

HASTINGS PLANNING COMMISSION A G E N D A

Monday May 6, 2024

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** March 4, 2024 Draft Meeting Minutes of the Planning Commission *
5. **Informative Items:** None
6. **Public Hearings:**
 - A. Public hearing to review and consider the rezoning of 939 W. Clinton and other properties from R-S Suburban Residential to either R-1 One-Family Residential or R-2 One-Family Residential. *
7. **New Business:**
 - A. Unofficial site plan review for Chad Stora at 1000 East Enterprise Drive. *
 - B. Review text amendments to A-1, A-2, and A-O Zoning Districts and consider scheduling a public hearing for the June 3, 2024 Meeting. *
 - C. Review text amendment to Section 90-1010 Buffer Zone Development Standards and review adding Section 90-1014 Prohibited Species and consider scheduling a public hearing for the June 3, 2024 meeting. *
 - D. Review text amendment to Articled 90-XI – Signs, Sections 90-961, 90-963, 90-967 (e), and 90-973 (a) (5) and consider scheduling a public hearing for the June 3, 2024 meeting. *
 - E. Review and discuss draft zoning map for consolidation/simplification. **
8. **Old Business:**
 - A. Receive JPA / JPC Update.
 - B. Consider Planning Commission 2024 General Work Task List. *
 - C. Report Regarding Tracking and Terms and Conditions Imposed by the Planning Commission. *
9. **Open Public Discussion and Comments**
10. **Staff Comments**
11. **Commissioner Comments**
12. **Adjourn**

*Indicates attachment

** Indicates information will be available at the meeting

CITY OF HASTINGS
PLANNING COMMISSION MEETING MINUTES
March 4, 2024

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

Call to Order

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

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

Approval of the Agenda

It was MOVED by McLean and SECONDED by Tossava that the proposed minutes of the Regular Meeting of February 5, 2024 be approved. All members present voting yes; motion carried.

Approval of the Minutes

None.

Information

King and Harvey presented an overview of the request for special land use permit and site plan approval for a construction yard to be located at 1631 S. Hanover.

**Public Hearing:
SLU and Site
Plan for 1631 S.
Hanover**

Chairperson Hatfield opened the hearing for public comment at 7:06 p.m. The applicant, Rusty Bible, provided information about the request. Mark Englerth also provided comments in favor of the application. The public comment period was closed at 7:09 p.m.

It was MOVED by Bolthouse and SECONDED by McLean to approve the special land use permit and site plan for the proposed construction yard based on a finding that the proposed landscaping adequately meets the intent of the zoning ordinance and approval is contingent upon compliance the following standards:

- Building elevations to be provided to the zoning administrator for approval
- Any signs will be submitted for approval as a separate application to the zoning administrator.
- Approval is subject to review and approval by the Hastings Fire Department and the Department of Public Services.

All members present voting yes; motion carried.

None.

New Business:

Neither the JPA nor JPC met in February.

Old Business
JPA/JPC Update

No changes.

Work Task List

No changes.

Tracking Terms
and Conditions

Harvey provided an overview of her memorandum to the Planning Commission regarding the way the Master Plan conceptualizes the neighborhood of the subject property and potential text amendments to setback standards in the R-S zoning district. Discussion was held regarding the options and the character of the neighborhood.

Discussion of 939
W. Clinton
potential rezoning

It was **MOVED** by Moyer-Cale and **SECONDED** by Bolthouse to notice a public hearing for April 1, 2024 at 7:00pm to accept comment on the potential rezoning of the subject properties from the R-S District to either the R-1 or R-2 zoning district. Bolthouse, Foster, Lyke, McLean, Moyer-Cale, and Tossava voting yes, Hatfield abstained; motion carried.

Steve Hoke commented that he was opposed to rezoning the subject properties and does not support a change to the setbacks nor for there to be an option for duplexes in the neighborhood.

Public Comment

None.

Staff Comments

Tossava commented that he was happy that the site plan at 1631 S. Hanover had been approved.

**Commission
Comments**

Lyke thanked the City of Hastings for participating in the Barry County Career Fest at the high school in February.

It was **MOVED** by McLean and **SECONDED** by Bolthouse to adjourn the meeting. All members present voting yes, motion carried. Meeting adjourned at 8:17 p.m.

Adjournment

Respectfully submitted,

Sarah Moyer-Cale,
Secretary

City of Hastings

NOTICE OF PUBLIC HEARING ON REZONING OF PROPERTY

The Planning Commission for the City of Hastings will hold a Public Hearing for the purpose of hearing written and/or oral comments from the public concerning the rezoning of 939 West Clinton and other properties from R-S Suburban Residential to either R-1 One-Family Residential or R-2 One-Family Residential. The public hearing will be held at 7:00 PM on Monday, April 1, 2024 in City Council Chambers on the second floor of City Hall, 201 East State Street, Hastings, Michigan 49058.



