

# HASTINGS PLANNING COMMISSION A G E N D A

Monday July 1, 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** June 3, 2024 Draft Meeting Minutes of the Planning Commission \*
5. **Informative Items:** None
6. **Public Hearings:** None
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**  
**June 3, 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, Sarah Moyer-Cale, and Dave Tossava. Absent: Jacquie McLean

**Call to Order**

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

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

**Approval of the Agenda**

It was MOVED by Tossava and SECONDED by Maurer that the proposed minutes of the Regular Meeting of May 6, 2024 be approved. All members present voting yes; motion carried.

**Approval of the Minutes**

None.

**Information**

King and Harvey presented an overview of the proposed changes to the A-1, A-2, and A-O zoning districts. The changes would eliminate single family zoning as an allowed use and add multifamily as a permitted use rather than a special land use. Chairperson Hatfield opened the public hearing at 7:07p.m. No members of the public provided comment. Chairperson Hatfield closed the public comment period at 7:07p.m. Further discussion was held by the commissioners related to the impact of the changes on existing single-family homes in the district.

**Public Hearing:**  
Review amendments to A-1, A-2, and A-0 zoning districts

It was MOVED by Tossava and SECONDED by Maurer to recommend to the City Council approval of the text amendment with the exception of amendments related to single family uses. All members present voting yes; motion carried.

King provided information regarding the changes to the landscaping requirements, specifically trees that were allowed in the buffer zone and invasive species that could not be planted. Discussion was held. Chairperson Hatfield opened the public comment period at 7:57 p.m. No members of the public provided comment. The period was closed at 7:57 p.m.

Review amendments to landscaping requirements

It was MOVED by Foster and SECONDED by Tossava to recommend approval of the text amendment to the City Council as presented. Bolthouse, Hatfield, Foster, Darling, Lyke, Moyer-Cale, Tossava voting yes, Maurer voting no; motion carried.

A revised draft of the proposed changes to the sign ordinance text was presented. King and Harvey provided information on the draft. Discussion was held. Chairperson Hatfield opened the public comment period at 8:31 p.m. No members of the public provided comment. The comment period was closed at 8:31 p.m.

Review amendments to sign ordinance

It was MOVED by Bolthouse and SECONDED by Lyke to recommend approval of the sign ordinance text as presented. All members present voting yes; motion carried.

**New Business:**  
None.

The JPA and JPC have not met.

**Old Business**  
JPA/JPC Update

No changes.

Work Task List

EWB sign is complete. The certificate of occupancy for the car wash has been granted.

Tracking Terms and Conditions

Discussion was held regarding the zoning district consolidation project. It was determined that staff should compile a map demonstrating where the consolidated zoning districts would appear assuming no other map changes.

Zoning District Consolidation

None.

**Public Comment**

None.

**Staff Comments**

None.

**Commission Comments**

It was MOVED by Foster and SECONDED by Lyke to adjourn the meeting. All members present voting yes, motion carried. Meeting adjourned at 8:50 p.m.

**Adjournment**

Respectfully submitted,

Sarah Moyer-Cale,  
Secretary

**City of Hastings**  
**Planning Commission**  
**Work Tasks for 2024**  
**STATUS REPORT FOR JULY 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. **Ordinance # 624 Adopted by City Council on June 24, 2024**
3. Review Article 90-XII Landscaping Section 90-1010 for permitted trees that are an invasive species. **Ordinance #625 Adopted by City Council on June 24, 2024.**
4. Review Section 90-883 (b)(4) pertaining to the maximum driveway width serving a single-family or two-family dwelling. Review 1<sup>st</sup> 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.
13. Review Section 90-423 requiring multiple family developments to be reviewed as special uses. Master Plan action item. **Ordinance # 623 Adopted by City Council on June 24, 2024.**
14. Review Section 90-427(b)(1) regarding conversion of single-family structure to multifamily use approval requirements. Master Plan action item. **Ordinance #623 Adopted by City Council on June 24, 2024**
15. Review single-family uses permitted by right in multiple family districts. Master Plan action item. **Planning Commission did not recommend eliminating single family homes by right in the Apartment Districts.**

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
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	
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

