

HASTINGS PLANNING COMMISSION A G E N D A

Monday June 3, 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** May 6, 2024 Draft Meeting Minutes of the Planning Commission *
5. **Informative Items:** None
6. **Public Hearings:**
 - A. Public hearing to review and consider text amendments to A-1, A-2, and A-O Zoning Districts.
 - B. Public hearing to review and consider text amendment to Section 90-1010 Buffer Zone Development Standards and review adding Section 90-1014 Prohibited Species.
 - C. Public hearing to review and consider text amendment to Article 90-XI – Signs, Sections 90-961, 90-963, 90-967 (e), and 90-973 (a) (5).
7. **New Business:** None
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. *
 - D. Discuss revised zoning district consolidation. *
9. **Open Public Discussion and Comments**
10. **Staff Comments**
11. **Commissioner Comments**
12. **Adjourn**

*Indicates attachment

CITY OF HASTINGS
PLANNING COMMISSION MEETING MINUTES
May 6, 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, Scott Darling, Nichole Lyke, Tom Maurer, Jacquie McLean, Sarah Moyer-Cale, and Dave Tossava. Absent: None.

Call to Order

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

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

Approval of the Agenda

It was MOVED by Foster and SECONDED by McClean that the proposed minutes of the Regular Meeting of March 4, 2024 be approved. All members present voting yes; motion carried.

Approval of the Minutes

None.

Information

Chairperson Hatfield declared a conflict of interest and handed over the duties of the Chairperson to Vice-Chair Maurer. Mr. Hatfield left the room for the duration of the hearing.

Public Hearing:
Rezoning of 939 W. Clinton et al, from RS to either R1 or R2

King and Harvey presented an overview of the initial rezoning request and the discussion that the Planning Commission had in March regarding the appropriateness of evaluating the larger neighborhood area for a potential rezoning. Harvey also provided an overview of her staff report.

Mr. Garry Moyer, 939 W. Clinton, provided comments regarding his intention to construct an attached garage and the benefit the rezoning would have for his property. Vice-Chairperson Maurer opened the hearing for public comment at 7:36 p.m. Steve Hoke, 943 W. Clinton, spoke in opposition to the rezoning. No other comments were made by the public. The public comment period was closed at 7:44 p.m.

Discussion was held regarding the impact of rezoning and the Master Plan.

It was MOVED by Bolthouse and SECONDED by Foster to recommend denial of the request for rezoning any of the noticed properties to either R-1 or R-2. Roll Call Vote: Bolthouse, Darling, Foster, Lyke, Maurer, McLean, Moyer-Cale and Tossava voting yes; no members voting against, Hatfield abstained, motion carried.

Chairperson Hatfield reentered the room and took over the duties as Chairperson.

New Business:

King discussed the intended office and storage building proposed for 1000 E. Enterprise Drive. The applicant, Mr. Chad Stora, presented information about his intentions for the site. Commissioners welcomed Mr. Stora to Hastings and look forward to reviewing the site plan at a future meeting.

Unofficial site plan review for 1000 E. Enterprise Dr.

King presented information regarding the proposed changes to the Apartment district as recommended by the Housing Committee.	Text amendment to A1, A2, and AO Zoning districts
It was MOVED by Tossava and SECONDED by McLean to hold a public hearing on June 3, 2024 regarding the text amendment. All members present voting yes; motion carried.	
Modifications to the buffer zone standards as well as the inclusion of a new section prohibiting invasive species was presented. Discussion was held.	Text amendment to landscaping requirements
It was MOVED by Moyer-Cale and SECONDED by McLean to hold a public hearing on June 3, 2024 regarding the text amendment. Bolthouse, Darling, Foster, Lyke, McLean, Moyer-Cale and Tossava voting yes, Maurer voting no, motion carried.	
Harvey presented minor changes to the sign ordinance relating to temporary signs. The primary purpose of the amendment is to allow and regulate sidewalk signs. Other minor changes are also included. Discussion was held.	Text amendment to sign ordinance
It was MOVED by Tossava and SECONDED by Maurer to hold a public hearing on June 3, 2024 regarding the text amendment. All members present voting yes; motion carried.	
Harvey discussed her staff memo regarding the potential consolidation of the city's zoning districts from 19 to 13 districts. Discussion was held. It was discussed that the transition would be a lengthy process and require evaluation of each district proposed for consolidation.	Review draft zoning map consolidation
The JPA had a meeting in April. The JPC has not recently met.	Old Business JPA/JPC Update
Several items on the list are currently being worked on by the Planning Commission. It was suggested that items being worked on be highlighted on the list.	Work Task List
No changes.	Tracking Terms and Conditions
Steve Hoke addressed the Planning Commission.	Public Comment
None.	Staff Comments
Foster noted that he appreciates the diversity of thoughts and opinions on the commission.	Commission Comments
It was MOVED by McLean and SECONDED by Bolthouse to adjourn the meeting. All members present voting yes, motion carried. Meeting adjourned at 8:57 p.m.	Adjournment

Respectfully submitted,

Sarah Moyer-Cale,
Secretary

City of Hastings

NOTICE OF PUBLIC HEARING ON ORDINANCE NO. 623

The Planning Commission will hold a Public Hearing for the purpose of hearing written and/or oral comments from the public concerning amending Chapter 90 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). The public hearing will be held on **Monday June 3, 2024 at 7:00 PM** in the Council Chambers on the second floor of City Hall, 201 East State Street, Hastings, Michigan 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, Michigan 49058.