A copy of the proposed changes and map are available for public inspection from 9:00 AM to 4:00 PM Monday through Friday at the Office of the Community Development Director, 201 East State Street, Hastings, Michigan 49058. Questions or comments can be directed to Dan King, Community Development Director, at 269.945.2468 or dking@hastingsmi.gov.

The City will provide necessary reasonable aids and services upon five days' notice to the City Clerk at 269.945.2468 or TDD call relay services 800.649.3777.

Christopher R. Bever
City Clerk

Please publish in the March 14, 2024 edition of the Hastings Banner.

Received by _____ on _____ as representative
of the Hastings Banner.



Application for Planning Commission

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



Date: 3/12/2024

Applicant Name: Moyer (Last) Garry (First) L (M.I.)

Address: 49623 Hancock St (Street) Canton Mi. 48188 (City, State, Zip)

Telephone: N/A (Business) 734-718-1105 (Cellular)

Email: garry.moyer1208@gmail.com

Applicants Interest in Property: Fee Owner

Owners Name (If Different From Above):

Request:

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

Address of Property: 939 W. Clinton St.

Legal Description:

Lots 11 & 12 Block 14 Lincoln Park Addition N 1/2 Var Alley

Current Zoning: R-5 Proposed Zoning: R-1 or R-2

Applicable Fees: \$350.00

Applicants Signature: [Signature] Owner (Title)

Staff Signature: [Signature] CDD (Title)

