** **Information – March 3, 2025 Planning Commission Meeting**.

The Planning Commission will conduct a public hearing to hear comments from the public regarding a text amendment to Section 90-883 (b)(4) to review and consider extending the driveway width at the property line from 20 feet to 24 feet. A staff memo and draft ordinance have been provided.

Julie Fox has requested an unofficial site plan review for a vacant parcel in the B-4 West Business District. Ms. Fox is considering using the vacant lot as additional off street parking. The following is the section of the Code pertaining to unofficial review.

### Sec 90-128 Unofficial Review

Any person who may eventually file for official review of a site plan by the planning commission can first informally discuss the plan with the commission. In order to do this, a person can request the city clerk/treasurer to place such item on the commission agenda. This request must be made at least seven days before the commission meeting. The commission, in discussing the proposed plan, may give guidance to the person regarding compliance with the regulations for site plan review contained in this chapter. The commission shall make no decision on this unofficial site plan, and any comments made by the commission shall not be considered as a final decision on the site plan if it is subsequently submitted for official review.

(Code 1970, § 3.277(f))

Green Development Ventures, LLC has submitted a preliminary Planned Unit Development plan for property located at 900 Bachman Road. The Planning Commission reviewed a preliminary site condominium plan for Green Development at the January 6, 2025, meeting. At that time, the plan included utilizing Open Space Neighborhood aspects.

Per Section 2-149 (f) of the Municipal Code, Planning Commission, assisted by city staff, shall prepare an annual capital improvements plan (CIP) and forward as a recommendation to City Council.

The Planning Commission was provided information pertaining to development of a 3-4 Family Overlay District. We anticipate the Planning Commission will continue discussion of the creation of a 3-4 Family Overlay District. If the Commission is satisfied with the information provided, it would be prudent to have staff develop a draft ordinance and consider scheduling a public hearing for an upcoming meeting.

# HASTINGS PLANNING COMMISSION
# A G E N D A

## Monday March 3, 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** February 3, 2025, Draft Meeting Minutes of the Planning Commission *
5. **Informative Items:** None

6. **Public Hearings:**

   A. Public hearing to consider amending Chapter 90 Section 90-883 (b)(4) to increase driveway width at the property line from 20 to 24 feet. *

7. **New Business:**

   A. Unofficial site plan review for Julie Fox for property located at 210 N. Washington. *
   B. Review preliminary Planned Unit Development plan for Bachman Fields at 900 Bachman Road. *
   C. 2025 Capital Improvement Plan *

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. *
   D. 3-4 Family Overlay District Discussion *

9. **Open Public Discussion and Comments**
10. **Staff Comments**
11. **Commissioner Comments**
12. **Adjourn**

*Indicates attachment

# CITY OF HASTINGS
## PLANNING COMMISSION MEETING MINUTES
## February 3, 2025

**Call to Order**

The meeting was called to order at 7:00 p.m. by Vice Chairperson Lyke with the following Commissioners present: Levi Bolthouse, Scott Darling, Chelsey Foster, Nichole Lyke, Bill Mattson, Jacquie McLean, Sarah Moyer-Cale, and Dave Tossava. Student member Meredith Ansorge was also present.
Absent: David Hatfield

Also present: Community Development Director Dan King and Planning Consultant Rebecca Harvey.

**Approval of the Agenda**

It was MOVED by Mattson and SECONDED by McLean to approve the agenda as presented. Roll Call Vote: Bolthouse, Darling, Foster, Lyke, Mattson, McLean, Moyer-Cale, and Tossava all voting yes, Hatfield absent; motion carried.

**Approval of the Minutes**

It was MOVED by Foster and SECONDED by Tossava that the proposed minutes of the Regular Meeting of January 6, 2025 be approved. All members present voting yes; motion carried.

**Informative Items:**

None.

**Public Hearing:**

None.

**New Business:**

Maximum Driveway Width

King described how the ZBA recommended that the Planning Commission review the maximum driveway width standards to be better accommodating to modern building practices. Harvey presented her memo and the proposed text amendment.

It was MOVED by Tossava and SECONDED by McLean to schedule a public hearing on the text amendment for March 3, 2025 at 7:00 pm. All members present voting yes; motion carried.

3-4 Family Overlay District

King provided an overview of the housing committee's work that led to the proposal for a 3-4 family overlay district. Harvey discussed her memo and provided additional information about how the district would function and how it addressed various housing needs and regulatory concerns from the committee. Discussion was held. It was the consensus of the Planning Commission to continue to review the draft and members were encouraged to contact King with questions.

Administrative Site Plan Approval – 312 E Center.

King presented information about the site plan that had been administratively approved for 312 E Center, Consumer's Energy. No action was taken.

**Old Business**

JPA/JPC Update

Moyer-Cale reported that neither committee has met so far this year.

Work Task List

King noted that the housing committee planned to start working on the subdivision ordinance.

Tracking Terms and Conditions

King noted no significant changes.

**Public Comment**

No public comment was received.

**Staff Comments**

None.

**Commission Comments**

None.

**Adjournment**

It was MOVED by McLean and SECONDED by Tossava to adjourn the meeting. All members present voting yes, motion carried. Meeting adjourned at 7:49 p.m.

Respectfully submitted,

Sarah Moyer-Cale,
Secretary

# City of Hastings

## NOTICE OF PUBLIC HEARING

**The Planning Commission will hold a Public Hearing for the purpose of hearing written and/or oral comments from the public concerning an amendment to Chapter 90 of the Hastings Municipal Code to amend Section 90-883 (b)(4) to increase the driveway width at the property line from 20 to 24 feet.** The public hearing will be held at **7:00 PM** on **Monday March 3, 2025,** in the Council Chambers, second floor of City Hall, 201 East State Street, Hastings, MI 49058.

All interested citizens are encouraged to attend and to submit comments.

Please contact Dan King, Community Development Director, at dking@hastingsmi.gov or 269-945-2468 if you have questions or comments regarding this public hearing.

A copy of this information is available for public inspection from 9:00 AM to 4:00 PM Monday through Friday at the Office of the City Clerk, 201 East State Street, Hastings, MI 49058.

The City will provide necessary reasonable aids and services upon five days notice to Hastings City Clerk 269-945-2468

Linda Perin
City Clerk

MCKENNA

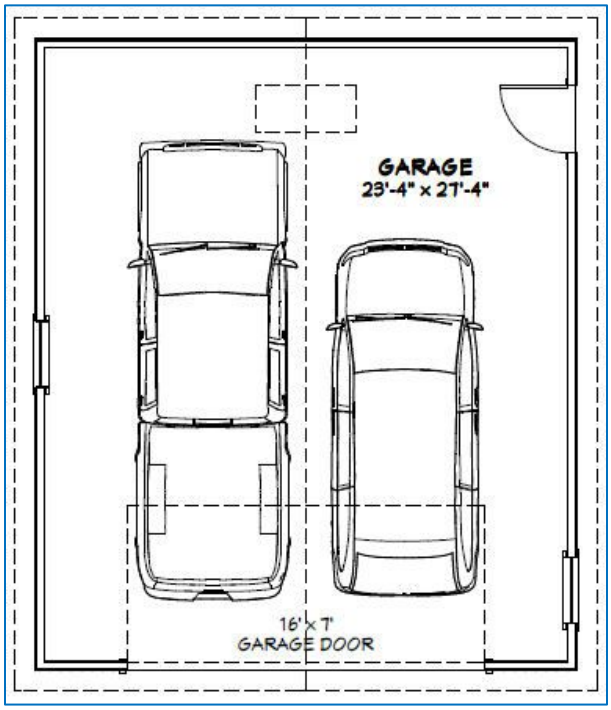
May 1, 2023

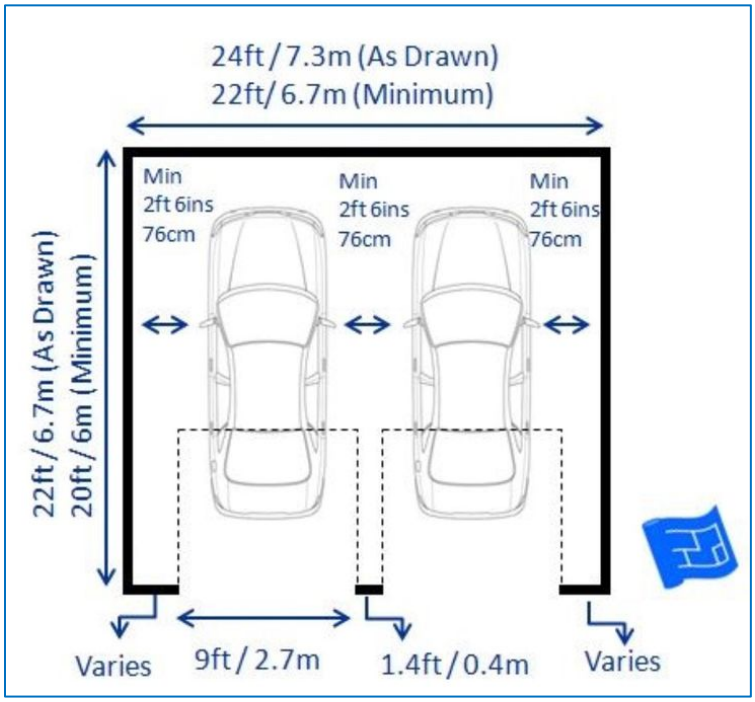
**Subject:** Residential Driveways

## Standard Double Car Driveways

**Double car driveways can be between 20 and 24 feet wide.** A driveway width of 20 feet provides enough space for two cars to pass, but not quite enough room for parking side-by-side and opening doors. If you need space for parking two cars, consider making your driveway 24 feet wide.

## Standard 2-Car Garage/Garage Door Dimensions




WEST MICHIGAN
151 South Rose Street
Suite 190
Kalamazoo, Michigan 49007

O 269.382.4443
F 248.596.0930
MCKA.COM

Communities for real life.

A 20 ft wide driveway could adequately serve a single 16 ft wide 2-car garage door or 2 1-car garage doors – each 9 ft wide (total of 20 ft).

A 24 ft wide driveway (preferred for side-by-side parking) would allow the driveway to extend the width of a standard 2-car garage . . which provides room for pedestrian movement in/out of the cars without walking in the yard/landscaping.

# City of Hastings

COUNTY OF BARRY, STATE OF MICHIGAN

## ORDINANCE NO. 628

AN ORDINANCE TO AMEND CHAPTER 90 OF THE HASTINGS CODE OF 1970, AS AMENDED, BY AMENDING THE FOLLOWING: ARTICLE 90 - IX, DIVISION 90-IX-5, SECTION 90-883 (B)(4).

**THE CITY OF HASTINGS ORDAINS:**

**SECTION I.**

Chapter 90 is hereby amended by amending Article 90-IX, Division 90-IX-5, Section 90-883 (b)(4). Amended text in **BOLD.**

### Section 90-883 Driveways

a) General requirements. All driveways, including tapers and approaches, shall be located within the limits of the side lot lines extended to the centerline of the roadway except for shared driveways as permitted by this section.
b) Residential driveways.
    1.
        a) A lot or parcel containing a single-family dwelling shall have only one driveway. Two driveways may be permitted for a circle drive on the lot or parcel, but only if the lot or parcel has 80 feet or more of frontage on the street.
        b) One additional driveway may be allowed for every 70 feet of frontage that is in excess of 100 feet of lot frontage.
    2. Driveways serving a lot containing a single-family or two-family dwellings shall be a minimum of 45 feet from a driveway on another lot as measured between the centerline of each driveway. The zoning administrator may permit driveways closer together if it can be demonstrated that there is some feature peculiar to the lot or street or the location of an existing driveway prevents or makes it difficult to comply with the 45-feet spacing requirement.
    3. Dwellings constructed after the effective date of the ordinance from which this section was derived shall be served by a driveway paved with asphalt or concrete that shall connect the garage or parking space with the street.
    4. The maximum width of a driveway serving a single-family or two-family dwelling shall be a minimum of 12 feet and a maximum of ~~20~~ **24** feet as measured at the property line.

5.

a) For lots containing single-family and two-family dwellings where the dwelling is more than 150 feet from the edge of the street, the fire chief shall review the driveway and make recommendations to require, to the extent possible, that the driveway be constructed so the dwelling can be provided adequate fire protection.
b) For driveways that cross a ditch, natural drainage course or other body of water, the fire chief shall approve the crossing to ensure it is capable of accommodating emergency vehicles.

SECTION II.

If any article, section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION III.

This ordinance shall become effective upon its adoption and publication as provided by City Charter.

Moved by , with support by , that Ordinance No. 628 be adopted as read.

YEAS:
NAYS:
ABSENT:

CITY OF HASTINGS

Adoption Date:
Effective Date:
First Reading:
Second Reading:

By: Linda Perin
Hastings City Clerk

CERTIFICATE

The undersigned, being the duly qualified and acting Clerk of the City of Hastings, Michigan, does hereby certify that the foregoing is a true and complete copy of an Ordinance adopted by the City Council of the City of Hastings, at a regular meeting of the City Council on the day of 2025, at which meeting a quorum was present and remained throughout, and that the original

of said Ordinance is on file in the records of the City of Hastings. I further certify that the meeting was conducted, and public notice was given pursuant to and in compliance with Act No. 267, Public Acts of Michigan of 1976, as amended, and that minutes were kept and will be or have been made available as required thereby.

Dated:

_____

City Clerk


214
210
505
N WASHIN
N WASHINGTON ST
W APPLE ST

## Sec 90-920 Parking Lot Requirements

At the time any building or structure is erected, enlarged or increased in capacity, or any uses established, off-street parking spaces shall be provided in all districts according to the requirements provided therein except for single-family and two-family dwelling units.

a) Off-street parking areas shall be effectively screened on any side that adjoins or faces premises situated in any residential district or institutional premises, by a screening of evergreen hedge or other natural landscaping. If owners of adjacent residential properties request in writing, this screening shall be done by a solid uniformly painted fence or wall not less than four or more than six feet in height maintained in good condition.
b) All off-street parking areas shall have an asphalt or concrete surface, which shall be graded and drained to dispose of all surface water and prevent drainage onto abutting properties. All drainage plans shall be approved by the director of public services.
c) Any lighting fixtures used to illuminate off-street parking areas shall be arranged to reflect the light away from adjoining residential properties, institutional premises or roadways.
d) Any access drive serving a parking lot shall be at least 55 feet from the intersection of two streets. This distance shall be measured from the right-of-way line of that street parallel with the driveway to the closest edge of the driveway. The planning commission may, in its discretion, vary this requirement after consideration of the following criteria:
    1. Volume of traffic on adjacent streets.
    2. Type of traffic control measures at nearby intersection (i.e., traffic signal or signs).
    3. Size of parking area.
    4. Whether or not on-street parking of vehicles is permitted on adjacent streets.
    5. Safe sight distance from intersection.

    The commission may also solicit the opinion of the police department regarding the safety of any proposed parking lot driveway.
e) The off-street parking area, driveways, signs, lighting and landscaping shall be subject to the approval of the planning commission to ensure its adequacy in relation to the traffic safety, protection of adjacent property, and its compliance with the provisions of this article.

