

HASTINGS PLANNING COMMISSION A G E N D A

Monday October 7, 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** August 5, 2024 Draft Meeting Minutes of the Planning Commission *
5. **Informative Items:** September 3, 2024 Planning Commission Meeting Cancellation Notice*
6. **Public Hearings:** None
7. **New Business:**
 - A. Site plan review for Zach Santmier for property located at 128 S. Jefferson Street. *
 - B. Preliminary site plan review for Scott Chandler of Woodlawn Meadows Retirement Village II at 1813 N. East Street. *
 - C. Consider Scheduling a Public Hearing for November 4, 2024 to review and consider final site plan approval and Planned Unit Development modification for Woodlawn Meadows Planned Unit Development for property located at 1813 N. East Street.
 - D. Review administrative site plan approval for David Koons for property located at 216 N. Broadway. *
 - E. Review administrative site plan approval for B & T Group for property located at 1012 Enterprise Drive. *
 - F. Review administrative site plan approval for Par Tee Ventures, LLC for property located at 1550 N. Broadway. *
 - G. Nominate and conduct election of Vice-Chair.
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

CITY OF HASTINGS
PLANNING COMMISSION MEETING MINUTES
August 5, 2024

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

Call to Order

William Mattson took the oath of office.

Oath of Office

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

Roll Call

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

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

Approval of the Agenda

It was the consensus of the commission that the minutes of the July 1, 2024 regular meeting would be approved at the September meeting as some information was missing from the draft.

Approval of the Minutes

None.

Information

None.

Public Hearings

King presented an overview of the request by Chad Stora to approve the site plan for a warehouse/storage facility at 1000 Enterprise Drive. This is a permitted use within the D-2 zoning District. It was noted that the applicant submitted a revised site plan demonstrating compliance with the zoning ordinance with the exception of providing adequate detail to determine compliance for garbage screening. Stora stated that the dumpster enclosure would be made of the same material as the retaining wall. It was noted that the applicant did not yet know what business uses the tenants occupying the various units of the building would be and that the applicant would need to contact the zoning administrator for compliance information as tenants were approved. Discussion was held.

New Business:
Site plan review
for 1000
Enterprise Drive

It was **MOVED** by McLean and **SECONDED** by Mattson to approve the site plan as presented with the following findings and contingencies:

- The existing landscaping as shown on the plan meets the landscape screening standard.
- Any sign proposal shall be subject to compliance with applicable zoning ordinance requirements and shall be reviewed/approved through the permit process.
- Site plan approval is contingent upon review and approval by the Hastings Fire Department and the Department of Public Services.

All members present voting yes; motion carried.

It was noted that the JPC had met.

Old Business
JPA/JPC Update

There were no additions to the work task list.

Work Task List

There were no changes to the tracking sheet.

Tracking Terms
and Conditions

Discussion was held regarding the zoning district consolidation map and memo.

Zoning District
Consolidation

King presented information regarding the creation of this district in 2009. Discussion was held. It was the consensus of the Planning Commission to seek additional information regarding this district.

R1-A One Family
Zoning Memo

None.

Public Comment

King stated that a new Vice-Chair would need to be elected as Tom Maurer had been serving in that role.

Staff Comments

The Commissioner's welcomed Mattson to the Planning Commission. Lyke stated that the Trumble Insurance Back to School Bash was a huge success with over 2,000 people in attendance.

**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 7:53 p.m.

Adjournment

Respectfully submitted,

Sarah Moyer-Cale,
Secretary

**CITY OF HASTINGS
PLANNING COMMISSION MEETING CANCELLATION
PUBLIC NOTICE**

Notice is hereby given that the **Tuesday, September 3, 2024** meeting of the City of Hastings Planning Commission is **cancelled** due to lack of agenda items. The next meeting will be held Monday, Oct. 7, 2024.

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 Clerk of the City of Hastings at 269-945-2468, or via email at lperin@hastingsmi.gov.

Linda Perin
City Clerk



Application for Planning Commission

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



Date: 09/16/2024

Applicant Name: Santmier (Last) Zach (First) N (M.I.)

Address: 8800 84th St. (Street) Alto, MI, 49302 (City, State, Zip)

Telephone: 6164016575 (Business) (Cellular)

Email: zach@trumbleagency.com

Applicants Interest in Property: Owner of LLC

Owners Name (If Different From Above): Santmier Properties, LLC

Request:

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

Address of Property: 128 S Jefferson St. Hastings, MI 49058

Legal Description:

Current Zoning: unchanged B-1 Proposed Zoning: unchanged B-1

Applicable Fees: 250 + \$1,250 = review \$1,500 = total

Applicants Signature: [Signature] Owner (Title)

Staff Signature: [Signature] C D W (Title)

Office Use Only

| | |
|----------------------------|--------------------------|
| Application Number: _____ | Date Advertised: _____ |
| Filing Date: 9-16-24 | Date of Meeting: 10-7-24 |
| Fees Paid: 9-16-24 | Board Action: _____ |
| To Clerks Office On: _____ | Effective Date: _____ |