Office Use Only

Application Number: _____ Date Advertised: 3-14-23

Filing Date: 3-14-23 Date of Meeting: 4-1-23

Fees Paid: \$350.00 Board Action: _____

To Clerks Office On: _____ Effective Date: _____

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

Receipt No: 1.146075

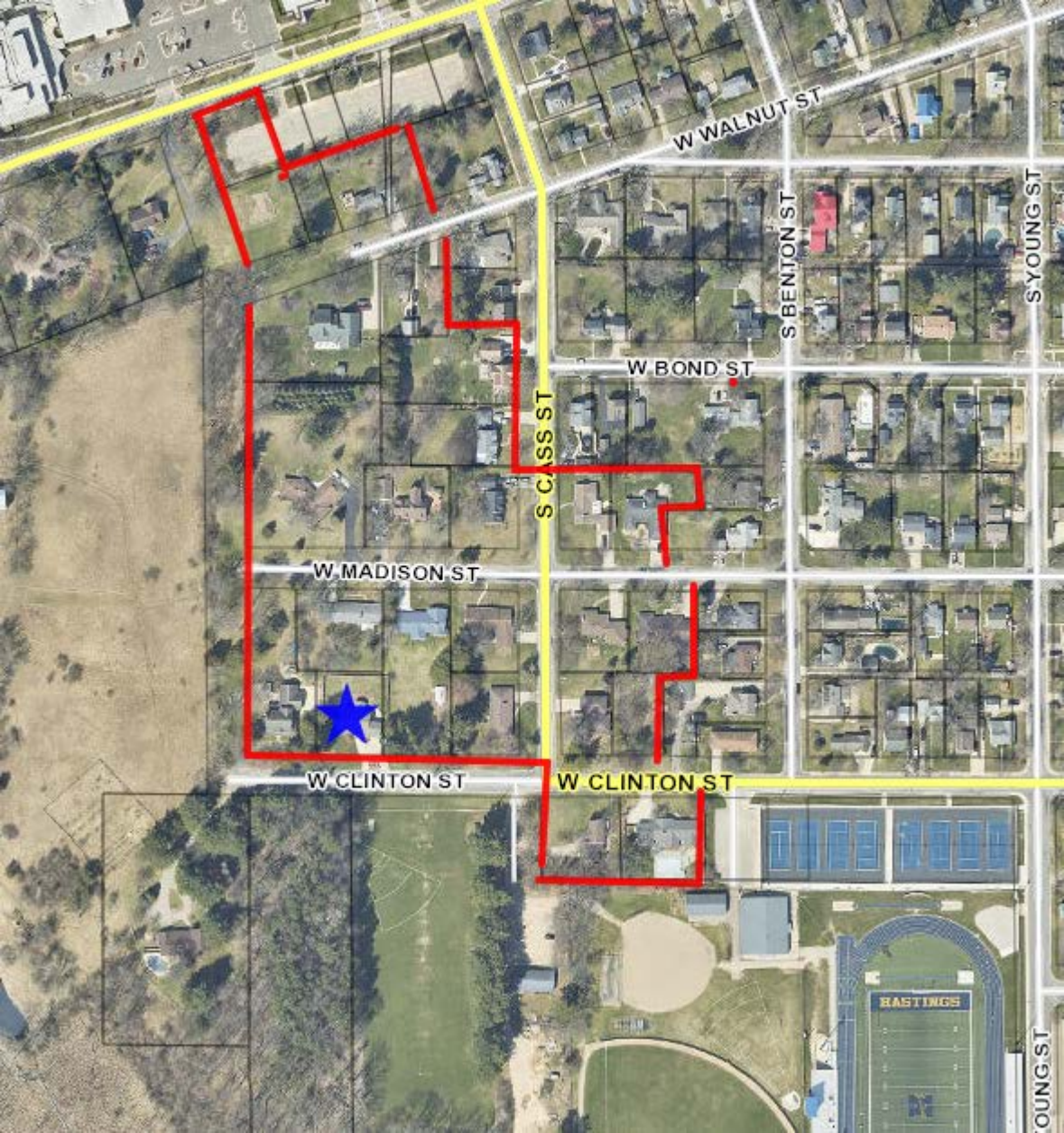
Mar 12, 2024

Garry Moyer

CHARGES FOR SERVICES - APPLICATION FEE (IE BEIG) Application for Planning Commission Garry Moyer 101-100-648-000 Application Fees	350.00
<hr/>	
Total:	350.00
<hr/> <hr/>	
CREDIT/DEBIT CARD	350.00
Payor: Garry Moyer	
Total Applied:	350.00
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Change Tendered:	.00
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Duplicate Copy

03/12/2024 10:33 AM



W WALNUT ST

S BENTON ST

S YOUNG ST

W BOND ST

S CASS ST

W MADISON ST

W CLINTON ST

W CLINTON ST

EASTINGS

S YOUNG ST



March 4, 2024

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

Subject: Rezoning – *939 W. Clinton Street from R-S District to R-2 District*
Text Amendment – *Side Setback Standard in R-S District*

Overview

- A request to rezone property located at 939 W. Clinton Street from the R-S District to the R-2 District was received/discussed at the February, 2024 Planning Commission meeting.
- The rezoning request was prompted due to the side setback requirements of the R-S District and their application to the proposed construction of an attached garage on the subject site.

Namely, the minimum side yard setback required for dwellings in the R-S District is a total of 40 ft, and no less than 15 ft. (25 ft required for all other uses.) Whereas, the minimum side yard setback required for a single-family dwelling in the R-2 District is a total of 15 ft, and no less than 6 ft.

- In consideration/scheduling of the rezoning request, the following was identified for further study:
 - An expansion of the area to be considered for rezoning to include all R-S-zoned properties bordered by W. Green Street, S. Benton Street, south side of W. Clinton Street and the point of terminus of W. Madison/W. Clinton Streets. (26 lots)
 - As an alternative, an amendment of the R-S District side yard setback requirements.
- The following review provides an analysis of the requested rezoning, as well as a discussion of an alternative amendment of the setback requirements of the R-S District.

Rezoning:

- The Regulating Plan in the Master Plan classifies the subject area as ‘Single-Family’, similar to the R-2-zoned land adjacent to the east.
- The land area zoned R-S adjacent to the west of the subject area is classified by the Regulating Plan as Residential A, which is targeted for future residential development at 2.9 d.u./acre (equates to R-S District).
- The Future Land Use Map in the Master Plan classifies the subject area as largely Residential Growth A – 15,000 sq ft lots (equates to R-S District), similar to the land area adjacent to the west. The neighborhood adjacent to the east is classified as Core Neighborhood (equates to R-2 District).
- None of the 26 lots contained within the subject area are of sufficient size and width to support a land division, even under the reduced requirements of the requested R-2 District.
- However, 19 of the lots are of sufficient size and width to support duplex development. This represents a potential for an additional 19 dwelling units within the area if rezoned to the R-2 District.

Summary – the Regulating Plan recognizes the existing developed use of the subject area and classifies it similarly to the neighborhood adjacent to the east. (R-2 District – 8000-13,000 sq ft lots – 5.4-6.7 d.u./acre density – SF & 2F lots) The Future Land Use Map, however, recognizes the current density of development within the subject area and classifies it similarly to the residential area to the west. (R-S District – 15,000 sq ft lots – 2.9 d.u./acre density – SF lots)

The requested R-2 District is not directly supported by the Future Land Use Plan, but is consistent with the Regulating Plan and general land use pattern in the area. As such, the subject area could be reclassified as Core Neighborhood in an amendment of the Future Land Use Map.

However, a rezoning of the subject area to the R-1 District would offer greater consistency with the Future Land Use Map, though an amendment to reclassify the subject area to Residential Growth B – 9000 sq ft lots, may be in order. The R-1 District would offer a more acceptable transition between



the existing R-2 zoning to the east and the R-S zoning to the west . . and would reduce the number of lots of sufficient size for duplex development, while still offering reduced side yard setback requirements.