(Code 1970, § 3.63)

**Application for Planning Commission**

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

Hastings on the Thornapple

**Date:** February 7, 2025

**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:**

- ☐ Rezoning
- ☐ Special Use Permit
- ☐ Plat or Condo
- ☐ Site Plan Review
- ☒ PUD
- ☐ PUD Phase Approval
- ☐ Other:

**Address of Property:** 900 Bachman Road (38.25 acres)

**Legal Description:**

Parcel # 55-135-001-02
(see PUD Preliminary Plan set for full legal description)

**Current Zoning:** R-1A, One Family Res **Proposed Zoning:** PUD, Planned Unit Development

**Applicable Fees:** $380 (PUD Application) + $1,250 (Escrow)

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

**Staff Signature:** [signature] Community Dev. Director/ZA (Title)

**Office Use Only**

| | | | |
|---|---|---|---|
| Application Number: | | Date Advertised: | NA |
| Filing Date: | 2-11-25 | Date of Meeting: | 3-3-25 |
| Fees Paid: | #380 PUDA pd. #1,250 Escrow | Board Action: | |
| To Clerks Office On: | 2-11-25 | Effective Date: | |

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

Receipt No: 1.153435 Feb 11, 2025

GREEN DEVELOPMENT VENTURES, LLC

| | |
|---|---|
| CHARGES FOR SERVICES - APPLICATION FEE (IE BEIG) GREEN DEVELOPMENT VENTURES, LLC PLANNED UNIT DEVELOPMENT APPLICATION<br>101-100-648-000 Application Fees | 380.00 |
| CHARGES FOR SERVICES - GREEN DEVELOPMENT VENTURES, LLC SITE PLAN ESCROW FEE<br>101-000-283-410 Perf Dep Green Dev Ventures | 1,250.00 |
| Total: | 1,630.00 |
| CHECK Check No: 1489<br>Payor: GREEN DEVELOPMENT VENTURES, LL | 380.00 |
| CHECK Check No: 1488<br>Payor: GREEN DEVELOPMENT VENTURES, LL | 1,250.00 |
| Total Paid: | 1,630.00 |
| Total Applied: | 1,630.00 |
| Change Tendered: | .00 |

Duplicate Copy

02/11/2025 1:21 PM

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

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

February 7, 2025

Re: Bachman Field Planned Unit Development – Preliminary Development Plan/Site Condominium Subdivision, 900 Bachman Road (38.25 Acres, Parcel #55-135-001-02)

Dear Dan,

Attached please find the Planned Unit Development (PUD) application package for the above captioned project. The application proposes construction of the "Bachman Field" Site Condominium Subdivision under the PUD section of the City of Hastings Zoning Ordinance. Attached are the following documents:

- Signed Planning & Zoning Application – Planned Unit Development
- Letter of Authorization from Property Owner (Kirt Peterson)
- Review Fee Checks for PUD Application ($380) and Escrow ($1,250)
- Project Summary Narrative – Bachman Field PUD Site Condominium Subdivision
- Statement from Exxel Engineering (public water-sewer-storm sewer proposals)
- Bachman Field PUD Preliminary Plan (3 sets, 24"x36")
- Sample Portfolio of Homes – color renderings, elevations, floor plans (3 color sets)
- Wetland Evaluation Report dated October 31, 2024 (Artemis Environmental)

We look forward to discussing this single family residential PUD project with the City and request to be scheduled for the March 3, 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

# Bachman Field Planned Unit Development
# Single Family Residential Site Condominium Subdivision
## Project Summary Narrative
February 7, 2025

### Project Overview

The Bachman Field Planned Unit Development (PUD) 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 PUD has incorporated the applicable submission and design requirements outlined in Division 90-VII-2 PUD Procedures and Requirements and Article 8, Site Condominium Project of the City of Hastings Code of Ordinances. This new single family 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 121 single family detached homes on this 38.25 acre property in four development phases with an overall development density of 3.16 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, Street B, Street C | 2025-2026 |
| Phase 2 | 29 units/8.15 acres (3.56 units/acre) | Street C, Street D, Street G | 2026-2028 |
| Phase 3 | 27 units/9.22 acres (2.93 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: | 121 units/38.25 acres (3.16 units/acre) | Streets A, B, C, D, E, F and G, and Courts C and D | 2025-2030 |

Single family home offerings within the Bachman Field site 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.

All lots/units within the Bachman Field PUD site condominium subdivision will adhere to the following minimum standards:

Minimum Lot Size: 6,500 sq ft/60 ft wide
[proposed lots range between 6,500-14,500 sq ft with an average of 8,290 sq ft]
Minimum Front Yard Setback: 24-ft
Minimum Rear Yard Setback: 20-ft
Minimum Side Yard Setback: 6-ft/15-ft total (both sides)

## Open Space & Amenities/Natural Feature Preservation/Landscaping

Section 90-664(c) of the PUD ordinance requires that a minimum of 10% of the total site area be devoted to open space. As shown on the preliminary plan, the Bachman Field subdivision proposes 16.2% (6.3 acres) of common open space concentrated along the western portion of the site and in the central portion of the property, around two regulated forested 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 be accessible from Street E and Street F and 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 remaining 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 2.6 acres in size. The central open space area will be accessible from Street C and Court D and will include a mowed walking path with benches. Two existing forested wetland pockets identified by Artemis Environmental in an October 31, 2024 Wetland Evaluation report (copy provided with PUD application materials) will be included in this preservation area with adjacent open space areas 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) located along the eastern portion of the property, along the west side of Bachman Road, 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. Street trees will be also be installed along the frontage of the new interior streets at a ratio of one tree/per lot and two trees/per corner lot.

## 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. 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. As required by the PUD ordinance, a written statement from Jon Male, a registered professional engineer at Exxel Engineering, further describing how the project will be served by public water, sanitary sewer and storm drainage is provided with the PUD application materials.

## Consistency with PUD Objectives

Qualifying Conditions (Section 90-663) - The Bachman Field PUD meets the two qualifying conditions for PUD rezoning:

(a) The proposed area is a minimum of one acre (approximately 39 acres).

(b) Public water and sanitary sewer will serve the project.

Development Requirements (Section 90-664) - The Bachman Field PUD meets the applicable development requirements for PUD rezoning:

(a) The project has been designed below the maximum permitted residential density of 6 units/per acre based on the Master Plan designation for the area, and will be harmonious and appropriate in appearance with the character of the general vicinity (e.g., Woodlawn Meadows PUD to west and Pheasant Hollow site condominium subdivision to south).

(b) The overall project dwelling unit density computation of 3.16 units/acre excludes existing road right-of-ways, 100-year floodplain and areas permanently inundated by water.

(c) Proposed open space consists of 16.2% (6.3 acres) of the total site area, exceeding the minimum 10% requirement, and will include amenities (recreation field, mowed walking paths, benches, kid-friendly climbing obstacles), along with wetland preservation and habitat enhancement areas.

(d) Mixed uses (residential and nonresidential) are not proposed with this PUD project.

Applicable Regulations (Section 90-665) - The subject property is currently zoned R-1A, One Family Residential which has a minimum lot size of 9,900 sq ft/75 ft wide and minimum setbacks of 30 ft (front), 25 ft (rear) and 7 ft/18 ft total (side). The Bachman Field PUD proposes a minimum lot size of 6,500 sq ft/60 ft wide and minimum setbacks of 24 ft (front), 20 ft (rear) and 6 ft/15 ft total (side). Modifications to minimum lot size and setback standards is requested with the Bachman Field PUD. The requested modifications will better satisfy the Intent of the PUD chapter, specifically in regard to conservation of natural features and creation of significant permanent open space areas and amenities for the residents of the community.

Standards of Approval [Section 90-668(b)] - The Bachman Field PUD meets the intent of the PUD district and the following standards:

(1) Granting the PUD rezoning will result in a recognizable and substantial benefit to the ultimate users of the project with 6.3 acres (16.2%) of common open space area and both active and passive recreational amenities.

(2) The proposed Bachman Field PUD and single family residential subdivision with an overall density of 3.16 units/acre will not result in a material increase in the need for public services, facilities and utilities, and will not place a material burden upon the subject property, surrounding properties or natural environment.

(3) The proposed Bachman Field PUD and single family residential subdivision is substantially consistent with the Hastings Master Plan, is appropriate for the proposed location and is not likely to lead to significant changes in the Master Plan for the area where the PUD is located.

(4) The proposed Bachman Field PUD will not have a significant negative impact upon surrounding properties and is consistent and compatible with the adjacent Woodlawn Meadows PUD to the west and Pheasant Hollow site condominium subdivision to the south.

(5) The proposed Bachman Field PUD will be under single ownership or control such that there will be a single entity having responsibility for completing the project in conformity with the PUD ordinance.

## 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.

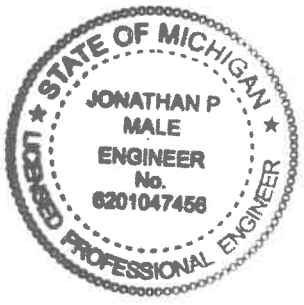
exxel engineering, inc.
planners · engineers · surveyors

February 6, 2025

Re: Bachman Fields
Planned Unit Development Submittal

Each unit within the proposed Bachman Fields development will be served with public sanitary sewer and watermain with the proposed extension to the City of Hastings system. The system will be designed to the specifications of the City of Hastings and permitted with the State of Michigan.

The stormwater runoff generated by the development will be picked up in a piped storm sewer system and conveyed to a detention basin at the northwest corner of the development where the release will be restricted to the natural flows. The stormwater management system will be designed to the standards of the City of Hastings.




Jonathan P. Male, P.E.

5252 Clyde Park Ave., SW • Grand Rapids, MI 49509-9788 • (616) 531-3660 • Fax (616) 531-2121 • www.exxelengineering.com

MCKENNA

February 27, 2025

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

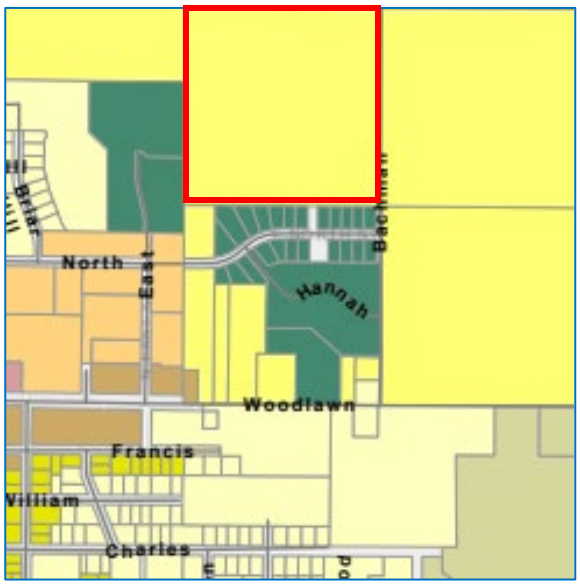
**Subject:** Bachman Fields PUD

**Location:** 900 Bachman Road

**Zoning:** R-1A One-Family Residential District

**Request:** Preliminary Development Plan Review – of the proposed development of 121 single-family residential site condominium units on 38 acres as a planned unit development

Zoning Map



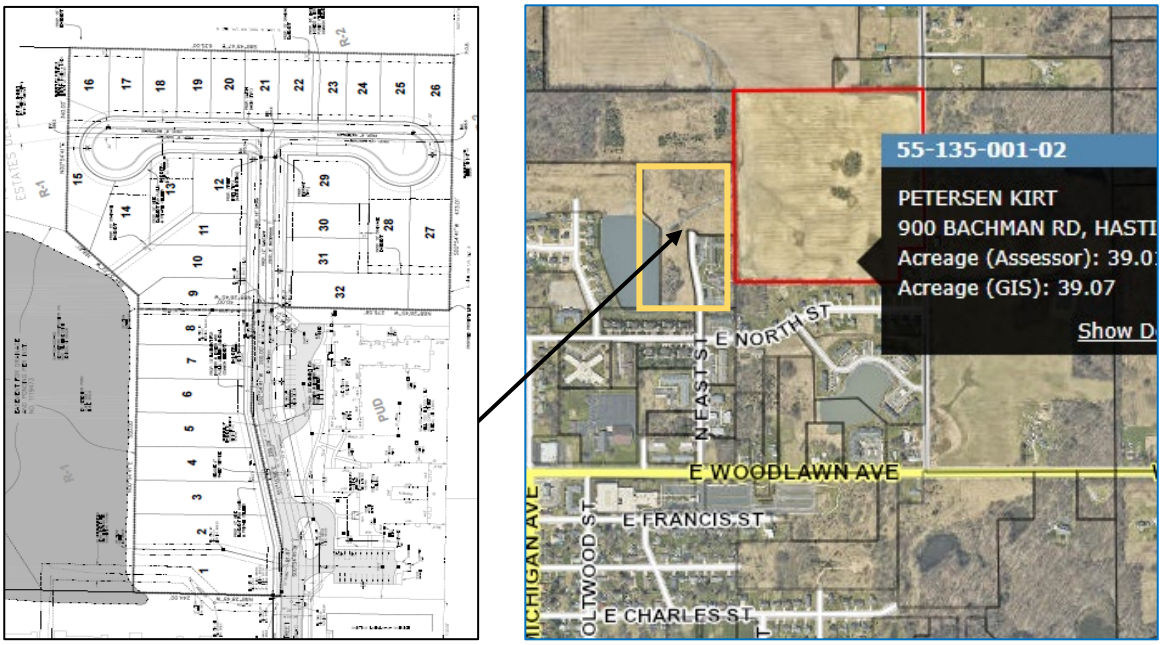

## Application Overview:

- The subject site consists of approximately 38 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 121-unit residential site condominium on the subject 38-acre site . . to be designed as a 'planned unit development' served by public streets and utilities.
- A review of the proposal shall be guided by **Sec 90-VI 4A** – *R1-A District*; **Sec 90-VII-2** – *Planned Unit Development*; and **Sec 90-735** – *Review of Preliminary Plans for Site Condominiums.*

WEST MICHIGAN
151 South Rose Street
Suite 190
Kalamazoo, Michigan 49007
O 269.382.4443
F 248.596.0930
MCKA.COM

- Per Sec 90-667 (c) – *(PUD) Preliminary Development Plan*, **the Planning Commission shall review the (PUD) Preliminary Development Plan and transmit its recommendations for changes/modifications to the applicant (for preparation of the Final Development Plan).**

- Per Sec 90-735 – *Review of Site Condominium Projects*, **the Planning Commission shall review the Preliminary Site Condominium Project Plan and make recommendation to City Council.**




- 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. No connections east to the subject 38-acre development site were approved.

## Article 90-VI 4A – R1-A District

### Sec 90-290A – District Regulations

| R-1 District Regulations Apply (Sec 90-289/290) | Required | Proposed |
|---|---|---|
| Min Lot Size | 9900 sq ft | **Lot Sizes range from 6600 sq ft to 14,500 sq ft**<br>**Avg Lot Size – 8290 sq ft** |
| Min Lot Width | 75 ft | **Lot Widths range from 60 ft to 75 ft** |
| Setbacks | | |
| Front | 30 ft | **24 ft** |
| Rear | 52 ft | **20 ft** |
| Side | 18 ft/7 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<br>2-story – 750 sq ft ground floor | TBD – Reference Portfolio of Homes |

### Sec 90-291A – Subdivisions & Site Condominiums

- Public water and sanitary sewer are available and proposed to serve the project site. – *compliance noted*

### Sec 90-292A – Street, Walkway, and Trail Connections

1. The proposed public street layout extends west to the property boundary (Street F); south to connect to E. North Street (Street A); and, east to connect to Bachman Road (Street G). – *compliance noted*

2. A 5 ft-wide concrete sidewalk is proposed to be installed along both sides of the street network. – *compliance noted*

3. **'Walking paths' are proposed to be established within the two open space areas, resulting in 4 'mid-block walkways'. The 'walking paths' are not proposed to be improved or located within an easement . . and are spaced greater than 600 ft apart.**

> *Improved walkways, where practicable, are required to be located along certain side lot lines in order to provide an alternative pedestrian travel route to the sidewalk system located within the public right-of-way. These "mid-block" walkways shall be located with an easement and shall not be blocked by the property owner and shall be spaced approximately 600 feet apart.*

4. 'Walking paths' are provided within both proposed common open space areas. – *compliance noted*

5. Street lights are provided at approximately 350 ft-400 ft intervals within the street r.o.w.; each lot is proposed to contain 1 street tree (corner lots to contain 2 street trees). – *compliance noted*

## Division 90-VII – Planned Unit Development

**Sec 90-662 – PUD Authorization –** *compliance noted*

**Sec 90-663 – Qualifying Conditions –** *compliance noted*

**Sec 90-664 – Development Requirements** – *compliance noted*

- Density:
  - Permitted maximum density – 6 d.u./acre (6 x 38 acres = 228 units)
  - Proposed density – 3.18 d.u./acre (121 site condo units/38 acres)
- Open Space:
  - 10% of PUD site area (3.8 acres) designated as 'open space' required; 16.2% (6.32 acres) designated open space proposed

**Sec 90-665 – Applicable Regulations**

Per the City of Hastings Master Plan, the applicable requirements of the R-1 District shall apply, unless otherwise modified by the PUD approval.

- See District Regulations Table (Page 3, Staff Report)

- **Lot Size/Lot Width/Setbacks – Reduced lot sizes, lot widths, and setbacks (building envelopes) are proposed.**
    - **The City may modify the requirements if such modifications better satisfy the intent of the PUD.**
    - **The Ordinance authorizing the PUD must list the modified requirements.**

- Building Height, Building Coverage, Floor Area **–** the standards of the R-1 District shall apply and confirmed during the building permit process for each building site.

- Parking, Landscaping/Screening, Refuse Disposal – shall be provided on each individual residential condominium site consistent with R-1 District standards.

**Sec 90-666 – PUD Design Considerations**

In considering the 12 design elements of this Section and determining if the proposed PUD design will ensure compatibility with adjoining properties and the surrounding area, the following is noted:

- **The project design does not offer perimeter buffers (e.g. separation; vegetation) that would serve to achieve some level of noise reduction and visual screening. Further, the significantly reduced rear yard setbacks will minimize building separation from adjoining properties.**
- Public infrastructure (sewer/water) is proposed to serve the 121-unit residential development . . and all utilities will be installed underground, consistent with PUD objectives.
- **Stormwater management on the site and in the general area is of particular concern and will be subject to City review/approval.**
- Pedestrian ways are incorporated into the design through a complete public sidewalk network, as well as seasonal connections to open space walking paths, consistent with accessibility, convenience and safety objectives.
- Streetlights and street trees are proposed to be provided along the entire project street network, consistent with neighborhood design objectives.
- **The street layout does not offer the grid design that is 1) traditional to the City's existing residential neighborhoods, and 2) preferred for traffic flow, connectivity and emergency access.**

- Reduced yard areas (lot sizes) are off-set by compliance with density limits and the provision of open space in excess of minimum requirements . . suggesting open space and intensity objectives will be met.
- 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, suggesting preservation objectives will be met.
- **The phase proposal will be subject to review/approval by the City Fire Department and City Department of Public Services**.