The City will provide necessary aids and services to individuals with disabilities upon five days' notice to the Clerk of the City of Hastings. Individuals requiring these services should contact the City of Hastings at 269-945-2468, or via email at mbean@hastingsmi.gov.

Amy Hubbell
Deputy City Clerk

Please publish in the May 16, 2024 edition of the Hastings
Banner.

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

City of Hastings
COUNTY OF BARRY, STATE OF MICHIGAN

ORDINANCE NO. 623

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

NOTICE OF PUBLIC HEARING ON ORDINANCE NO. 625

The Planning Commission will hold a Public Hearing for the purpose of hearing written and/or oral comments from the public concerning amending Chapter 90 by amending Article 90-XII, Section 1010 (d) and adding Section 90-1014. The public hearing will be held **on Monday June 3, 2024 at 7:00 PM** in the Council Chambers on the second floor of City Hall, 201 East State Street, Hastings, Michigan 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, Michigan 49058.

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Amy Hubbell
Deputy City Clerk

Please publish in the May 16, 2024 edition of the Hastings
Banner.

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

City of Hastings
COUNTY OF BARRY, STATE OF MICHIGAN

ORDINANCE NO. 625

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 Locust	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

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Dated:

City Clerk

City of Hastings

NOTICE OF PUBLIC HEARING ON ORDINANCE NO. 624

The Planning Commission will hold a Public Hearing for the purpose of hearing written and/or oral comments from the public concerning amending Chapter 90 by amending Article 90-XI - SIGNS, Section 90-961, Section 90-963, Section 90-967 (e), and Section 90-973 (a) (5). The public hearing will be held on **Monday June 3, 2024 at 7:00 PM** in the Council Chambers on the second floor of City Hall, 201 East State Street, Hastings, Michigan 49058.

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

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Amy Hubbell
Deputy City Clerk

Please publish in the May 16, 2024 edition of the Hastings
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Received by _____ on _____
as representative of the Hastings Banner.

City of Hastings
COUNTY OF BARRY, STATE OF MICHIGAN

ORDINANCE NO. 624

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.

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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

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Dated: _____
City Clerk

City of Hastings
Planning Commission
Work Tasks for 2024
STATUS REPORT FOR JUNE 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.**

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

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

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		5.15.24
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	



MCKENNA

May 6, 2024

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

Master Plan: Zoning Plan

Future Land Use Category	Zoning District
Residential Growth A – 15,000 sq ft lots	R-S Suburban Residential
Residential Growth B – 9,0000 sq ft lots	R-1 District R-1 A District
Residential Growth – Multiple Family	A-1 District A-2 District R-D District
Core Neighborhood	R-2 District A-1 District
Modern Neighborhood	R-1 District R-M District
Neighborhood Center	B-5 A-O O
Downtown Edge	B-3 B-5 A-O O
Downtown Core	B-1
Gateway Commercial	B-2 B-4 B-6 O

Zoning Districts: Proposed Consolidation Plan

- **Reduce Existing 19 Zoning District to 13 Zoning Districts**

~~R-R Rural Residential District (1 d.u./acre)~~

R-S Suburban Residential (SF – 15,000 sq ft – 2.9 d.u./acre)

R-1 One-Family Residential (SF – 9900 sq ft – 4.4 d.u./acre)

R-1A One-Family Residential (per Hastings Joint Land Use Plan)

R-2 One-Family & **Two-Family** Residential (SF, 2F – 8000 sq ft – 5.45 d.u./acre)

R-D Duplex Apartment (SF, 2F, 3-4F – 9900 sq ft – 4.4 d.u./acre)

R-3 Multiple Family

A-2 Apartment Edge (south & west of CBD – SF, 2F, 3-4F, MF – 6-8 d.u./acre)

A-1 Apartment (SF, 2F, MF – 6600 sq ft – 14 d.u./acre)

R-4 Multiple Family

A-O Apartment & Office (SF, 2F, MF – 6600 sq ft – 14 d.u./acre)

O Office

R-5 Mixed Use

B-5 Mixed Use District (North) – SF, 2F, Offices w/ design standards

R-M Mobile Home Park

B-1 Central Business (CBD)

B-2 General Business (M-37 & M-43)

B-4 West Business (B-2 w/ design standards)

B-2 Gateway

B-6 South Business (M-37)

Business

B-3 Downtown Edge (attached SF, office, commercial – edge of CBD)

D-1 Industrial

D-2 Industrial