Text Amendment Option:

- Existing Side Yard Setback Requirements (+ minimum lot size requirement)

R-R District	50/20 – 30	44,000	[1 d.u./acre]
R-S District	40/15 – 25	15,000	[3 d.u./acre]
R-1 District	18/7	9900/13,000	[SF & 2F]
R-2 District	15/6	8000/13,000	[SF & 2F]
R-D District	25/10	9900/13,000	[SF, 2F, & 3/4F]

- Attached garages are considered part of the dwelling and are therefore subject to the principal building setback standards set forth above.
- Per Section 90-831 (d), the side yard setback requirement for detached garages in the R-S District is the height of the garage. (maximum building height allowed – 18 ft)
- Per Section 90-831 (b), the side yard setback requirement for detached garages in the R-2 District is the same as applicable to a principal building (15 ft total/6 ft minimum) . . or 3 ft, if greater than 60 ft from the abutting roadway.
- Suggested Amendments:
 - Amend Sec 90-216 (Table of Development Standards) and Sec 90-264 (b)(2) to modify the side yard setback requirement for dwellings (and attached garages) in the R-S District as follows:
 - (2) Side yard, for dwellings, a total of ~~40~~ **25** feet provided no side setback shall be less than ~~15~~ **10** feet. For all other uses, ~~25~~ **15** ft on each side.





**This amendment would result in a side setback requirement for the R-S District that is half of the R-R District requirement, but not as reduced as those in the R-1 and R-2 Districts where nearly twice the density is allowed.*

- Amend Sec 90-831 (d) to modify the side/rear yard setback requirement for detached garages in the R-S District to be a 'Minimum of 10 ft'.

**This amendment would provide a side yard setback requirement for the detached garage equal to the attached garage (or principal building), similar to the current standard. [15 ft – attached garage/max of 18 ft for detached garage.]*

- The suggested amendment would provide for a 10 ft side yard setback requirement within the R-S District . . as compared with the 6 ft (or 3 ft) side yard setback currently applicable within the R-2 District . . and avoid the impacts of rezoning the area to the R-2 District.



SITE DEVELOPMENT STANDARDS

Zone	Minimum Lot Area (sq. ft.)	Minimum Lot Width (feet)	Minimum Front Yard Setback (feet)	Minimum Rear Yard Setback (feet)	Minimum Side Yard Setback for Dwellings Each Side	Maximum Building Height (feet)	Maximum Lot Coverage (percent)
R-S	15,000	99	35	25	40/15	35	30
R-1	9,900	75	30	25	18/7	35	30
R-2	8,000	66	25	25	15/6	35	30

Section 90-171 Enlargement of Nonconforming Buildings and Uses

- a) In all the RR, RS, R1 and R2 zoning districts, single- and two-family dwellings which are nonconforming by reason of setback, height, parking, building square footage or other dimensional requirements may be altered or enlarged beyond the size which existed at the time of the adoption of this chapter (January 24, 2000) provided:
 - 1. The alteration or enlargement complies with all setback, height, parking, and other applicable regulations of the zoning district in which it is located and does not increase the extent of the nonconformity. The extension of a nonconforming building in such a manner that the extension itself does not conform to the setback, height or other applicable standards of this chapter shall be deemed an increase in the extent of the nonconformity of the original building and is not permitted.
 - 2. The gross square footage of the alteration or enlargement does not exceed 50 percent of the gross square footage of the building which existed prior to the adoption of this section.
- b) All other nonconforming principal buildings and uses may be enlarged beyond the size which existed at the time of the adoption of this chapter provided that the zoning board of appeals finds:
 - 1. That the gross square footage of the enlargement of the building does not exceed 50 percent of the gross square footage of the building which existed prior to the adoption of this chapter.
 - 2. That the expansion or enlargement complies with all setback, parking, height and other applicable regulations of the zoning district in which it is located.
 - 3. Such enlargement shall be on land owned by the nonconforming use at the time of adoption of this section from which this chapter is derived.
 - 4. That such enlargement will not further reduce the value, livability or function of an existing or potential conforming use of adjoining property.
 - 5. A request submitted to the board of appeals under this section shall be processed according to the procedures contained in section 90-89 of this chapter.
- c) Nonconforming uses which are not located within a building including but not limited to open air businesses, contractor equipment yards and salvage yards, shall not be increased in size so that the use occupies more land area than the area occupied by the use prior to the adoption of this chapter.

(Code 1970, § 3.55; Ord. No. 326, § I, 1-24-00)

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))

E ENTERPRISE DR

STAR SCHOOL RD

100' Setback

Drive material
milled asphalt

Office

Office 40' W by
20' L

100 FT setback

Purposed
building
60W by 240L

Future
growth
60w by
260L

100 FT Setback

35 FT Setback

35 FT setback

55-265-021-00

*Click for more info

SCHOOL RD

526

525

524

1510

1399

City of Hastings
COUNTY OF BARRY, STATE OF MICHIGAN

ORDINANCE NO. TBD

AN ORDINANCE TO AMEND CHAPTER 90 OF THE HASTINGS CODE OF 1970, AS AMENDED, BY DELETING THE FOLLOWING: ARTICLE 90 - VI, DIVISION 90-VI-8 SECTION 90-392 (A), DIVISION 90-VI-9, SECTION 90-422 (A), SECTION 90-423 (A) AND, DIVISION 90-VI-10, SECTION 90-452 (A), AND AMENDING DIVISION 90-VI-9, SECTION 90-427 (B) (1).