**Sec 90-667 – Application Procedure**

- The Preliminary Development Plan largely meets the content requirements of this section.
- **A formal narrative describing the following is required:**
    - Nature of the project.
    - Proposed density, number and types of dwelling units.
    - How the proposed project meets PUD objectives.
    - Statement from professional engineer describing how the project will be served by public utilities and stormwater management.
- **The Planning Commission shall review the Preliminary Development Plan per Secs 90-663-90-666 (as outlined above) and provide comment to the applicant for completion of the Final Development Plan.**

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

- The Preliminary Plan meets the content requirements of Sec 46-142, Land Division Ordinance (as required).
- **The following content requirements applicable to a Preliminary Plan for a site condominium should be noted:**
    - Per Sec 66, Condominium Act, a Cover Sheet is required. *(The cover sheet shall list all documents included in the condominium subdivision plan and contain a notice that reads substantially as follows: This condominium subdivision plan is not required to contain detailed project design plans prepared by the appropriate licensed design professional. Such project design plans are filed, as part of the construction permit application, with the enforcing agency for the*

*state construction code in the relevant governmental subdivision. The enforcing agency* may be a local building department or the state department of licensing and regulatory affairs.)

- The nature, location, and size of all general and limited common elements shall be indicated. *(The description, use/occupancy and maintenance provisions of said common elements shall also be provided in the master deed for the project . . and shall be subject to City review/approval.)*

- **The Planning Commission shall review the Preliminary Development (site condominium project) Plan per Section 90-735 (as outlined above) and make recommendation to City Council.**

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.

## 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<br>**110 lots = less than 9900 sq ft**<br>Avg Lot Size – 8265 sq ft |
| Min Lot Width | 75 ft | 16 lots comply<br>**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<br>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.


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:

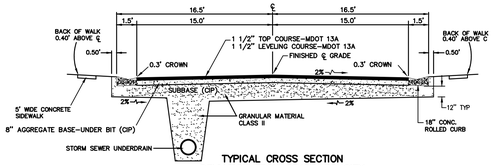
1. R-1A DISTRICT REGULATIONS (FOR REFERENCE ONLY)
   - A. FRONT SETBACK: 30'
   - B. SIDE SETBACK: 7' (18' TOTAL)
   - C. REAR SETBACK: 25'
   - D. MINIMUM LOT AREA: 9,900 S.FT.
   - E. MINIMUM LOT WIDTH: 75'
2. PUD ORDINANCE (PUD) REQUIREMENTS
   - A. FRONT SETBACK: 24'
   - B. SIDE SETBACK: 6' (15' TOTAL)
   - C. REAR SETBACK: 20'
   - D. MINIMUM UNIT AREA: 6,500 S.FT. MIN. (7000 S.FT. AVERAGE)
   - E. MINIMUM UNIT WIDTH: 60'
   - F. DENSITY: 121 UNITS/38.25 AC. = 3.16 UNITS/AC. (ALLOWABLE DENSITY: 4 UNITS/ AC.)
3. AREA BREAKDOWN:

| | AREA | PERCENTAGE |
|---|---|---|
| EX. ROW | 0.84 AC. | 2.1% |
| PROP. ROW | 7.75 AC. | 19.8% |
| OPEN SPACE | 6.32 AC. | 16.2% |
| DETENTION | 1.95 AC. | 5.0% |
| LOTS | 22.23 AC. | 56.9% |
| TOTAL | 39.09 AC. | 100% |

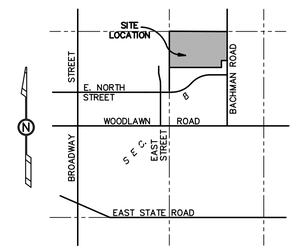
4. STREET LIGHTS ARE SHOWN CONCEPTUALLY. FINAL DESIGN AND LOCATION BY CONSUMERS ENERGY.
5. EACH LOT WILL CONTAIN (1) STREET TREE. CORNER LOTS WILL CONTAIN (2) TREES.
6. ROADS WILL BE PUBLIC AND THE SUBDIVISION WILL BE SERVED BY PUBLIC WATER AND SANITARY SEWER.
7. WETLAND AREAS WERE IDENTIFIED BY ARTEMIS ENVIRONMENTAL IN OCTOBER 31, 2024 REPORT.
8. PHASE BREAKDOWN:
   - PHASE 1: LOTS 1-30 7.50 AC.
   - PHASE 2: LOTS 31-59 8.15 AC.
   - PHASE 3: LOTS 60-86 9.22 AC.
   - PHASE 4: LOTS 87-121 13.38 AC.

| # | AREA | # | AREA | # | AREA | # | AREA |
|---|---|---|---|---|---|---|---|
| 1 | 9905 | 32 | 9790 | 63 | 8030 | 94 | 7150 |
| 2 | 7010 | 33 | 9790 | 64 | 9690 | 95 | 7150 |
| 3 | 6985 | 34 | 11400 | 65 | 8765 | 96 | 7150 |
| 4 | 7700 | 35 | 10500 | 66 | 13875 | 97 | 7150 |
| 5 | 7710 | 36 | 9750 | 67 | 11555 | 98 | 7150 |
| 6 | 7150 | 37 | 9750 | 68 | 11720 | 99 | 7200 |
| 7 | 7150 | 38 | 9740 | 69 | 12990 | 100 | 14580 |
| 8 | 7150 | 39 | 17860 | 70 | 7475 | 101 | 10590 |
| 9 | 7150 | 40 | 14140 | 71 | 7400 | 102 | 6730 |
| 10 | 7150 | 41 | 7770 | 72 | 7400 | 103 | 6650 |
| 11 | 7150 | 42 | 7150 | 73 | 7400 | 104 | 6650 |
| 12 | 8365 | 43 | 7150 | 74 | 7400 | 105 | 6650 |
| 13 | 7770 | 44 | 7150 | 75 | 7400 | 106 | 6650 |
| 14 | 7190 | 45 | 7150 | 76 | 7130 | 107 | 6650 |
| 15 | 7400 | 46 | 7150 | 77 | 8105 | 108 | 6650 |
| 16 | 7400 | 47 | 7150 | 78 | 9875 | 109 | 6650 |
| 17 | 7400 | 48 | 7490 | 79 | 8760 | 110 | 6650 |
| 18 | 7400 | 49 | 8350 | 80 | 8890 | 111 | 6650 |
| 19 | 7400 | 50 | 7700 | 81 | 13800 | 112 | 6650 |
| 20 | 7400 | 51 | 7120 | 82 | 9305 | 113 | 8480 |
| 21 | 7400 | 52 | 7120 | 83 | 9055 | 114 | 6855 |
| 22 | 7400 | 53 | 7750 | 84 | 10265 | 115 | 6820 |
| 23 | 7770 | 54 | 6940 | 85 | 7630 | 116 | 10555 |
| 24 | 7770 | 55 | 6940 | 86 | 7150 | 117 | 7655 |
| 25 | 7755 | 56 | 6940 | 87 | 9030 | 118 | 7720 |
| 26 | 9790 | 57 | 6940 | 88 | 9025 | 119 | 8730 |
| 27 | 9790 | 58 | 6940 | 89 | 8965 | 120 | 9980 |
| 28 | 9790 | 59 | 6940 | 90 | 8640 | 121 | 8405 |
| 29 | 9790 | 60 | 7150 | 91 | 7150 | | |
| 30 | 9790 | 61 | 7150 | 92 | 7150 | | |
| 31 | 9790 | 62 | 7150 | 93 | 7150 | | |

AVERAGE LOT AREA = 8,290 S.F.




TYPICAL CROSS SECTION
DEVIATION FROM STANDARD CITY CROSS-SECTION REQUESTED AS SHOWN




LOCATION MAP
SCALE: 1" = 2000'

STATE OF MICHIGAN
JONATHAN P MALE
ENGINEER
No. 6201047456
LICENSED PROFESSIONAL ENGINEER

# PLANNED UNIT DEVELOPMENT

## 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

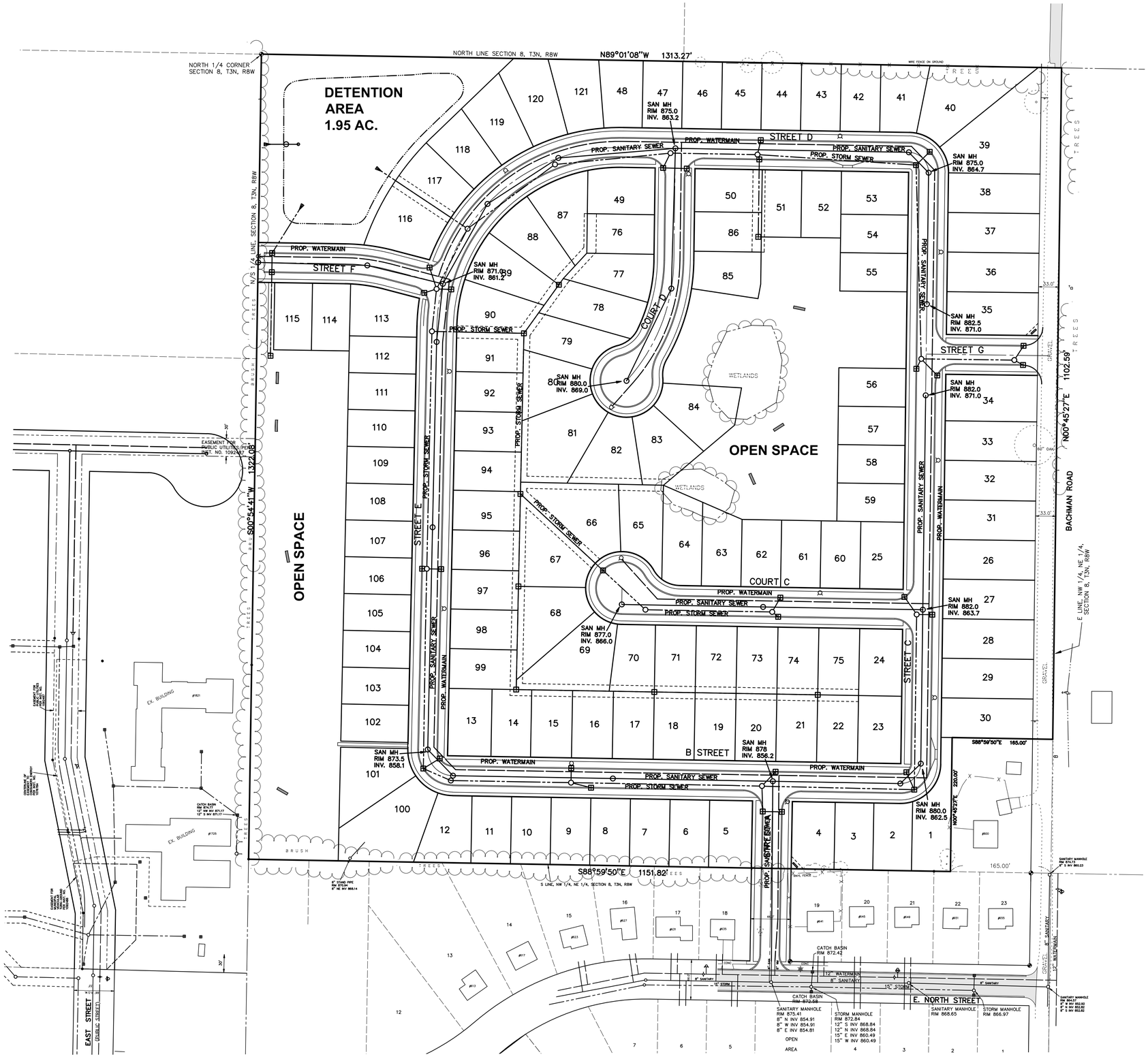
| DATE | REVISION | BY |
|---|---|---|
| 02/06/25 | REVISED TO PUD | MDW |

exxel engineering, inc.
planners · engineers · surveyors
5252 Clyde Park, S.W. • Grand Rapids, MI 49509
Phone: (616) 531-3660 www.exxelengineering.com

DRAWN BY: MDW | PROJ. ENG.: JM
APPROVED BY: JM | PROJ. SURV.: JCB
FILE NO.: 241797E | DATE: 12/12/2024

SHEET 1 of 3

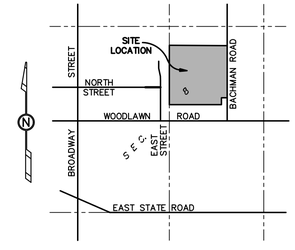
P:\Projects\2024\241797\Drawings\241797-P.dwg, 01-SDP, 2/6/2025 5:48:48 PM, jmale




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'

0' 40' 80'

1' CONTOUR INTERVAL
SCALE: 1" = 80'

# PLANNED UNIT DEVELOPMENT

## SITE UTILITY PLAN

**BACHMAN FIELDS**

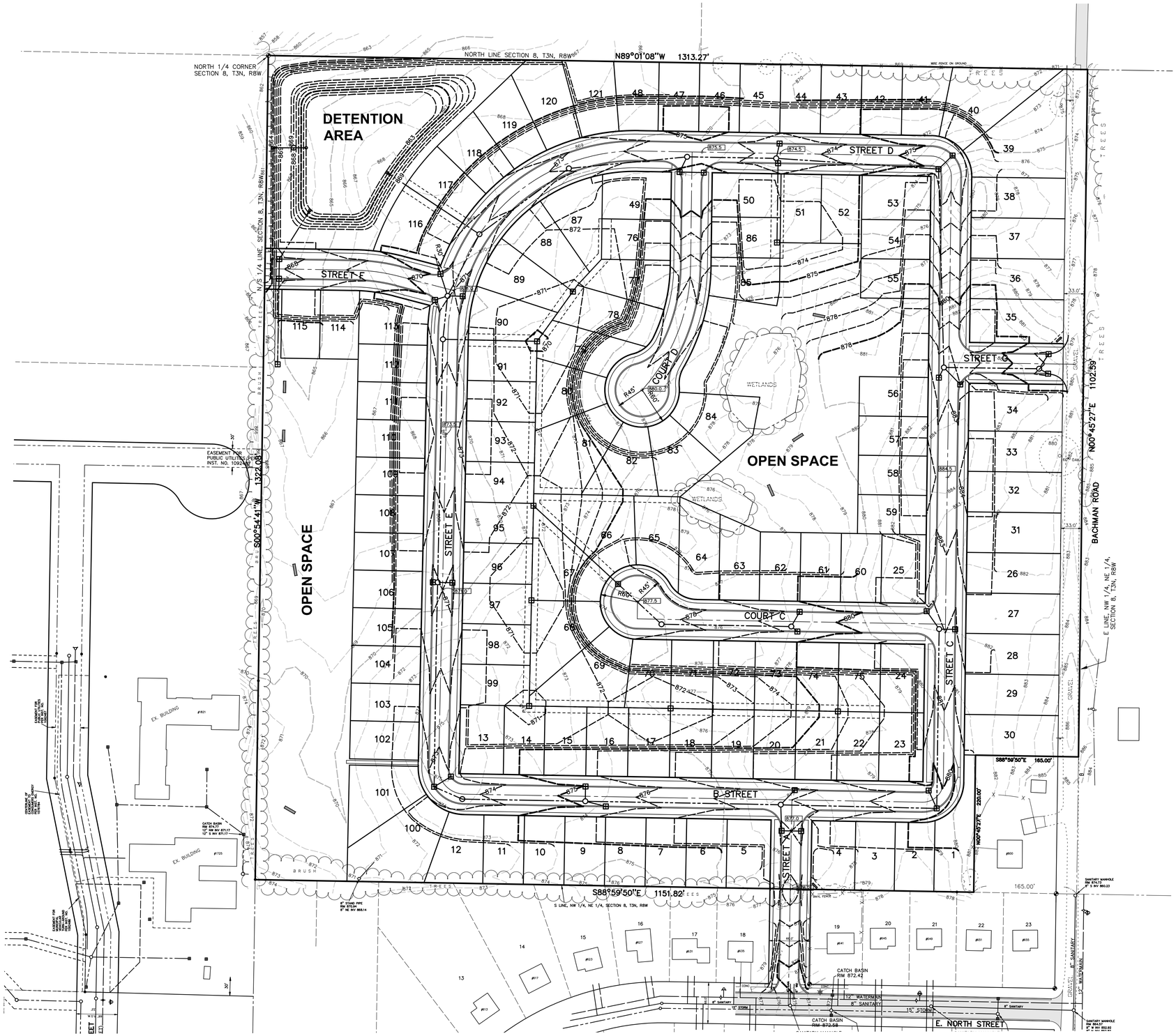
FOR: ALLEN EDWIN HOMES
ATTN: CHRIS KOHANE
795 CLYDE COURT SW
BYRON CENTER, MI 49315