THE CITY OF HASTINGS ORDAINS:

SECTION I.

Chapter 90 is hereby amended by deleting Article 90-VI, Division 90-VI-8, Section 90-392 (a), Division 90-VI-9, Section 90-422 (a), Section 90-423 (a), and Division 90-VI-10, Section 90-452 (a), and amending Division 90-VI-9, Section 90-427 (b)(1). Amended text in **BOLD**.

Section 90-392 Permitted Uses

Land and structures in the A-1 district may be used for the following purposes only:

- a) ~~Single family detached dwellings.~~
- b) Multiple-family dwellings with no more than eight units per building and a maximum density of 14 units per acre.
- c) Two-family dwelling units.
- d) Adult foster care family homes and family child care homes.
- e) Housing for the elderly, retired or those requiring assisted care.
- f) Home occupations as regulated by section 90-775.
- g) Private communication antennas not exceeding 35 feet in height as regulated by section 90-833.
- h) Accessory uses, buildings, and structures customarily incidental to any of the above uses as regulated by article IX, division 3 of this chapter.
- i) Essential public service equipment.
- j) Public schools per section 90-810.
- k) Accessory Dwelling Units as regulated by Secs 90-914/915.

Section 90-422 Permitted Uses

Land and structures in the apartment edge district may be used for the following purposes only:

- a) ~~Single-family detached dwellings.~~
- b) Two-family dwelling units.
- c) Three- and four-family dwelling units.
- d) Multiple-family dwellings with no more than eight units per building including attached townhouse buildings, and a maximum density of eight units per acre.**
- e) Adult foster care homes and child day care homes.
- f) Offices and other uses as permitted by section 90-477 herein.
- g) Housing for the elderly, retired or those requiring assisted care, including nursing homes, subject to the standards of section 90-1080.
- h) Home occupations as regulated by section 90-775.
- i) Private communication antennas not exceeding 35 feet in height as regulated by section 90-833.
- j) Accessory uses, buildings, and structures customarily incidental to any of the above uses as regulated by article IX, division 3 of this chapter.
- k) Essential public service equipment.
- l) Public schools per section 90-810.
- m) Accessory Dwelling Units as regulated by Secs 90-914/915.

Section 90-423 Special Uses

- a) ~~Multiple-family dwellings with no more than eight units per building including attached townhouse buildings, and a maximum density of eight units per acre;~~
- b) Churches, synagogues or other similar places of worship and customary related uses.
- c) Public and institutional uses and hospitals.
- d) Private schools.
- e) Antennas and towers exceeding a height of 35 feet.
- f) Non-commercial parks, playgrounds, and playfields.
- g) Essential public service buildings and structures.
- h) Adult foster care small group homes and group child care homes.
- i) Child care centers.
- j) Bed and breakfast establishments.
- k) Gathering halls, lodges, or clubs of fraternal organizations, including accessory uses of such buildings, including, but are not limited to, garage sales, flea markets, art sales, wedding receptions and similar gatherings within such buildings as may be permitted by the planning commission.
- l) Accessory buildings which are more than one story in height, and which are similar in architectural style to the principal building on the property per section 90-1090 herein.

Section 90-427 General Development Standards

- a) Dumpsters shall be kept within a fenced or brick walled area which shall be at least six feet high and located so that their use, including emptying, does not pose a nuisance to nearby residents.
- b) Existing single-family houses on Green Street, Broadway Street, Hanover Street and East State Street which are proposed to be converted to other uses as permitted by this article shall comply with the following requirements:
 - 1. The proposed use shall be subject to site plan review **as regulated by Section 90-127 (b)**.
 - 2. The primary entrance to the building shall be visible from and face the street from which the address of the building is derived.
 - 3. The building shall comply with the requirements of the building code.
 - 4. Exterior defects in the building or property such as cracked, chipped or peeling siding, cracked sidewalk, unkempt lawn or landscaping shall be identified as part of the site plan review process and corrected before the building is occupied.
 - 5. Vehicle access to the property shall be determined during review of the site plan. The existing driveway may be required to be closed in order to achieve safe access.
- c) A walkway shall be provided from the existing or proposed sidewalk within the right-of-way to the primary building entrance.
- d) The floor area shall be, for:
 - 1. Single-family dwellings: same as the R-2 zoning district.
 - 2. Two-family, three-family, and four-family buildings: a minimum of 720 square feet per dwelling unit.
 - 3. All multiple-family buildings with more than four dwelling units: a minimum of 600 square feet per dwelling unit.

Sec 90-452 Permitted Uses

Land and structures in the A-O district may be used for the following purposes only:

- a) ~~Single-family detached dwellings.~~
- b) Multiple-family dwellings with no more than eight units per building and a maximum density of 14 units per acre.
- c) Two-family dwelling units.
- d) Adult foster care family homes and family child care homes.
- e) Offices permitted by section 90-477 and other uses.
- f) Housing for the elderly, retired or those requiring assisted care, including nursing homes, subject to the standards of section 90-1080.

- g) Home occupations as regulated by section 90-775.
- h) Private communication antennas not exceeding 35 feet in height as regulated by section 90-833.
- i) Accessory uses, buildings, and structures customarily incidental to any of the above uses as regulated by article IX, division 3 of this chapter.
- j) Essential public service equipment.
- k) Public schools per section 90-810.
- l) Accessory Dwelling Units as regulated by Secs 90-914/915.

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. TBD be adopted as read.

YEAS:
 NAYS:
 ABSENT:

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

CITY OF HASTINGS

 By:
 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 2024, 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

City of Hastings
COUNTY OF BARRY, STATE OF MICHIGAN

ORDINANCE NO. TBD

AN ORDINANCE TO AMEND CHAPTER 90 OF THE HASTINGS CODE OF 1970, AS AMENDED, BY AMENDING THE FOLLOWING: ARTICLE 90 - XII, SECTION 1010 (D) AND ADDING SECTION 90-1014.

THE CITY OF HASTINGS ORDAINS:

SECTION I.

Chapter 90 is hereby amended by amending Article 90-XII, Section 1010 (d) and adding Section 1014. Amended text in **BOLD**.

Section 90-1010 Buffer Zone Development Standards

- (d) ~~Types of trees permitted to be planted within the buffer zone shall include but not be limited to the following:~~
- ~~1. *Canopy trees:* Maple, Ash, Locust, Sycamore, Oak, Linden, Ginkgo.~~
 - ~~2. *Ornamental trees:* Redbud, Hawthorn, Crabapple, Dogwood, Plum, Russian Olive, Shadblow.~~
 - ~~3. *Evergreen trees:* Norway Spruce, Austrian Pine, White Pine, Blue Spruce, Hemlock, Japanese Yew.~~

(d) Types of trees permitted to be planted within the buffer zone shall be appropriate for the hardiness zone. At least fifty percent (50%) of selected trees should be native to Michigan (i.e., Oak, Serviceberry, Musclewood, Hackberry, Black Gum, Yellowwood, Kentucky Coffeetree, and Bald Cypress). Trees should be generally resistant to salt, insects, diseases, damage, and drought. Weak-wooded trees should be avoided.

Section 90-1014 Prohibited Species

Prohibited species are invasive species and are capable of outcompeting and displacing native vegetation. Any species on the Michigan Department of Natural Resources list of invasive species shall be prohibited, in addition to those listed below. Existing prohibited species shall be identified on a site plan and shall not count towards landscape requirement.

Common Name	Botanical Name
Amur Maple	Acer Ginnala
Autumn Olive	Eleagnus Umbellata
Black Locus	Robinia Spp.
Box Elder	Acer Negundo
Bradford Pear (Callery)	Pyrus calleryana
Common Buckthorn	Rhamnus athartica
Common Reed	Phragmites australis
Flowering Rush	Butomus umbellatus
Garlic Mustard	Alliaria petiolata
Giant Knotweed	Polygonum sahalinensis (Fallopia sachalinensis)
Glossy Buckthorn	Rhamnus Frangula
Japanese Barberry	Berberis Thunbergii
Japanese Knotwood	Fallopia japonica
Lombardy poplar	Populus nigra var. italica
Multiflora rose	Rosa Multiflora
Norway Maple	Acer platanoides
Purple Loosestrife	Lythrum salicaria
Russian Olive	Elaeagnus Angustifolia
Spotted Knapweed	Centaurea Biebersteinii
Tree of Heaven	Ailanthus Altissima
White Mulberry	Morus alba

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. TBD be adopted as read.

YEAS:
NAYS:
ABSENT:

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

CITY OF HASTINGS

By:
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 2024, 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

City of Hastings
COUNTY OF BARRY, STATE OF MICHIGAN

ORDINANCE NO. TBD

AN ORDINANCE TO AMEND CHAPTER 90 OF THE HASTINGS CODE OF 1970, AS AMENDED, BY AMENDING THE FOLLOWING: ARTICLE 90 – XI - SIGNS, SECTION 90-961, SECTION 90-963, SECTION 90-967 (E) AND, SECTION 90-973 (A) (5).

THE CITY OF HASTINGS ORDAINS:

SECTION I.

Chapter 90 is hereby amended by amending Article 90-XI - SIGNS, Section 90-961 - Section 90-963, Section 90-967 (e), and Section 90-973 (a) (5). Amended text in **BOLD**.

Sec 90-961 Definitions

Temporary sign means a sign ~~installed~~ **intended to be displayed** for a limited period of time, ~~Temporary signs are categorized as follows:~~ **and which is not permanently attached to a building wall or to the ground.**

(relocate the following 'temporary sign' definitions within Section 90-961 in alphabetical order)

Banner sign, flag sign and flutter flag sign mean a **temporary** sign of fabric, plastic, or other non-rigid material without an enclosing structural framework which may or may not be attached to a pole, building or structure.