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

| DATE | REVISION | BY |
|---|---|---|
| 02/06/25 | REVISED TO PUD | MDW |

exxel engineering, inc.
planners · engineers · surveyors
5252 Clyde Park, S.W. • Grand Rapids, MI 49509
Phone: (616) 531-3660 www.exxelengineering.com

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




# PLANNED UNIT DEVELOPMENT

## 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, R8W, CITY OF HASTINGS, BARRY COUNTY, MICHIGAN

exxel engineering, inc.
planners · engineers · surveyors
5252 Clyde Park, S.W. • Grand Rapids, MI 49509
Phone: (616) 531-3660 www.exxelengineering.com

| DATE | REVISION | BY |
|---|---|---|
| 2/06/25 | REVISED TO PUD | MDW |

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

SHEET 3 of 3

P:\Projects\2024\241797\Drawings\241797-P.dwg, 03-GRD, 2/6/2025 5:56:13 PM, jmale

# Bachman Field

## Single Family Residential Subdivision
## Sample Portfolio of Homes

# Single Family Residential Subdivision

# integrity 1610

## 1,607 SF

3-5 bedrooms
2-3 bathrooms
2-3 car attached garage

Elevation A1

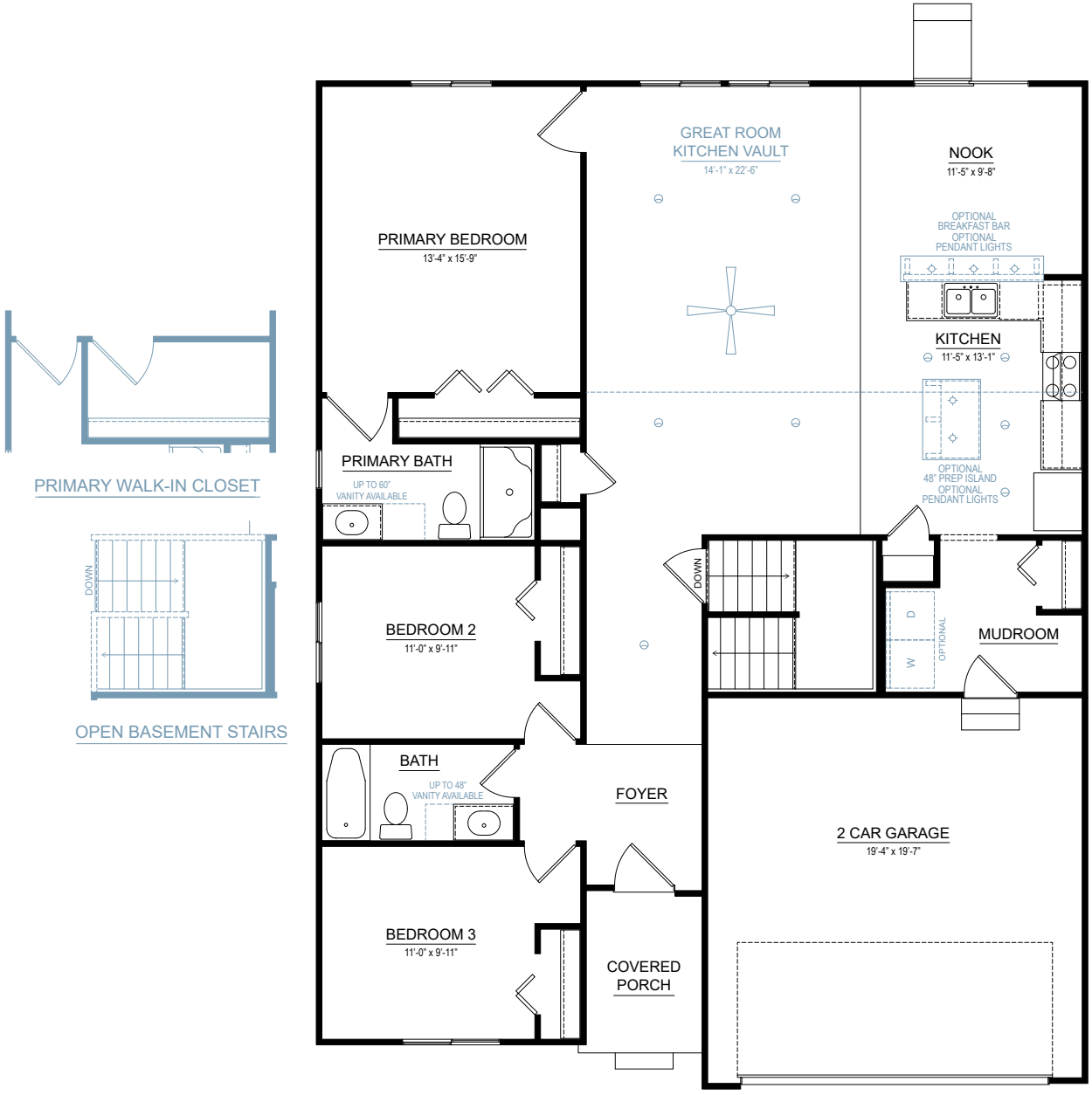
Elevation A2

Elevation A3

# Elevation A

ALLEN EDWIN HOMES

# collection: integrity 1610




## FIRST FLOOR

# integrity 1750

## 1,736 SF

3-4 bedrooms
2-2.5 bathrooms
2 car attached garage

Elevation A1

Elevation A2

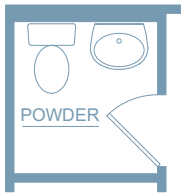
Elevation A3

# Elevation A

ALLEN EDWIN HOMES

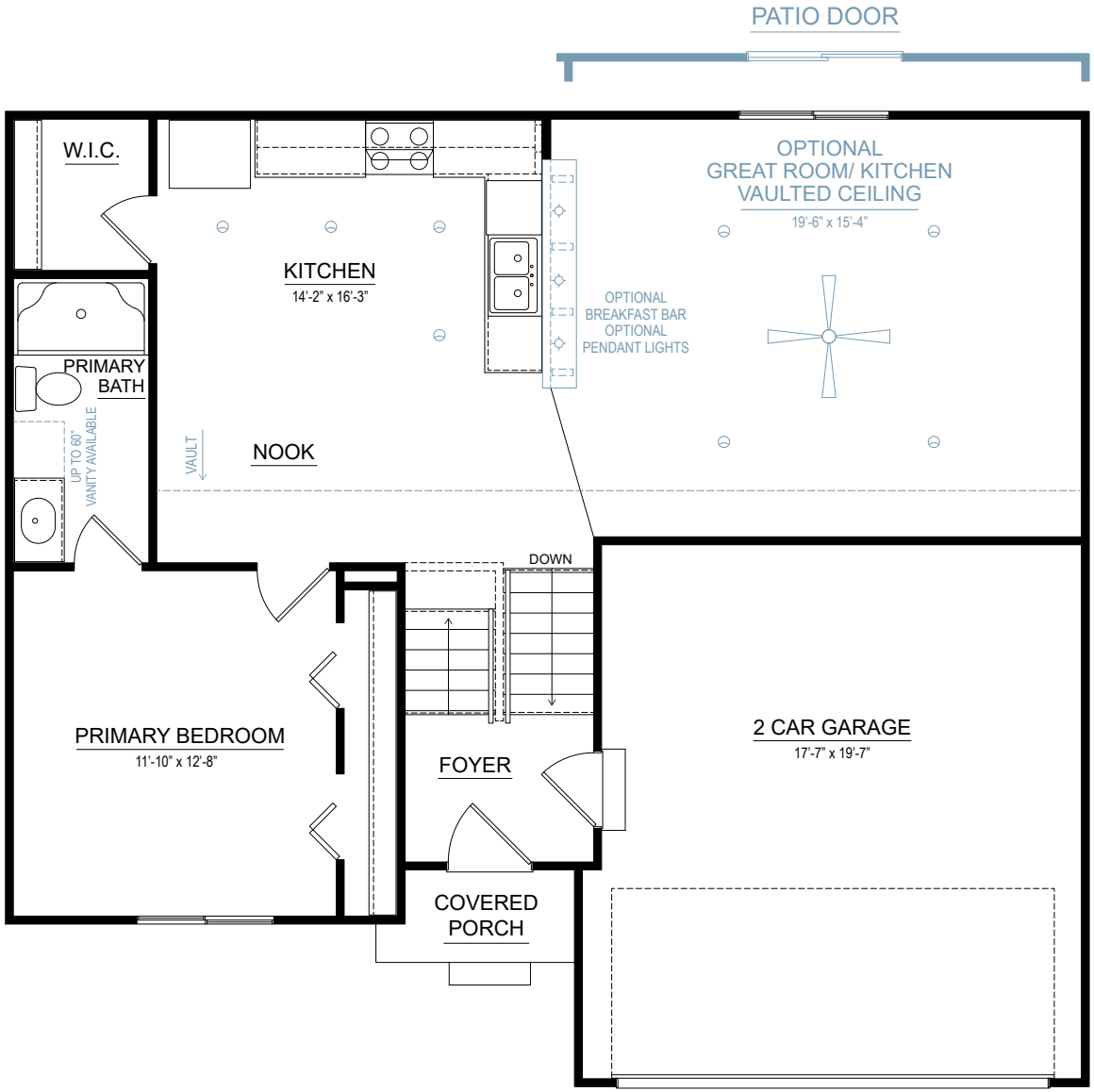
# collection: integrity 1750

SMART SPACE
POWDER ROOM




SMART SPACE
PANTRY