Balloon signs means a **temporary sign consisting of an envelope inflated with pressurized or heated air, or a light-than-air gas. Unlike inflatable signs, balloon signs can be suspended in midair, independent of any structure other than that which keeps the device from floating away.**

Inflatable sign means a **temporary sign consisting of flexible material that takes on a three-dimensional shape when filled with air/gas and is commonly used to draw attention to a site.**

Pennant sign means ~~a flag or cloth that tapers to a point~~ **any geometric shaped cloth, fabric or other lightweight material normally fastened to a stringer and which is secured or tethered so as to allow movement of the sign by the atmosphere.**

Portable sign means a ~~type of~~ temporary sign that is not ~~permanent and not~~ affixed to a building or structure and by its nature may be or is intended to be easily moved from one

location to another such as a ~~sidewalk sign~~ and sign supported on a metal chassis and may include copy that can be changed manually through the use of attachable characters.

Post sign means a **temporary sign** constructed of unbendable materials firmly attached to one or more wood, metal, plastic or other rigid posts or supports placed into the ground without permanent footings.

Sidewalk sign means a **temporary** A-frame sign which is portable and designed to be placed on the sidewalk in front of the use which the sign advertises.

Streamers means a long, narrow strip of material used as a decoration or symbol.

Wire frame sign means a temporary sign made of corrugated plastic, vinyl, cardboard, poster board or similar material which is supported by or attached to a metal frame.

Sec 90-963 Signs Exempted

The following signs shall be exempted from the provisions of this article, except for the regulations of section 90-966:

- a) **Permanent** signs which are 1.5 square feet or less in area.
- b) Directional, traffic warning and identification signs erected by a government agency when located within the street right-of-way.
- c) Flags of any nation, state, city, township, government, or government authorized agency.

Sec 90-967 Sign Regulations Applicable to All Districts

- d) Temporary signs are allowed in all zoning districts subject to the following regulations:
 - 1. Temporary signs, including signs held by a person, shall be located outside of the public right-of-way and shall not hamper the visibility of a driver on or off the site.
 - 2. Temporary signs shall not be illuminated in any fashion.
 - 3. Temporary signs shall be anchored in a safe and secure manner. The anchoring of temporary signs by tying or attaching weighted objects (such as cinder blocks or tires) is prohibited.
 - 4. A temporary sign shall be located a minimum of five feet from the edge of any road or street right-of-way or public or private sidewalk, ~~except for sidewalk signs~~ as regulated herein.
 - 5. A temporary sign shall not be displayed if it is torn, bent, faded, not upright, unreadable or otherwise unsightly.
 - 6. Prohibited temporary signs. The following types of temporary signs are prohibited:
 - a. Searchlights, laser lights, strobe lights, and lights of a similar nature.
 - 7. Temporary signs shall meet the following dimensional requirements ~~or as allowed by the zoning district~~, **except as regulated herein**.
 - a. Wire frame signs: Each sign shall not exceed four square feet in area and 30 inches in height.

- b. Post signs: Each sign shall not exceed eight square feet in area and four feet in height.
- c. Banner, flag and flutter flags shall not exceed 20 square feet in size and eight feet in height.
- d. Portable signs shall not exceed 32 square feet in area.

Sec 90-973 Signs In The B-1, B-2, B-3, B-4 And B-6 Districts

a) Only the following signs are permitted in the B-1, B-2, B-3, B-4 and B-6 districts:

5. *Temporary signs.* The following temporary signs shall be permitted subject to the dimensional requirements in section 90-967 or as allowed herein:

- a. Banner **sign**, flag **sign**, or flutter flag **sign**. No more than four banner, flag or flutter flag **signs** shall be permitted per parcel. Banner, flag and flutter flag signs may be displayed indefinitely provided they are properly maintained and shall be removed if they become torn, faded, unreadable or otherwise unsightly.
- b. **Balloon sign or inflatable sign. One balloon sign or inflatable sign shall be permitted per parcel.**
- c. Pennant **sign or** streamers. No more than four pennant **signs** or streamers ~~per parcel~~ shall be permitted **per parcel. Pennant signs and streamers may be displayed indefinitely** provided they are properly maintained and shall be removed if they become torn, faded, unreadable or otherwise unsightly.
- d. Portable sign. One portable sign shall be permitted **per parcel** for any 30 days within a period of 120 days; but the sign shall not be **located** closer than five feet to the front street right-of-way line nor closer than 20 feet to any curb, rear lot line, side lot line or intersection of street right-of-way **lines. If the sign is illuminated, there shall be an electrical outlet installed in accordance with the electrical codes for the city and state within five feet of the sign.** The sign permit shall designate the 30 days in the 120-day period, as requested on the application for a sign permit
- e. Post sign. One post sign shall be permitted per parcel **and shall** not ~~to~~ exceed 32 square feet in area and six feet in height.
- f. **Sidewalk sign. One sidewalk sign per storefront is permitted in the B-1 District and shall not occupy more than nine square feet of sidewalk nor exceed four feet in height. Sidewalk signs shall be subject to the following regulations:**
 - 1) **May be displayed only during hours a business is open.**
 - 2) **Must be placed in front of the storefront holding the permit for the sign.**
 - 3) **Shall be located a minimum of two feet from the curb and allow 5 feet of unobstructed sidewalk.**
 - 4) **Shall be placed 20 feet from each other.**
 - 5) **Shall not be placed on snowbanks.**
 - 6) **Shall be weatherproof and sturdy enough to withstand typical winds without flipping over.**