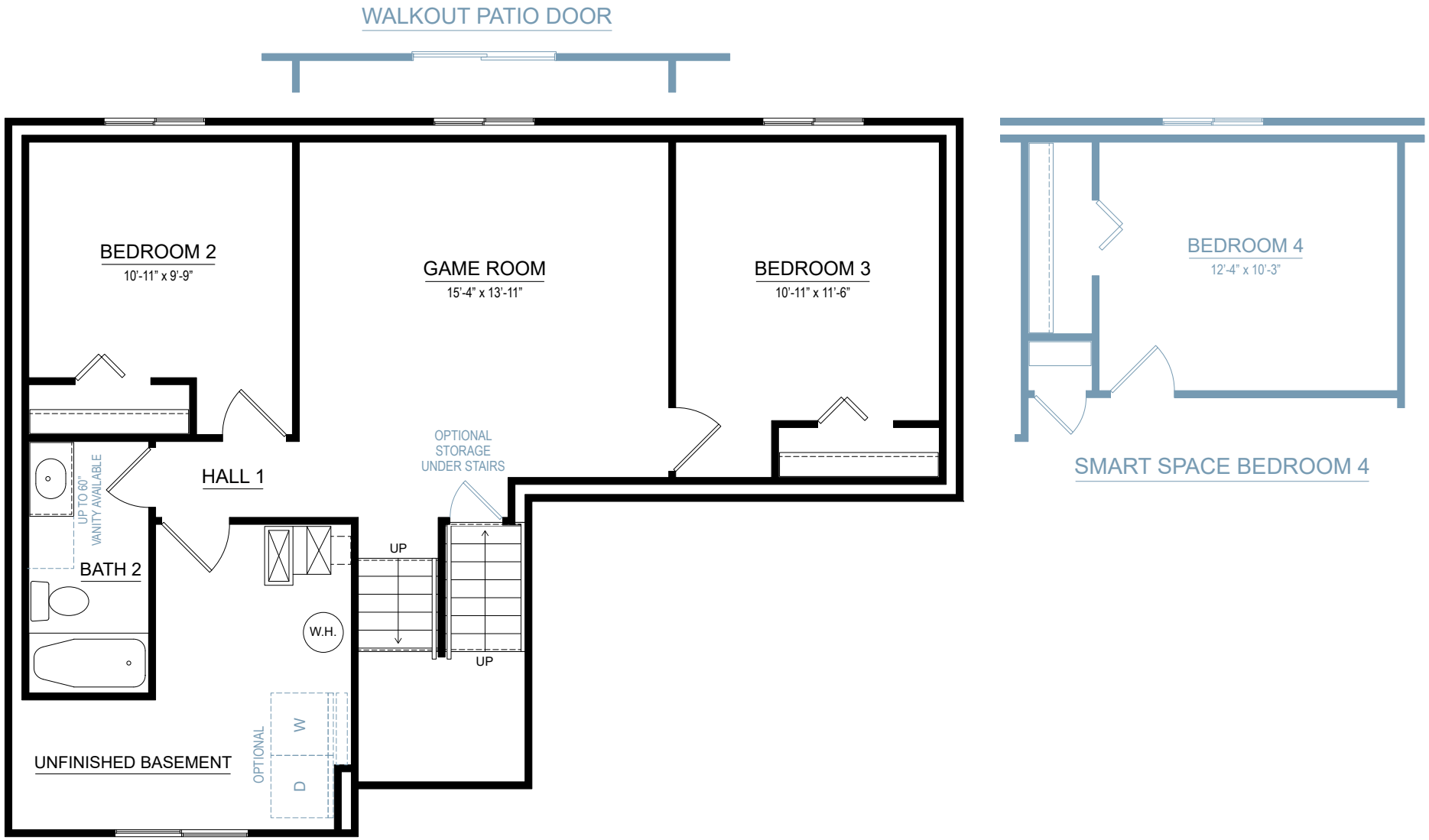

PRIMARY TUB/
SHOWER




# FIRST FLOOR

ALLEN EDWIN HOMES

collection: integrity 1750




# LOWER LEVEL

# integrity 1810

## 1,822 SF

4 bedrooms
2.5-3.5 bathrooms
2-3 car attached garage

Elevation A1

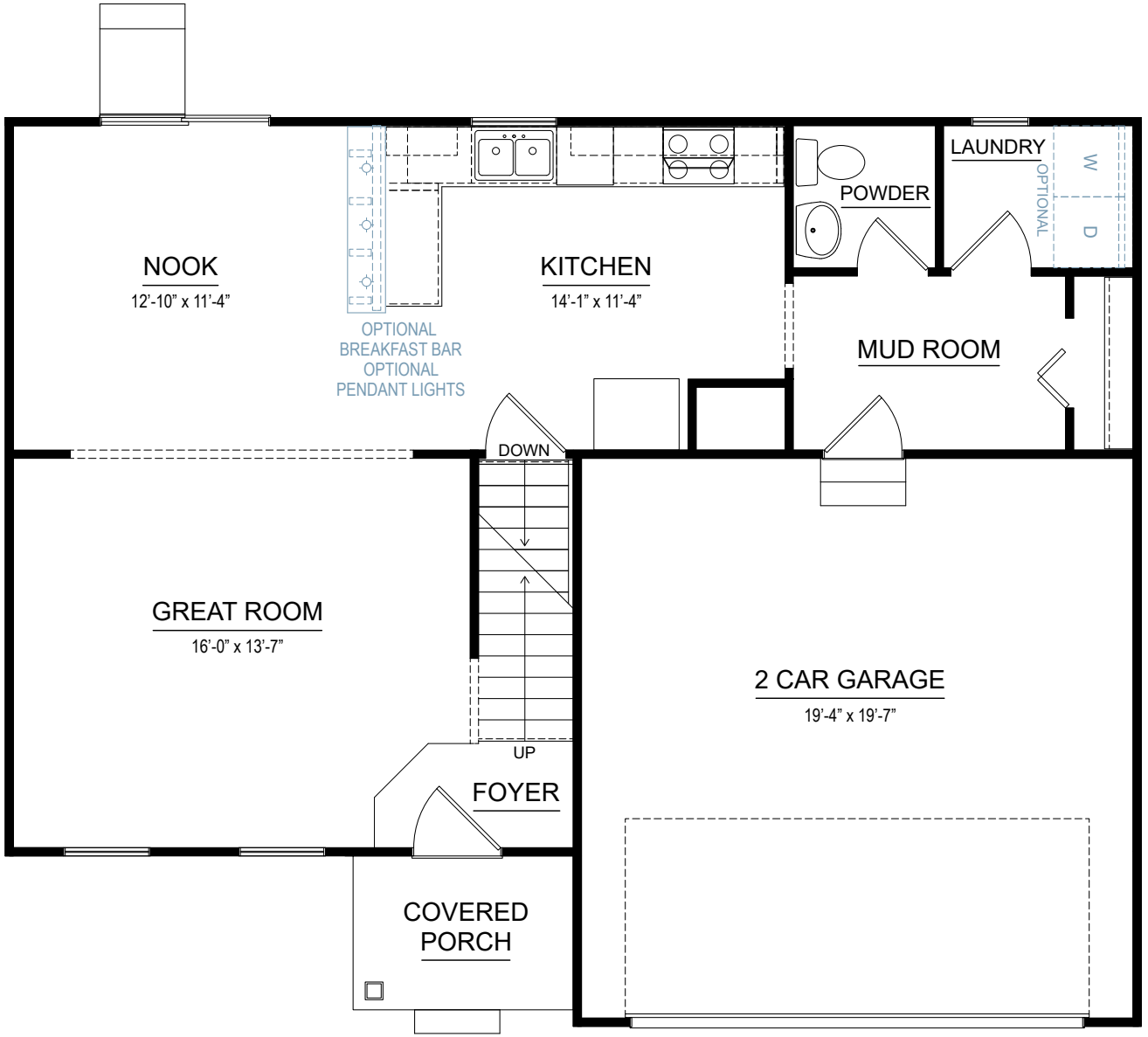
Elevation A2

Elevation A3

# Elevation A

ALLEN EDWIN HOMES

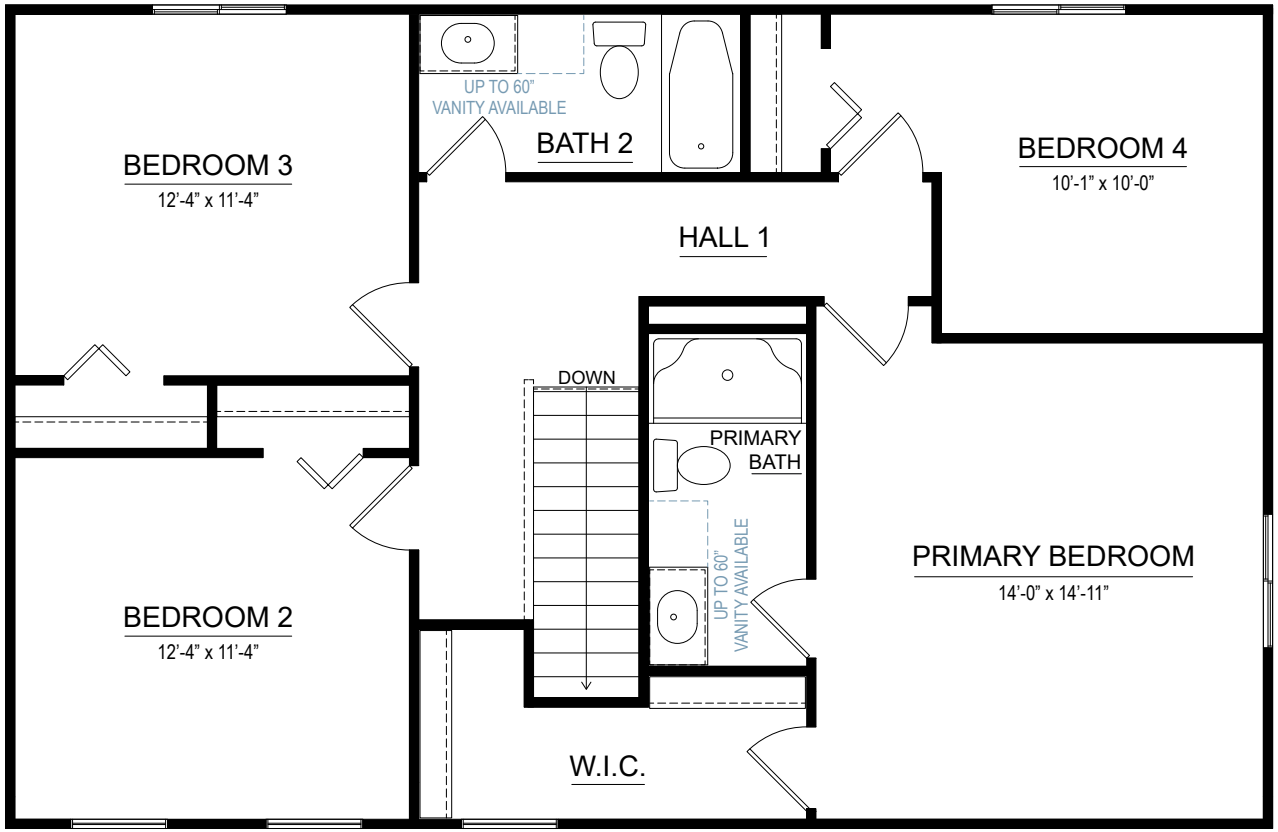
# collection: integrity 1810




## FIRST FLOOR

ALLEN EDWIN HOMES

# collection: integrity 1810




## SECOND FLOOR

# integrity 1830

## 1,830 SF

4-5 bedrooms
2.5-3.5 bathrooms
2-3 car attached garage

Elevation A1

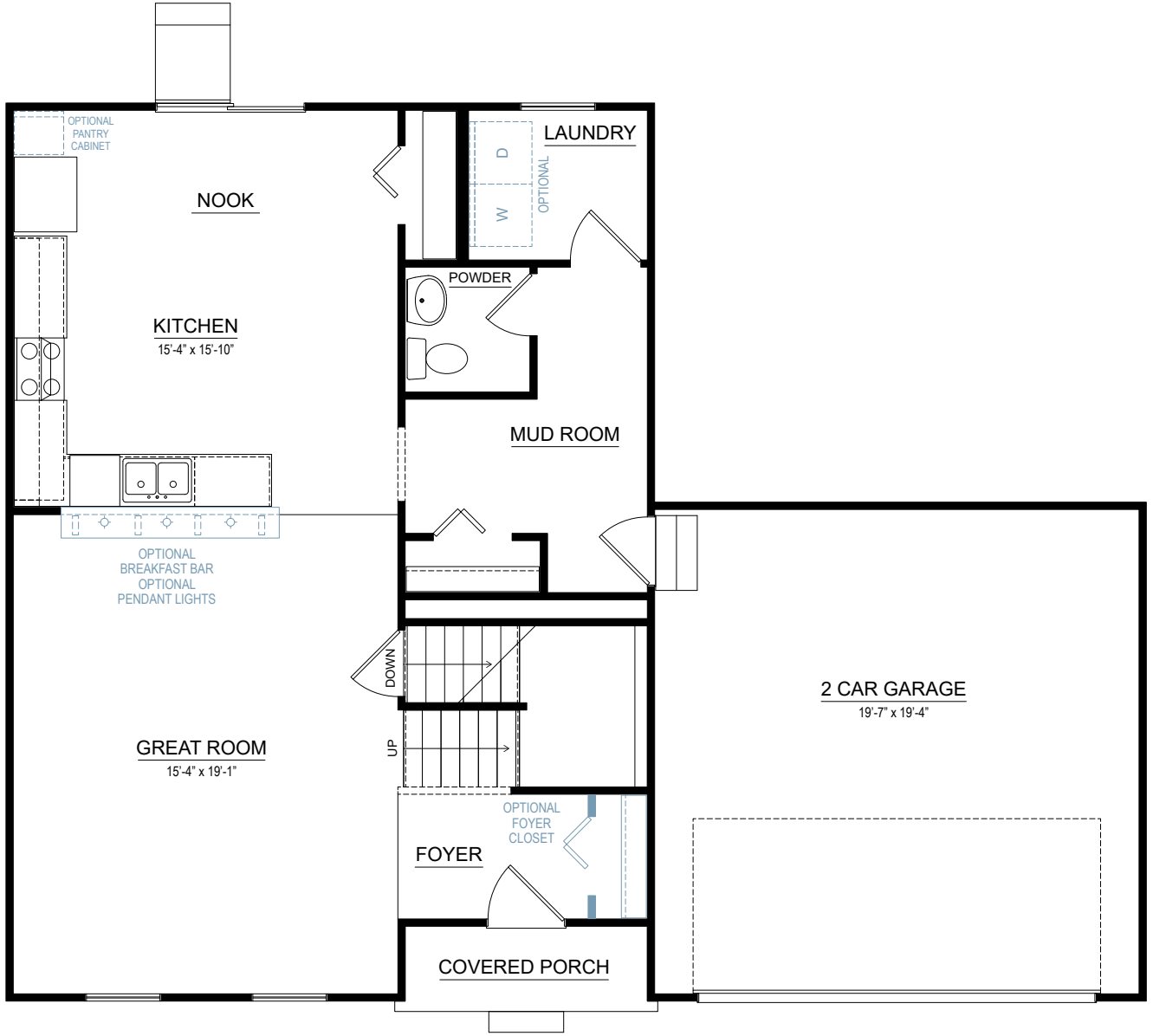
Elevation A2

Elevation A3

# Elevation A

ALLEN EDWIN HOMES

# collection: integrity 1830

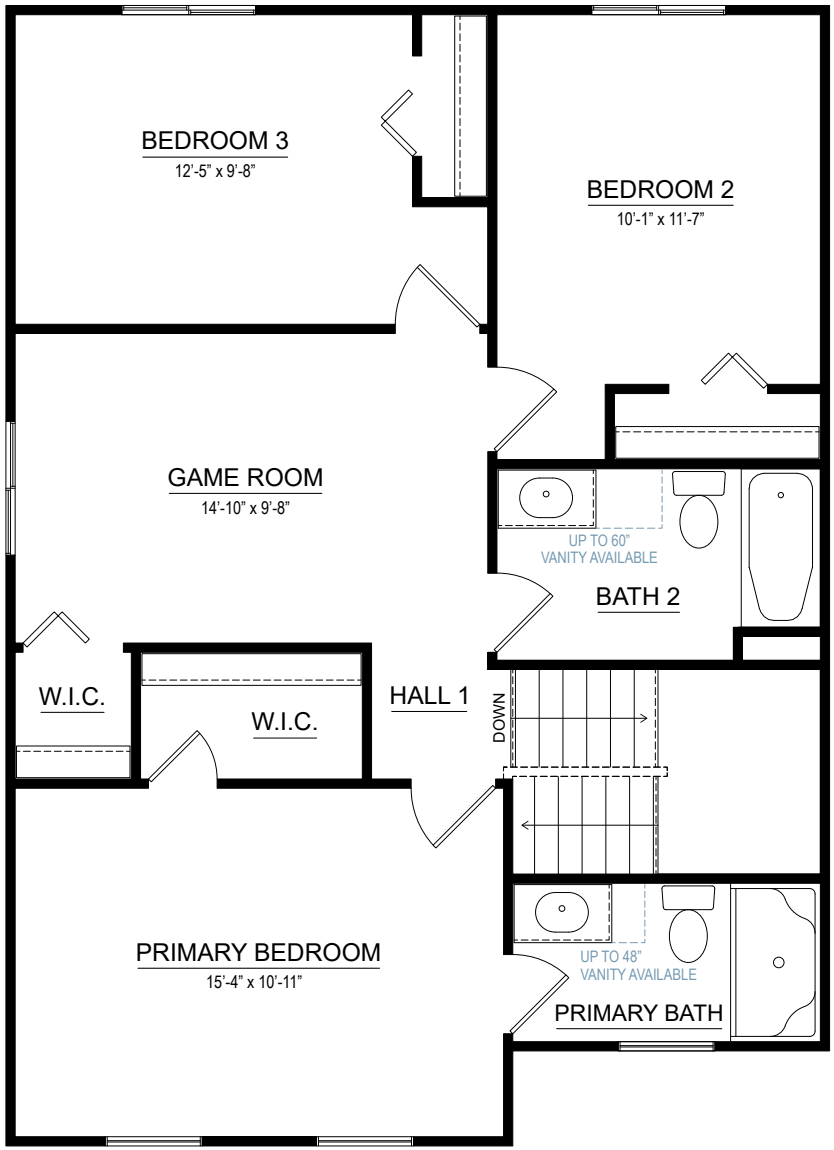



## FIRST FLOOR

ALLEN EDWIN HOMES

# collection: integrity 1830


SMART SPACE BEDROOM 4




# SECOND FLOOR

# integrity 2060

## 2,060 SF

3-4 bedrooms
2-2.5 bathrooms
2 car attached garage

Elevation A1

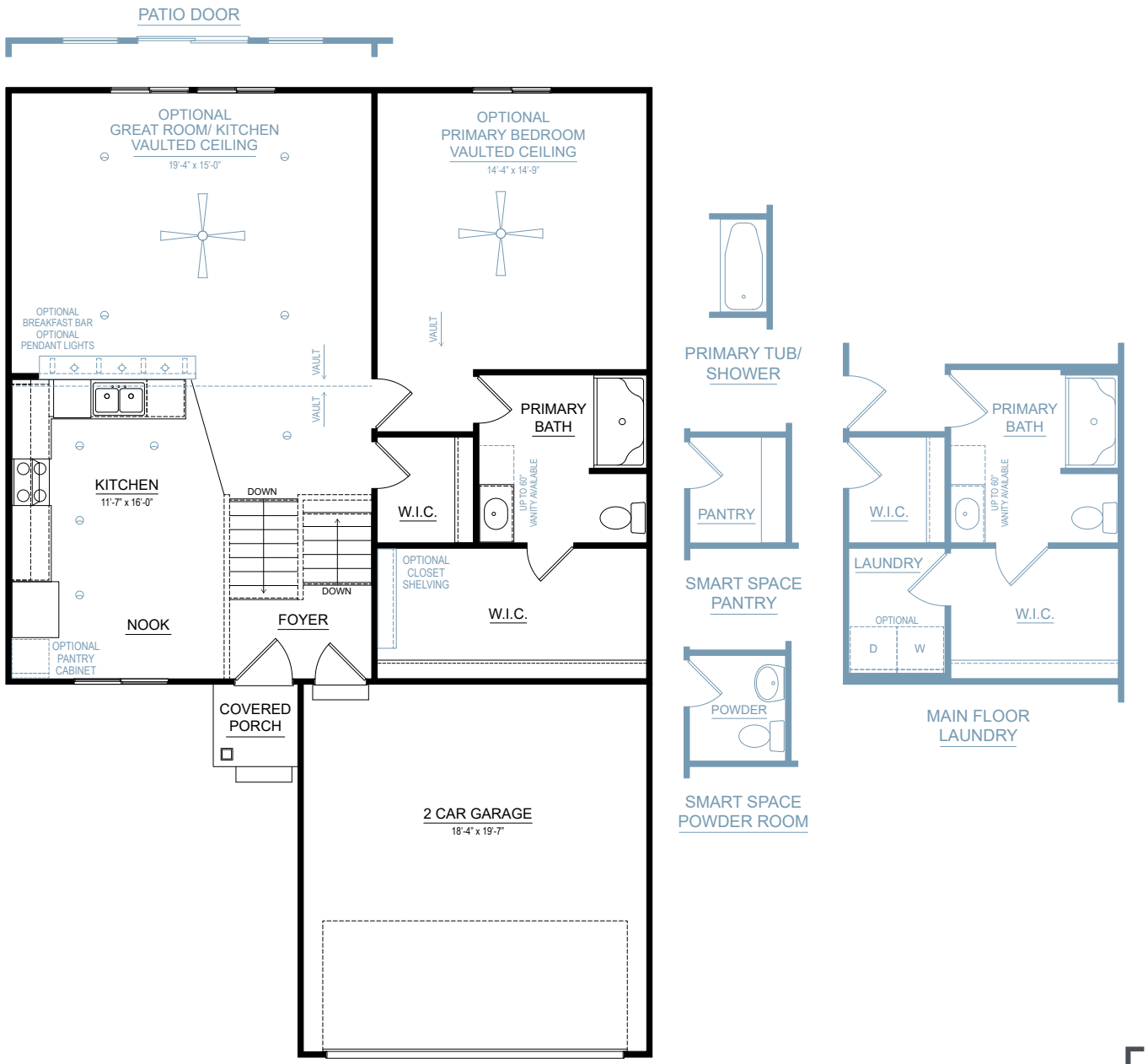
Elevation A2

Elevation A3

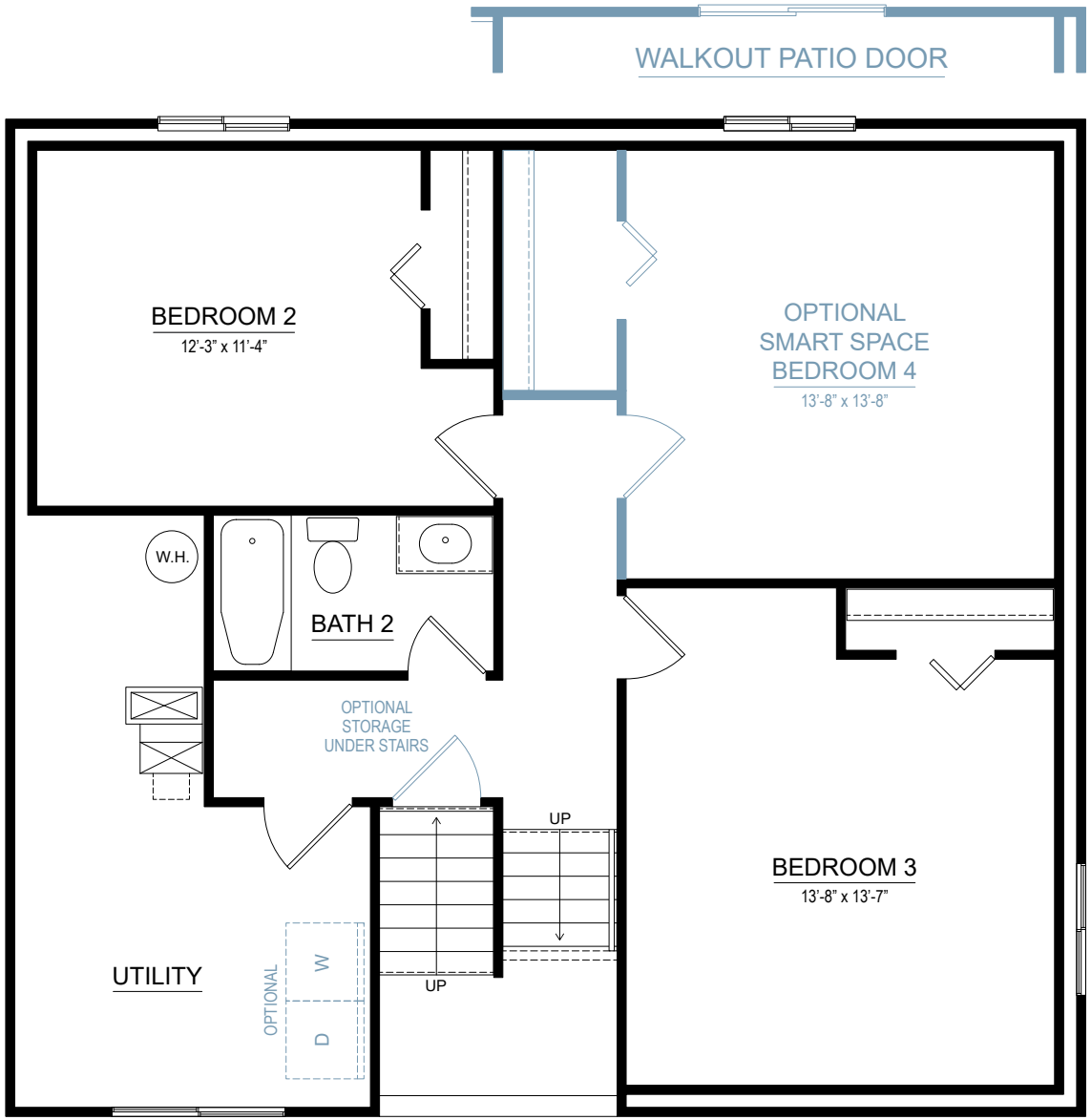
# Elevation A

ALLEN EDWIN HOMES

# collection: integrity 2060




# FIRST FLOOR




# LOWER LEVEL

# integrity 2280

## 2,278 SF

3-6 bedrooms
2.5-4 bathrooms
2-3 car attached garage

Elevation A1

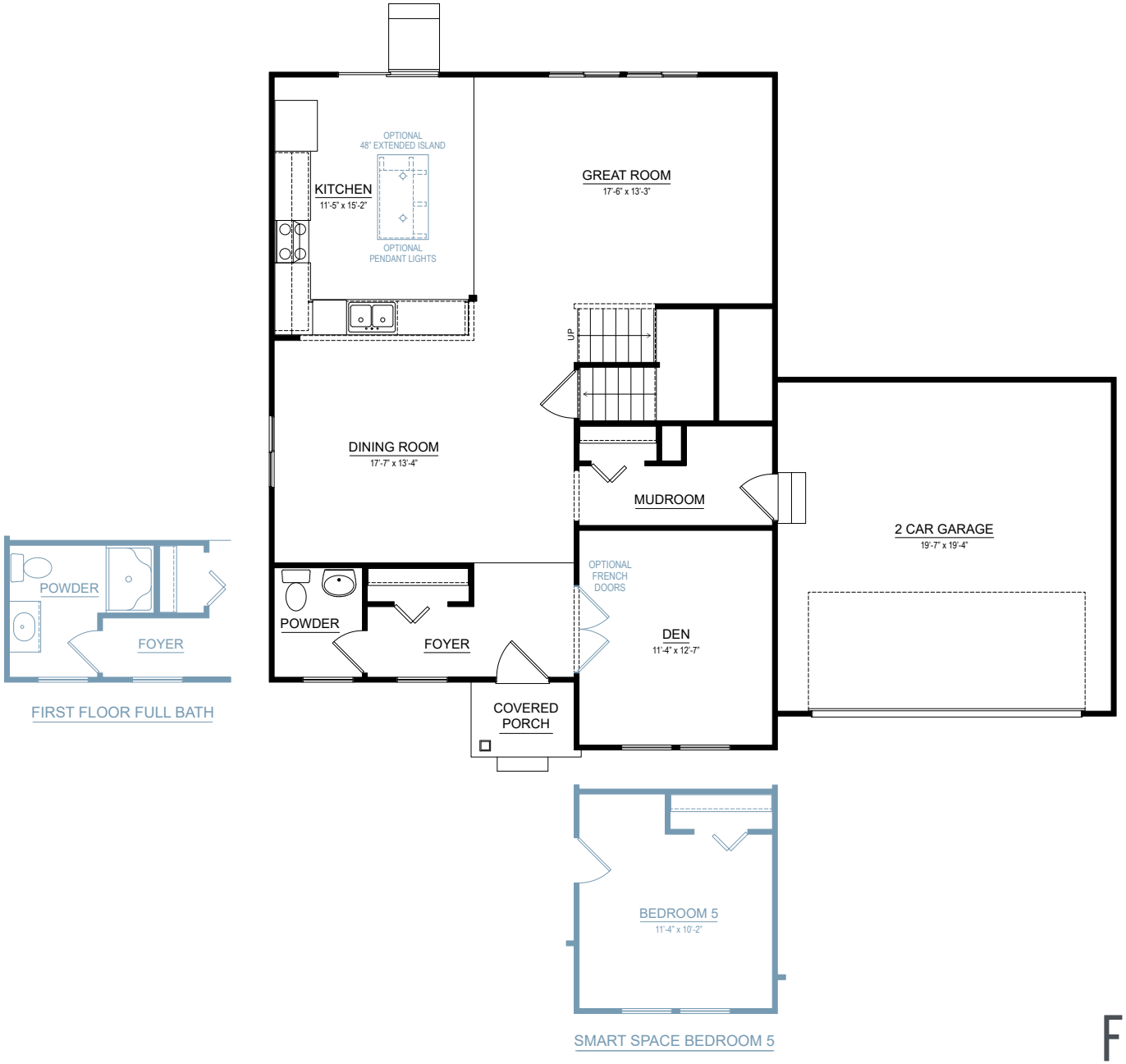
Elevation A2

Elevation A3

# Elevation A

ALLEN EDWIN HOMES

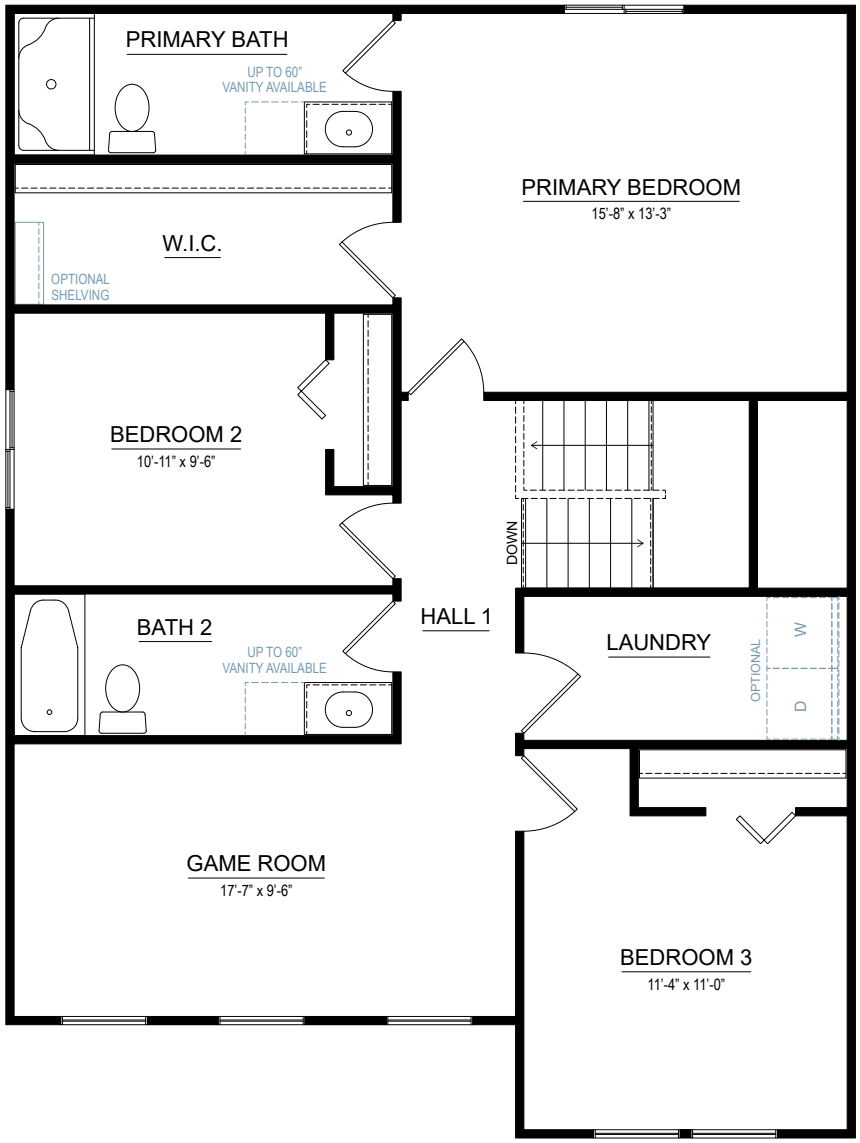
# collection: integrity 2280

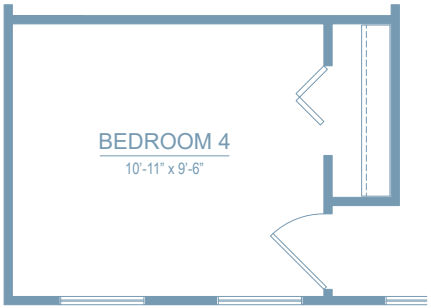



## FIRST FLOOR

ALLEN EDWIN HOMES

# collection: integrity 2280




SMART SPACE BEDROOM 4

## 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 outlot 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

417 Elliott Avenue
P. O. Box 311
Grand Haven, Michigan 49417-0311

Phone and Fax:
(616) 850-0273

(*Parthenicissus quinquefolia* - FACU), common dandelion (*Taraxacum officinale* - FACU), smooth crabgrass (*Digitaria ischaemum* - FACU), common pokeweed (*Phytolacca americana* - FACU), ground ivy (*Glecoma 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 (*Cetaurea 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

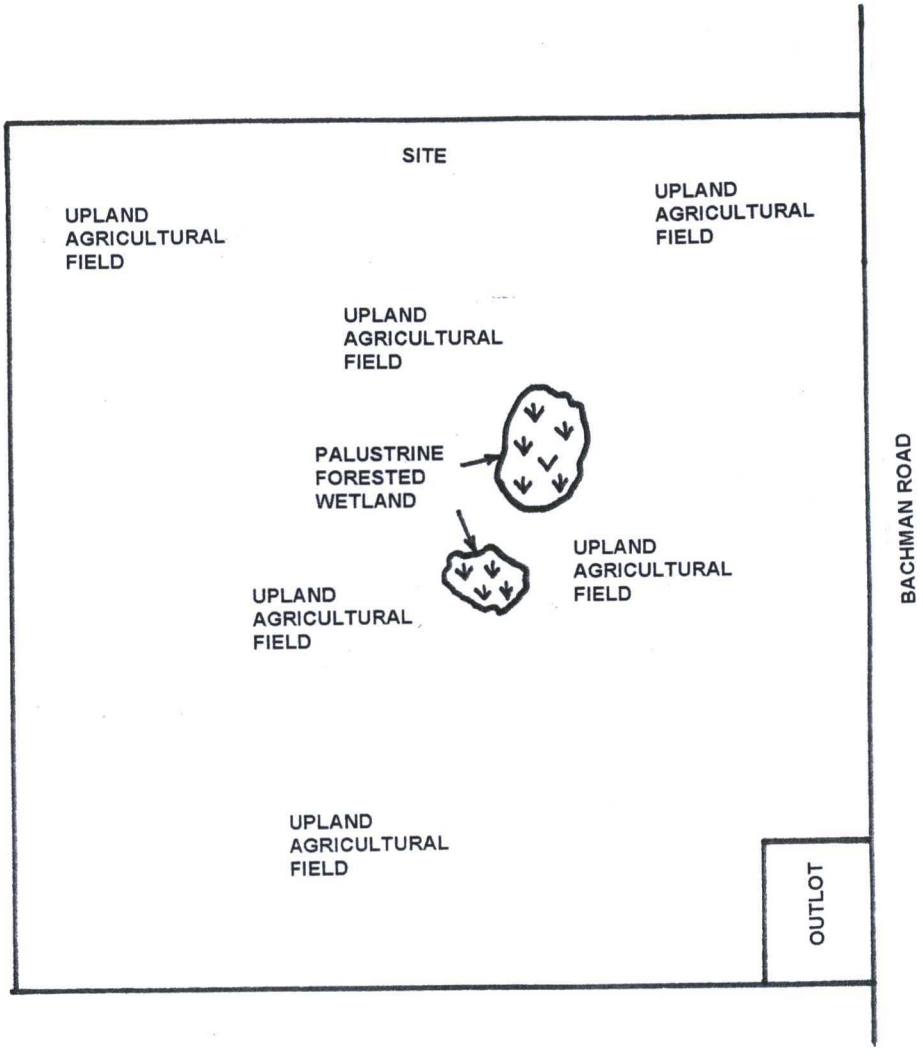
DAS

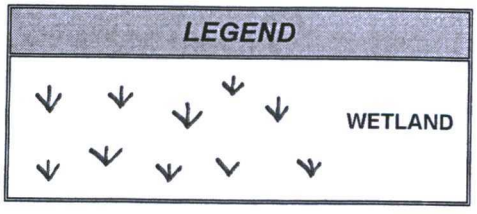
attachments

cc: File No. AEH001

# FIGURES

FIGURE 1




N

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

FIGURE 2


| LEGEND |
| --- |
| UAF - UPLAND AGRICULTURAL FIELD<br>PFW - PALUSTRINE FORESTED WETLAND |

N

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 X No: _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X 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 X | **Is the Sampled Area** | | |
| Hydric Soil Present? | Yes _____ | No X | **within a Wetland?** | **Yes** _____ | **No X** |
| Wetland Hydrology Present? | Yes _____ | No X | 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, *et al.*, 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 *Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region.*

Goff, F. G., G. A. Dawson, and J. J. Rochow. 1982. *Site examination for threatened and endangered plant species.* Environmental Management 6(4):307-316.