7) Loose paper faces are prohibited.

- g. Wire frame sign. No more than four wire frame signs shall be permitted per parcel.

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. TBD be adopted as read.

YEAS:
NAYS:
ABSENT:

CITY OF HASTINGS

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

By:
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 2024, 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

City of Hastings
Planning Commission
Work Tasks for 2024
STATUS REPORT FOR MAY 2024

1. Consider development of “Complete Streets” ordinance or policy and review subdivision text regarding street width. Hold until after December 2023 Planning Commission meeting.
2. Review Sec. 90-973 Signs in the B-1, B-2, B-3, B-4, and B-6 districts (as related to portable sidewalk ground signs). Review temporary sign ordinance text amendment to incorporate “sandwich” boards. Recommend text amendment review January 2024.
3. Review Article 90-XII Landscaping Section 90-1010 for permitted trees that are an invasive species. Recommend text amendment review January 2024.
4. 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.
5. 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.
6. Review Division 90-IX-6 Open Space Preservation Projects for lot size, cap limits, and other regulations. Master Plan action item. Open for discussion in 2024.
7. 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.
8. Review live-work standards for occupancy and total square footage adjustments. Master Plan action item.
9. Review landscape buffer requirements between multiple family zoned lots and the B-1 district for waste of developable space. Master Plan action item.
10. Review Article 90-VII Planned Unit Development for complete amendment consideration.

11. 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.**
12. Review text regarding multi-family dwellings for possible modification. Master Plan action item. **Refer to Housing Committee for discussion.**
13. Review Section 90-423 requiring multiple family developments to be reviewed as special uses. Master Plan action item. **Refer to Housing Committee for discussion.**
14. Review Section 90-427(b)(1) regarding conversion of single-family structure to multifamily use approval requirements. Master Plan action item. **Refer to Housing Committee for discussion.**
15. Review single-family uses permitted by right in multiple family districts. Master Plan action item. **Refer to Housing Committee for discussion.**

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
Meadowstone Mobile Home Park 1812 Lavender Drive	1.14.20	1.14.20	2.3.20	Approved	PED X Insulation from roadway Natural feature buffer	
Meadowtone Mobile Home Park 1812 Lavender Drive	1.13.22	1.13.22	5.2.22	Approved	Refuse disposal enclosure Landscaping Driveway width Elevations to be reviewed for façade Sidewalk installation prior to COI	
EWB 400 W. State Street	7.14.21	7.14.21	6.6.22	Approved	Monument sign on State - Removal Illumination must meet standards	
City of Hastings Parking Lot 8	8.19.22	NA	NA	Administrative	Fencing details Parking space width compliance Canopy tree type compliance	

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
Serenity Village 700 East Woodlawn	9.28.22	9.28.22	11.7.22	Approved	Landscaping Off Street Loading Ped. Access from sidewalk PC extends approval to 11-7-2024	
Tyden Lofts 326 W. State Street	10.17.22	10.17.22	11.7.22 12.5.22	12.5.22	Signage approved via permit Engineering approved by Director Tate	
Whitewater Car Wash 1105 W. State Street	12.21.22	1.11.23	2.6.23	2.6.23	Landscaping per PC Minutes 2.6.23	
City of Hastings and Barry County Central Dispatch 1037 East State Street	NA	3.27.23	5.1.23	5.1.23	Administrative approval of performance standards. Waiver of side setback requirement	
420 E Mill Street PUD 328 and 420 E Mill Street	5.30.23	5.31.23	7.3.23	7.3.23	City Council approval 24.5 units/acre 40 ft building height 5 feet front setback 30 ft building separation Delineation of phased development Lighting, landscaping, building exterior to be approved administratively. Acceptance of parking lot/100 yr FP DPS and Fire approval.	

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
Meadowstone Apartments III 710 Barfield Drive	6.12.23	6.12.23	8.7.23	8.7.23	Exterior finish subject to administrative approval. Utility and storm management subject to approval by DPS Director	
Chris Nelson N6 Towing	12.7.23	12.7.23	1.2.24	1.2.24	Stormwater review	
Rusty Bible	2.9.24	2.9.24	3.4.24	3.4.24	Building elevations to be provided to Zoning Administrator DPS Review	