### HYDROLOGY

**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- _____ Water-Stained Leaves (B9)
- _____ Aquatic Fauna (B13)
- _____ Marl Deposits (B15)
- _____ Hydrogen Sulfide Odor (C1)
- _____ Oxidized Rhizospheres on Living Roots (C3)
- _____ Presence of Reduced Iron (C4)
- _____ Recent Iron Reduction in Tilled Soils (C6)
- _____ Thin Muck Surface (C7)
- _____ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- _____ Surface Soil Cracks (B6)
- _____ Drainage Patterns (B10)
- _____ Moss Trim Lines (B16)
- _____ Dry-Season Water Table (C2)
- _____ Crayfish Burrows (C8)
- _____ Saturation Visible on Aerial Imagery (C9)
- _____ Stunted or Stressed Plants (D1)
- _____ Geomorphic Position (D2)
- _____ Shallow Aquitard (D3)
- _____ Microtopographic Relief (D4)
- _____ FAC-Neutral Test (D5)

**Field Observations:**

| | | | |
|---|---|---|---|
| Surface Water Present? | Yes _____ | No X | Depth (inches) _____ |
| Water Table Present? | Yes _____ | No X | Depth (inches) _____ |
| Saturation Present? (includes capillary fringe) | Yes _____ | No X | Depth (inches) _____ |

**Wetland Hydrology Present?** **Yes** _____ **No X**

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: 30' radius) | Absolute % Cover | Dominant Species? | Indicator Status |
|---|---|---|---|
| 1. | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | = Total Cover | | |
| **Sapling/Shrub Stratum (Plot size: 15' radius)** | | | |
| 1. | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | = Total Cover | | |
| **Herb Stratum (Plot size: 5' radius)** | | | |
| 1. *Glycine max* | 20 | Yes | UPL |
| 2. *Digitaria ischaemum* | 6 | No | FACU |
| 3. *Cyperus esculentus* | 4 | No | FACW |
| 4. *Phleum pratense* | 2 | No | FACU |
| 5. *Phalaris arundinacea* | 2 | No | FACW |
| 6. | | | |
| 7. | | | |
| 8. | | | |
| 9. | | | |
| 10. | | | |
| 11. | | | |
| 12. | | | |
| | 34 = Total Cover | | |
| **Woody Vine Stratum (Plot size: 30' radius)** | | | |
| 1. | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| | = Total Cover | | |

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0.0 (A/B)

**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 =

**Hydrophytic Vegetation Indicators:**

_____ Rapid Test for Hydrophytic Vegetation

_____ Dominance Test is >50%

_____ Prevalence Index is ≤3.0 [1]

_____ Morphological Adaptations [1] (Provide supporting data in Remarks or on a separate sheet)

_____ 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 that 3.28 ft tall.

**Woody vines** - All woody vines greater than 3.28 ft in height.

**Hydrophytic Vegetation Present?** **Yes** _____ **No** X

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 | Matrix | | Redox Features | | | | | |
|---|---|---|---|---|---|---|---|---|
| (Inches) | Color (moist) | % | Color (moist) | % | Type [1] | Loc [2] | Texture | Remarks |
| 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:**

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) **(LRR R, MLRA 149B)**
- ___ Polyvalue Below Surface (S8) **(LRR R, MLRA 149B**
- ___ Thin Dark Surface (S9) **(LRR R, MLRA 149B)**
- ___ Loamy Mucky Mineral (F1) **(LRR K, L)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F6)
- ___ Redox Depressions (F8)

**Indicators for Problematic Hydric Soils [3]:**

- ___ 2 cm Muck (A10) **(LRR K, L, MLRA 149B)**
- ___ Coast Prairie Redox (A16) **(LRR K, L, R)**
- ___ 5 cm Mucky Peat or Peat (S3) **(LRR K, L, R)**
- ___ Dark Surface (S7) **(LRR K, L)**
- ___ Polyvalue Below Surface (S8) **(LRR K, L)**
- ___ Thin Dark Surface (S9) **(LRR K, L)**
- ___ Iron-Manganese Masses (F12) **(LRR K, L, R)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 149B)**
- ___ Mesic Spodic (TA6) **(MLRA 144A, 145, 149B)**
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[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** X

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 X No: _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X 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 X | No _____ | **Is the Sampled Area** | |
| Hydric Soil Present? | Yes X | No _____ | **within a Wetland?** | **Yes X** **No _____** |
| Wetland Hydrology Present? | Yes X | 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, *et al.*, 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 *Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region.*

Goff, F. G., G. A. Dawson, and J. J. Rochow. 1982. *Site examination for threatened and endangered plant species.* Environmental Management 6(4):307-316.

### HYDROLOGY

**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- X High Water Table (A2)
- ___ Saturation (A3)
- X Water Marks (B1)
- X Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- X Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- X Water-Stained Leaves (B9)
- _____ Aquatic Fauna (B13)
- _____ Marl Deposits (B15)
- _____ Hydrogen Sulfide Odor (C1)
- _____ Oxidized Rhizospheres on Living Roots (C3)
- _____ Presence of Reduced Iron (C4)
- _____ Recent Iron Reduction in Tilled Soils (C6)
- _____ Thin Muck Surface (C7)
- _____ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- X Surface Soil Cracks (B6)
- _____ Drainage Patterns (B10)
- _____ Moss Trim Lines (B16)
- _____ Dry-Season Water Table (C2)
- _____ Crayfish Burrows (C8)
- X Saturation Visible on Aerial Imagery (C9)
- _____ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- _____ Shallow Aquitard (D3)
- _____ Microtopographic Relief (D4)
- _____ FAC-Neutral Test (D5)

**Field Observations:**

| | | | |
|---|---|---|---|
| Surface Water Present? | Yes _____ | No X | Depth (inches) _____ |
| Water Table Present? | Yes _____ | No X | Depth (inches) _____ |
| Saturation Present? (includes capillary fringe) | Yes X | No _____ | Depth (inches) 20 |

**Wetland Hydrology Present?** **Yes X** **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: 30' radius) | Absolute % Cover | Dominant Species? | Indicator Status |
|---|---|---|---|
| 1. *Quercus bicolor* | 2 | Yes | FACW |
| 2. *Salix babylonica* | 2 | Yes | FACW |
| 3. *Acer negundo* | 2 | Yes | FACW |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | 6 | = Total Cover | |
| **Sapling/Shrub Stratum** (Plot size: 15' radius) | | | |
| 1. *Cephalanthus occidentalis* | 6 | Yes | OBL |
| 2. *Cornus foemina* | 2 | Yes | FACW |
| 3. *Fraxinus pennsylvanica* | 2 | Yes | FACW |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| | 10 | = Total Cover | |
| **Herb Stratum** (Plot size: 5' radius) | | | |
| 1. *Solidago gigantea* | 2 | Yes | FACW |
| 2. *Phalaris arundinacea* | 2 | Yes | FACW |
| 3. *Solanum dulcamara* | 2 | Yes | FAC |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| 8. | | | |
| 9. | | | |
| 10. | | | |
| 11. | | | |
| 12. | | | |
| | 6 | = Total Cover | |
| **Woody Vine Stratum** (Plot size: 30' radius) | | | |
| 1. *Vitis riparia* | 2 | Yes | FACW |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| | 2 | = Total Cover | |

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 10 (A)

Total Number of Dominant Species Across All Strata: 10 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

**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 =

**Hydrophytic Vegetation Indicators:**

_____ Rapid Test for Hydrophytic Vegetation

_____ Dominance Test is >50%

_____ Prevalence Index is ≤3.0 [1]

_____ Morphological Adaptations [1] (Provide supporting data in Remarks or on a separate sheet)

_____ 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 that 3.28 ft tall.

**Woody vines** - All woody vines greater than 3.28 ft in height.

**Hydrophytic Vegetation Present?** **Yes** X **No** _____

Remarks: (Include photo numbers here or on a separate sheet.)

**SOIL**

Sampling Point: PFW-1

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

| Depth | Matrix | | Redox Features | | | | | |
|---|---|---|---|---|---|---|---|---|
| (Inches) | Color (moist) | % | Color (moist) | % | Type [1] | Loc [2] | Texture | Remarks |
| 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:**

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- _X_ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) **(LRR R, MLRA 149B)**
- ___ Polyvalue Below Surface (S8) **(LRR R, MLRA 149B**
- ___ Thin Dark Surface (S9) **(LRR R, MLRA 149B)**
- ___ Loamy Mucky Mineral (F1) **(LRR K, L)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F6)
- ___ Redox Depressions (F8)

**Indicators for Problematic Hydric Soils [3]:**

- ___ 2 cm Muck (A10) **(LRR K, L, MLRA 149B)**
- ___ Coast Prairie Redox (A16) **(LRR K, L, R)**
- ___ 5 cm Mucky Peat or Peat (S3) **(LRR K, L, R)**
- ___ Dark Surface (S7) **(LRR K, L)**
- ___ Polyvalue Below Surface (S8) **(LRR K, L)**
- ___ Thin Dark Surface (S9) **(LRR K, L)**
- ___ Iron-Manganese Masses (F12) **(LRR K, L, R)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 149B)**
- ___ Mesic Spodic (TA6) **(MLRA 144A, 145, 149B)**
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

**Restrictive Layer (if observed):**

Type: Sandy clay

Depth (inches): Surface (<1")

**Hydric Soil Present?** **Yes** _X_ **No** ___

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)

| | | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | Total |
|---|---|---|---|---|---|---|---|---|
| **General Services** | | | | | | | | |
| CH-1 | Elevator Modernization | 180,000 | | | | | | 180,000 |
| CH-2 | City Hall Improvements | | 30,000 | 20,000 | 20,000 | 20,000 | 25,000 | 115,000 |
| CH-3 | Replace Phone System | | 45,000 | | | | | 45,000 |
| DPS-1 | Screening of Compost Facility | 20,000 | 25,000 | | 25,000 | | 25,000 | 95,000 |
| **Total General Services** | | 200,000 | 100,000 | 20,000 | 45,000 | 20,000 | 50,000 | 435,000 |
| | | | | | | | | |
| **Parks & Recreation** | | | | | | | | |
| P-2 | Fish Hatchery Softball Field | | | | 95,000 | | | 95,000 |
| P-3 | Fish Hatchery Walking Path Reconstruction | | 45,000 | | | | | 45,000 |
| P-4 | Tangle Town Renovation | 885,000 | | | | | | 885,000 |
| P-5 | Tyden Park Pavillion Restoration | | 20,000 | | | | | 20,000 |
| P-6 | Tyden Park Riverwalk Trail | | | 65,000 | | | | 65,000 |
| P-7 | Tyden Park Drive and Parking | | 125,000 | | | | | 125,000 |
| P-8 | Riverwalk Trail Signage Improvements | | 20,000 | | | | | 20,000 |
| P-9 | Non-motorized Trail / McNair St | | | | | | 100,000 | 100,000 |
| P-11 | River Access Improvements | | | | | 25,000 | | 25,000 |
| P-12 | Hammond Hills Green Restroom Construction | | 95,000 | | | | | 95,000 |
| P-13 | Hammond Hills Parking Lot Expansion | | | 100,000 | | | | 100,000 |
| P-14 | Pickleball at Bob King Park | 65,000 | | | | | | 65,000 |
| **Total Parks & Recreation** | | 950,000 | 305,000 | 165,000 | 95,000 | 25,000 | 100,000 | 1,640,000 |
| | | | | | | | | |
| **Library** | | | | | | | | |
| L-1 | Battery Backup Replacement | 50,000 | | | | | | 50,000 |
| L-2 | Library Roof Replacement | | | 245,000 | | | | 245,000 |
| **Total Library** | | 50,000 | 0 | 245,000 | 0 | 0 | 0 | 295,000 |

| | | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | Total |
|---|---|---|---|---|---|---|---|---|
| **Water/Sewer Department** | | | | | | | | |
| W-1 | Water Plant SCADA Upgrades | 14,000 | | | | | | 14,000 |
| W-2 | Water Reliability Study | | | | 25,000 | | | 25,000 |
| W-3 | Elevated Storage Tank Inspections | | 40,000 | | | | | 40,000 |
| W-4 | Water Plant High Service Pumps - Pull & Inspect | | 35,000 | | 35,000 | | | 70,000 |
| W-5 | Well #1 - Pull and Inspect Pump | 35,000 | | | | | | 35,000 |
| W-6 | Water Asset Management Plan Update | 15,000 | | | | 15,000 | | 30,000 |
| W-7 | Generator Enclosure | 50,000 | | | | | | 50,000 |
| W-8 | Filter Tank Painting | 30,000 | | | | | | 30,000 |
| W-9 | Iron Filter Media Inspection and Replacement | | | | | 300,000 | | 300,000 |
| W-11 | Construct new elevated storage tank | | | | | 3,000,000 | | 3,000,000 |
| SS-1 | Final Clarifier #2 - rotating mechanism replacement | 350,000 | | | | | | 350,000 |
| SS-2 | Final Clarifier #1 - rotating mechanism replacement | | | 400,000 | | | | 400,000 |
| SS-3 | Scum Collector/Separator | | | | | 250,000 | | 250,000 |
| SS-4 | New LDO Probes | | 20500 | | | | | 20,500 |
| SS-5 | WWTP SCADA Upgrades | 30,000 | | | | | | 30,000 |
| SS-6 | Utility Cart | 13,500 | | | | | | 13,500 |
| SS-7 | WWTP Cold Storage Building Upgrade | | | 12,000 | | | | 12,000 |
| SS-12 | Air Scrubber Media Replacement | 15,000 | | 15,000 | | 15,000 | | 45,000 |
| SS-13 | North Primary Clarifier Mechanism Replacement | | | | 400,000 | | | 400,000 |
| SS-17 | Additional Blower | | | 200,000 | | | | 200,000 |
| SS-18 | Railroad St Lift Station Replacement | | | | | 524,000 | | 524,000 |
| WS-33 | North and Broadway Water and Sewer Improvements | | 6,666,805 | | | | | 6,666,805 |
| WS-19 | Green/Market St. Sanitary Sewer Replacement (Broadway to Fish Hatchery Park/State St to Green St) | 7,302,060 | | | | | | 7,302,060 |
| SS-20 | Sanitary Sewer Televising Program | | 50,000 | 50,000 | 50,000 | 50,000 | | 200,000 |
| W-21 | Marshall St. Water Main Replacement & LSLR Project (Jefferson to West End) | | | | 1,785,070 | | | 1,785,070 |
| W-22 | Clinton St. (east)/Dibble Water Main Replacement/Transmission Improvements (Hanover/M37 to State St) | | 4,790,991 | | | | | 4,790,991 |
| W-23 | Clinton St. (west) Water Main & LSL Replacement Project (Michigan to West End), and S Benton St. Sanitary & Storm Sewer Replacement (Clinton to Walnut) | | | 2,681,239 | | | | 2,681,239 |
| W-24 | Hanover Improvements | | 549,975 | | | | | 549,975 |
| SS-24 | Apple Street Sanitary Trunk Sewer Replacement | | 4,609,744 | | | | | 4,609,744 |
| W-25 | Lead Service Line Replacements | 350,000 | 350,000 | 88,750 | 177,500 | 357,000 | 400,000 | 1,723,250 |
| SS-26 | Mill Street Sanitary Replacement (Michigan to Jefferson) | | 175,000 | | | | | 175,000 |
| SS-27 | E. Madison Sanitary Replacement | | | | | 450,000 | | 450,000 |
| SS-28 | Smoke Testing for Sanitary Sewer I&I | | | 65,000 | | | | 65,000 |
| SS-30 | Sanitary Sewer Spot Repairs | | 50,000 | 50,000 | | | | 100,000 |
| SS-31 | Sanitary sewer root treatment | | | | | 25,000 | | 25,000 |
| **Total Water/Sewer** | | 8,204,560 | 17,338,015 | 3,561,989 | 2,472,570 | 4,986,000 | 400,000 | 36,963,134 |

| | | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | Total |
|---|---|---|---|---|---|---|---|---|
| **Streets** | | | | | | | | |
| MS-2 | Michigan Ave Bridge Maintenance | 100,000 | | | | | | 100,000 |
| MS-3 | Boltwood Storm Sewer Replacement | | 30,000 | | | | | 30,000 |
| MS-4 | State St Storm Sewer Replacement | | | 345,000 | | | | 345,000 |
| MS-5 | Chipsealing | | 150,000 | 150,000 | 150,000 | 150,000 | 150,000 | 750,000 |
| MS-6 | E. State Rd Mill and resurface | | 600,000 | | | | | 600,000 |
| MS-7 | E. Grand Street storm sewer replacement | | | | 210,000 | | | 210,000 |
| MS-8 | E. Grand Street mill & resurface | | | | 600,000 | | | 600,000 |
| MS-9 | concrete repairs - sidewalk, curb & gutter, etc | 50,000 | 50,000 | 50,000 | 50,000 | 50,000 | | 250,000 |
| MS-11 | Woodlawn Sidewalk Install Broadway to Bob King Park | | 55,000 | | | | | 55,000 |
| MS-13 | Clinton St. (west) (Michigan to West End), and S Benton Storm Sewer Replacement (Clinton to Walnut) | | | 1,649,137 | | | | 1,649,137 |
| MS-15 | Hanover Improvements | | 373,404 | | | | | 373,404 |
| LS-1 | Road Gravel | 10,000 | | | | | | 10,000 |
| LS-2 | concrete repairs - sidewalk, curb & gutter, drive approaches | 30,000 | 30,000 | 30,000 | 30,000 | 30,000 | | 150,000 |
| LS-3 | Marshall St. (Jefferson to West End) | | | | 1,096,873 | | | 1,096,873 |
| S-1 | Storm Sewer Televising Program | 71,000 | 73,000 | 73,000 | 75,000 | 75,000 | 77,000 | 444,000 |
| S-2 | Storm Sewer Spot Repairs | | | | 38,807 | | | 38,807 |
| **Total Streets** | | 261,000 | 1,361,404 | 2,297,137 | 2,250,680 | 305,000 | 227,000 | 6,702,221 |
| | | | | | | | | |
| **TIF Funds** | | | | | | | | |
| DDA-1 | Downtown street light replacements | | | 425,000 | | | | 425,000 |
| DDA-2 | Downtown sidewalk improvements | | | | 200,000 | 200,000 | | 400,000 |
| DDA-3 | Parking Lot 1 Improvements | | 35,000 | | | | | 35,000 |
| DDA-4 | Low Voltage Underground Wiring - Thornapple Plaza | 67,000 | | | | | | 67,000 |
| **Total TIF** | | 67,000 | 35,000 | 425,000 | 200,000 | 200,000 | | 927,000 |

| | | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | Total |
|---|---|---|---|---|---|---|---|---|
| **Emergency Services** | | | | | | | | |
| PD-1 | Patrol Vehicle Replacement (#41) | | | | 60,000 | | | 60,000 |
| PD-2 | Patrol Vehicle Replacement (#43) | | | | 60,000 | | | 60,000 |
| PD-3 | Patrol Vehicle Replacement (#42) | | 55,000 | | | | | 55,000 |
| PD-4 | Patrol Vehicle Replacement (#47) | | 55,000 | | | | | 55,000 |
| PD-5 | Duty Weapon Replacement | 11,000 | | | | | | 11,000 |
| PD-6 | Radar Trailer Replacement | 15,000 | | | | | | 15,000 |
| PD-7 | Radio Encryption | | | 78,000 | | | | 78,000 |
| PD-8 | Police Department Workspace Update | 200,000 | | | | | | 200,000 |
| PD-9 | Taser Replacement | 10,000 | | | | | | 10,000 |
| F-1 | Replacement Nozzels | 3,800 | 3,800 | 3,800 | | | | 11,400 |
| F-2 | Chain Saws & Ventilation Saw | 16,000 | | | | | | 16,000 |
| F-3 | LifePack | 28,000 | | | | | | 28,000 |
| F-4 | Attack Hose | 4,000 | 4,000 | 4,000 | 4,000 | | | 16,000 |
| F-5 | Turnout Gear (4 sets annually) | 15,600 | 15,600 | 15,600 | 15,600 | 15,600 | 15,600 | 93,600 |
| F-6 | 800 Radios | 10,000 | 10,000 | 10,000 | 10,000 | | | 40,000 |
| F-7 | CPR chest compressor | | | 26,000 | | | | 26,000 |
| F-8 | Chief Vehicle Replacement | | 70,000 | | | | | 70,000 |
| F-9 | Aerial Replacement (836) | | | | 1,900,000 | | | 1,900,000 |
| F-10 | Fire Station Restroom Facility and Safety Upgrades | 35,000 | | | | | | 35,000 |
| F-11 | Fire Station Roof Replacement | 22,000 | | | | | | 22,000 |
| F-12 | Office Flooring | 10,000 | | | | | | 10,000 |
| F-13 | Extrication Tool | 20,000 | | | | | | 20,000 |
| ES-1 | Fire Station Construction | | | | | | 7,500,000 | 7,500,000 |
| **Total Emergency** | | 400,400 | 213,400 | 137,400 | 2,049,600 | 15,600 | 7,515,600 | 10,332,000 |
| | | | | | | | | |
| **Equipment/Motor Pool** | | | | | | | | |
| MP-1 | Superintendent Vehicle (#20) | | 70,000 | | | 70,000 | | 140,000 |
| MP-2 | Superintendent Vehicle (#30) | | 70,000 | | | 70,000 | | 140,000 |
| MP-3 | Dust control attachment for swap loader truck | | | | 40,000 | | | 40,000 |
| MP-4 | 3-sided storage bldg | | | | 75,000 | | | 75,000 |
| MP-5 | Front End Loader (#220) | 285,000 | | | | | | 285,000 |
| MP-7 | Dump Truck Replacement (#130) | 210,000 | | | | | | 210,000 |
| MP-10 | John Park Mower Replacement (#300) | | 55,000 | | | | | 55,000 |
| MP-11 | C-7500 2000 GMC Replacement (#120) | 160,000 | | | | | | 160,000 |
| MP-12 | Salt Storage Building | 250,000 | | | | | | 250,000 |
| MP-13 | International Sweeper 2018 (#270) | 395,000 | | | | | | 395,000 |
| MP-14 | Cat Skid Steer 2014 (#430) | | | | 135,000 | | | 135,000 |
| MP-15 | Box Replacement for Dump 550 | 28,000 | | | | | | 28,000 |
| MP-16 | Dump 550 Replacement | | | | | | 230,000 | 230,000 |
| MP-17 | Vactor Truck Replacement (#240) | | 575,000 | | | | | 575,000 |
| MP-19 | Front End Loader (#250) | | | 325,000 | | | | 325,000 |
| MP-20 | Excavator Replacement (#180) | | | 315,000 | | | | 315,000 |
| MP-21 | 2007 Chevy Replacement (#590) | 55,000 | | | | | | 55,000 |
| **Total Equipment/Motor Pool** | | 1,383,000 | 770,000 | 640,000 | 250,000 | 140,000 | 230,000 | 3,413,000 |
| | | | | | | | | |
| | **GRAND TOTAL 2026 - 2031** | | | | | | | **60,707,355** |

# *City of Hastings*
## Planning Commission
## Work Tasks for 2025
### *STATUS REPORT FOR MARCH 2025*

1. Consider development of “Complete Streets” ordinance or policy and review subdivision text regarding street width.

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 2025.

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<br>1812 Lavender Drive<br>Maintenance Building | 1.13.22 | 1.13.22 | 1.13.22 | Approved | Refuse disposal enclosure<br>Landscaping<br>Driveway width<br>Elevations to be reviewed for façade<br>Sidewalk installation prior to COI | |
| EWB<br>400 W. State Street | 7.14.21 | 7.14.21 | 6.6.22 | Approved | Monument sign on State - Removal<br>Illumination must meet standards | |
| City of Hastings and Barry County Central Dispatch<br>1037 East State Street | NA | 3.27.23 | 5.1.23 | Approved | Administrative approval of performance standards.<br>Waiver of side setback requirement | |
| 420 E Mill Street PUD | 5.30.23 | 5.31.23 | 7.3.23 | Approved | 24.5 units/acre<br>40 ft building height<br>5 feet front setback<br>30 ft building separation<br>Delineation of phased development<br>Lighting, landscaping, building exterior to be approved administratively.<br>Acceptance of parking lot/100 yr FP<br>DPS and Fire approval. | |
| Meadowstone Apartments III<br>710 Barfield Drive | 6.12.23 | 6.12.23 | 8.7.23 | Approved | Exterior finish subject to administrative approval.<br>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<br>1000 Enterprise Drive | 7.12.24 | 7.12.24 | 8.5.24 | Approved | Zoning Administrator review of uses.<br>Compliance with refuse screening. | |
| Zach Santmier<br>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<br>1813 N. East Street | 9.17.24 | 9.17.24 | 11.04.24 | Approved | 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<br><br>The zoning notes of the Final Development Plan will reflect the R-1 lot width requirements<br><br>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<br><br>Proposed extension of East Street as private road with 28 feet width and rolled curb.<br>Stormwater management plan, utility system, and private street extension approved by City<br><br>Master Deed and PUD conform to S/C | |

# 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 |
|---|---|---|---|---|---|---|

MCKENNA

January 28, 2025

**Subject:** Housing Committee - Three- and Four-Family Dwellings

# 3-4 FAMILY DWELLING OVERLAY DISTRICT – Draft #5

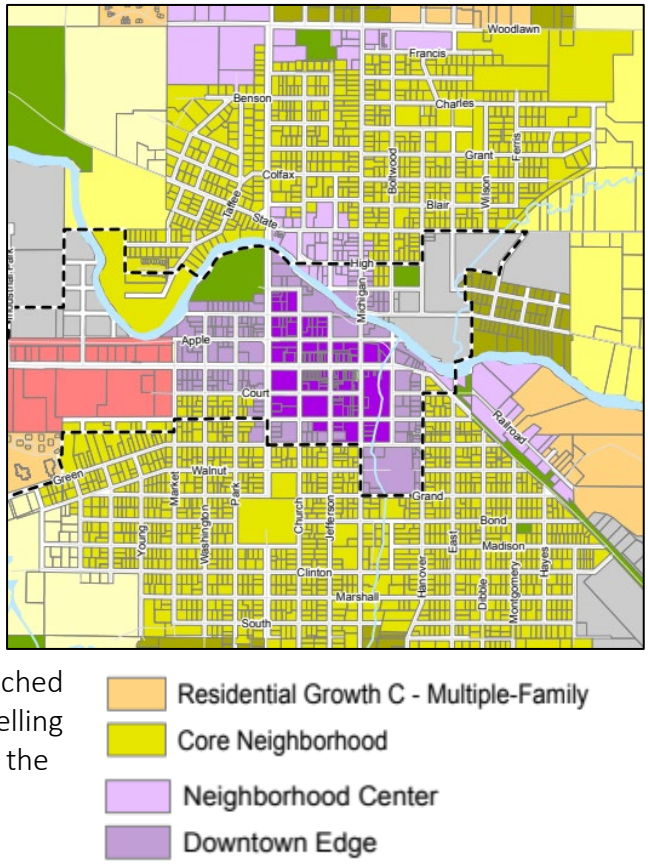
## Purpose

A. The 3-4 Family Dwelling Overlay District is designed to be considered generally for application to those lands identified by the City of Hastings Master Plan *Future Land Use Map* as *Residential Growth C – Multiple Family; Core Neighborhood; Neighborhood Center; or Downtown Edge*.

B. This District is intended to recognize the usefulness of 'gentle density' housing near employment areas such as the downtown but also encourages the preservation of single-family homes near the center of the City.

C. This District further recognizes that there are older, large homes near the downtown that have already been divided into two or more dwelling units and require careful review of further divisions to ensure the character of the area is maintained.

D. This District is designed to provide for *Missing Middle* housing opportunities, allowing attached single-family housing and smaller, multi-dwelling buildings consistent with the overall density of the surrounding area.





WEST MICHIGAN
151 South Rose Street
Suite 190
Kalamazoo, Michigan 49007

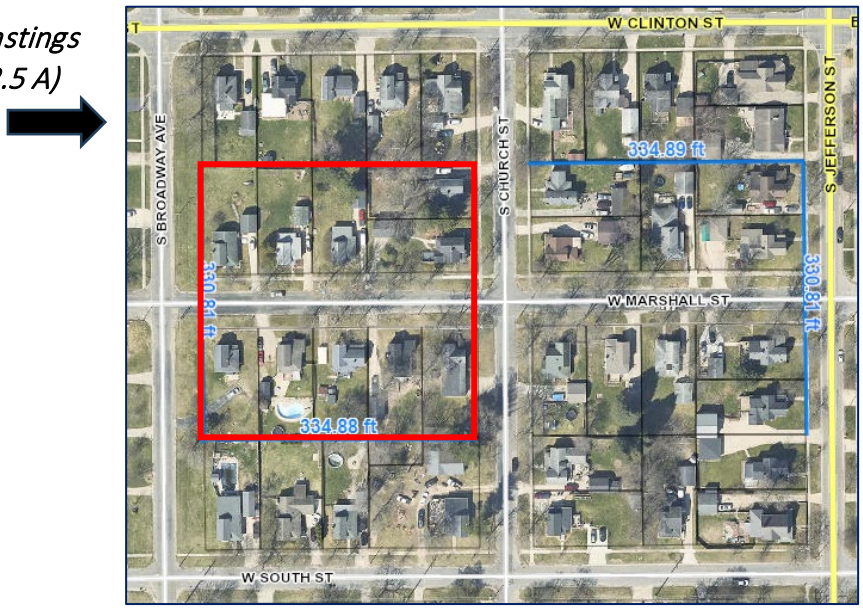
O 269.382.4443
F 248.596.0930
MCKA.COM

E. This District should not be applied where resulting overall density of the block will exceed 6 dwelling units per acre.

For purposes of this Overlay District, 'block' is defined as *'the space for buildings within the street pattern of the City, where a street extends through the middle with lots fronting on either side, bounded by streets on both ends.'* The Planning Commission shall determine the boundaries of the block in consideration of this definition.

*Avg size of city block in Hastings*

- *330 ft x 335 ft (~2.5 A)*




- *Density Scenarios:*

*10 lots (SF)*
*= 4 d.u./acre*

*8 lots (SF)*
*1 lot (2F)*
*1 lot (4F)*
*= 5.6 d.u./acre*

*8 lots (SF)*
*1 lot (3F)*
*1 lot (4F)*
*= 6 units/acre*

## Applicability

A. The 3-4 Family Dwelling Overlay District shall be an overlay district that applies over existing zoning districts. Use and development of land within the overlay district shall be regulated as follows:

   1. Any existing lawfully conforming use shall be permitted to continue, and the use shall be subject to the requirements of the underlying district and not the requirements of the 3-4 Family Dwelling Overlay District.
   2. Any new use may elect to develop pursuant to either the underlying district or the 3-4 Family Dwelling Overlay District.

## Permitted Uses

A. Three- and four-family dwellings.
B. Attached single-family dwellings, with no more than four (4) attached dwelling units.

## District Regulations

Property within the 3-4 Family Dwelling Overlay District shall be subject to the regulations set forth in Sec 90-216 of this Ordinance for the R-D District related to lot size/width, lot coverage, and yard setbacks.

*(The following table is included here for reference only)*

| | |
|---|---|
| Minimum Lot Size | 9900 sq ft |
| Minimum Lot Width | 75 ft |

| | |
|---|---|
| Maximum Lot Coverage | 30% |
| Maximum/Minimum Front Yard Setback | 30 ft |
| Minimum Side Yard Setback | 25/10 ft |
| Minimum Rear Yard Setback | 25 ft |
| Maximum Building Height | 35 ft |
| Minimum Floor Area | 720 sq ft per dwelling unit |

## Building Form Standards

New buildings, building expansions, and/or exterior building renovations within the 3-4 Family Dwelling Overlay District shall be subject to the following building form standards.

| | |
|---|---|
| Architectural Style | Buildings shall have an architectural style respecting the scale, proportion, character, and materials of nearby existing buildings. Building mass shall be de-emphasized in a variety of ways, including the use of projecting and recessed sections to reduce the apparent overall bulk and volume and provide visual appeal. |
| Exterior Building Materials | Exterior wall materials may consist of brick, stucco, wood, vinyl aggregate or split-face block, stone or similar decorative material which is similar to the exteriors of nearby buildings. Metal-sided buildings, including accessory buildings, may be acceptable provided the appearance of such buildings is compatible with the style and materials of nearby existing buildings. |
| Roofs | Roofs shall be pitched and have overhanging eaves. Materials for pitched roofs shall include shingles (either wood or asphalt composition), slate, or tiles. Metal roofing may be acceptable provided the appearance of the roofing is compatible |

| | |
|---|---|
| | with the roofing of nearby existing buildings. |
| Building Entrance | *3-4 Family Dwelling* - An entrance to the building shall be visible from and face the street from which the address of the building is derived.<br><br>*Attached Single-Family Dwelling* - The primary entrance to each dwelling unit shall be visible from and face the street from which the address of the dwelling unit is derived. |
| Minimum Front Porch Area (if provided) | 70 sq ft; enclosed porches are allowed |
| | |

## Site Design Standards

A. *Vehicle Access:* Vehicle access to the property shall be determined during the site plan review process. An existing driveway(s) may be required to be closed in order to achieve safe access.

B. *Parking:* Off-street parking in the 3-4 Family Dwelling Overlay District shall be regulated by Article X of this Ordinance, except 1) the garage/carport requirement of Section 90-924 shall not apply, and 2) the Planning Commission may reduce the parking requirements by no more than 30 percent if it can be demonstrated that the required number of parking spaces is not needed. The Commission may take into consideration the location and availability of authorized off-site parking arrangements, such as on-street parking spaces or municipal parking lots located within 300 feet of the proposed building. Parking on site must be located behind the principal building and be designed so vehicles do not back into the public street when exiting the site.

C. *Pedestrian Access*: A walkway shall be provided from the existing or proposed sidewalk along the property frontage to the primary building entrance.

D. *Refuse Disposal*: Dumpsters shall be kept within a fenced or brick walled area which shall be at least 6 feet high and located so that their use, including emptying, does not pose a nuisance to nearby neighbors.

E. *Landscaping:* Landscaping shall be provided in accordance with the requirements of Article XII. Shade trees shall be emphasized to provide shade and continuity in landscape design within the neighborhood.

## Modification of Standards

The Building Form and Site Design Standards of this District may be modified by the Planning Commission upon determination that:

A. The modification shall satisfy the purposes of the Overlay District stated in subsection _____.

B. The modification will result in the alteration of an existing building or the construction of a new building, which is visually compatible and comparable with nearby existing buildings and which maintains or improves upon the character of the surrounding neighborhood through the use of similar building materials or site design.

## Additional Regulations

A. Site plan review as regulated by Article IV of this chapter is required, except as modified by this Section.

B. Site plan review by the Planning Commission is required for 1) new construction, and/or 2) the expansion of an existing building.

C. Site plan review by the Zoning Administrator is required for 1) a change in the use (increase in density) of an existing building that does not involve an expansion of the building, and/or 2) exterior building renovations.

D. Each site plan submitted for official review under this Article shall meet the site plan content requirements of Sec 90-130, except as modified by the Planning Commission or Zoning Administrator.

E. Where exterior building renovations are proposed, the site plan submittal shall include building elevations or sketches showing the proposed changes to the building exterior.