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

Receipt No: 1.150284

Sep 16, 2024

SANTMIER PROPERTIES, LLC

| | |
|---|----------|
| CHARGES FOR SERVICES - ESCROW DEPOSIT SANTMIER PROPERTIES, LLC 128 S JEFFERSON 101-000-283-390 Perf Dep Santmier Properties | 1,250.00 |
|---|----------|

| | |
|--------|----------|
| Total: | 1,250.00 |
|--------|----------|

SANTIMER PROPERTIES, LLC

| | |
|--|--------|
| CHARGES FOR SERVICES - APPLICATION FEE (IE BEIG) TRUMBLE AGENCY 128 S JEFFERSON 101-100-648-000 Application Fees | 250.00 |
|--|--------|

| | |
|--------|--------|
| Total: | 250.00 |
|--------|--------|

| | |
|--|----------|
| CHECK Check No: 20037 | 1,500.00 |
| Payor: TRUMBLE AGENCY | |

| | |
|----------------|----------|
| Total Applied: | 1,500.00 |
|----------------|----------|

| | |
|------------------|-----|
| Change Tendered: | .00 |
|------------------|-----|

Duplicate Copy

09/16/2024 3:23 PM



PROJECT NAME AND ADDRESS

TRUMBLE INSURANCE RENOVATION 128 S JEFFERSON ST HASTINGS, MI 49058

PROJECT DESCRIPTION

TENANT IMPROVEMENT OF AN EXISTING RESTAURANT TO OFFICE. WORK PRIMARILY ON MAIN LEVEL WITH LEVEL 2 BEING WHITE BOX SPACE FOR FUTURE. EXISTING LOWER LEVEL UTILITY USE TO REMAIN.

CITY SUBMITTALS

LIST OF CITY SUBMITTALS

- 1.
- 2.
- 3.
- 4.

LIST OF DEFERRED CITY SUBMITTALS

- 1.
- 2.
- 3.
- 4.

LOCATION MAP



PROJECT IMAGE



DRAWING INDEX - PROJECT

| SHEET # | SHEET TITLE |
|-------------|---|
| 00 | GENERAL INFORMATION |
| • G00-00-00 | COVER SHEET |
| G00-00-01 | GENERAL INFORMATION PROJECT INFORMATION |
| G01-00-00 | GENERAL INFORMATION LIFE SAFETY PLAN FIRST FLOOR COMPOSITE |
| 70 | ARCHITECTURAL |
| A00-00-01 | ARCHITECTURAL GENERAL INFORMATION |
| A00-00-02 | ARCHITECTURAL WALL TYPES |
| 73 | ARCHITECTURAL ELEMENTS |
| • AE1-01-01 | ARCHITECTURAL FIRST FLOOR PLAN, DEMOLITION AND REFLECTIVE CEILING PLANS |
| • AE2-00-01 | ARCHITECTURAL BUILDING ELEVATIONS |
| AE3-00-01 | ARCHITECTURAL BUILDING SECTIONS |
| AE4-00-01 | ARCHITECTURAL LARGE SCALE VIEWS |
| AE5-00-01 | ARCHITECTURAL DETAILS |
| AE7-00-01 | ARCHITECTURAL SCHEDULES |
| AE9-00-01 | ARCHITECTURAL 3D REPRESENTATIONS |
| 82 | INTERIOR DESIGN |
| IE1-01-00 | INTERIOR DESIGN PLAN FIRST FLOOR COMPOSITE |

PROJECT TEAM

GHAFARI

37 OTTAWA NW
SUITE 700
GRAND RAPIDS, MI 49503-2900 USA
TEL +1.616.771.0909
www.ghafari.com

PROJECT INFORMATION

PROJECT NUMBER:2400397

ISSUED FOR:DOC REL 01 - SPA

ISSUE DATE:09/16/24



TRUMBLE INSURANCE
138 W. STATE ST.
HASTINGS, MI 49058
TRUMBLE INSURANCE
RENOVATION
128 S JEFFERSON ST
HASTINGS MI, 49058

GHAFARI

17101 MICHIGAN AVENUE
DEARBORN, MI 48126-2736 USA
TEL +1.313.441.3000
www.ghafari.com

CONSULTANT INFORMATION

REGISTRATION SEAL

NOT FOR CONSTRUCTION

| REV | DATE | DOC REL ## | DESCRIPTION |
|----------|-------------|------------|-------------|
| 09/16/24 | DR 01 - SPA | | |

| | |
|-----------------|------------|
| PROJECT # | 2400397 |
| PROJECT MANAGER | A. ECKERT |
| DESIGNED BY | A. SMITH |
| DRAWN BY | E. ANDRADE |
| QUALCHECK | A. SMITH |
| SHEET TITLE | |

ARCHITECTURAL FIRST FLOOR PLAN, DEMOLITION AND REFLECTIVE CEILING PLANS

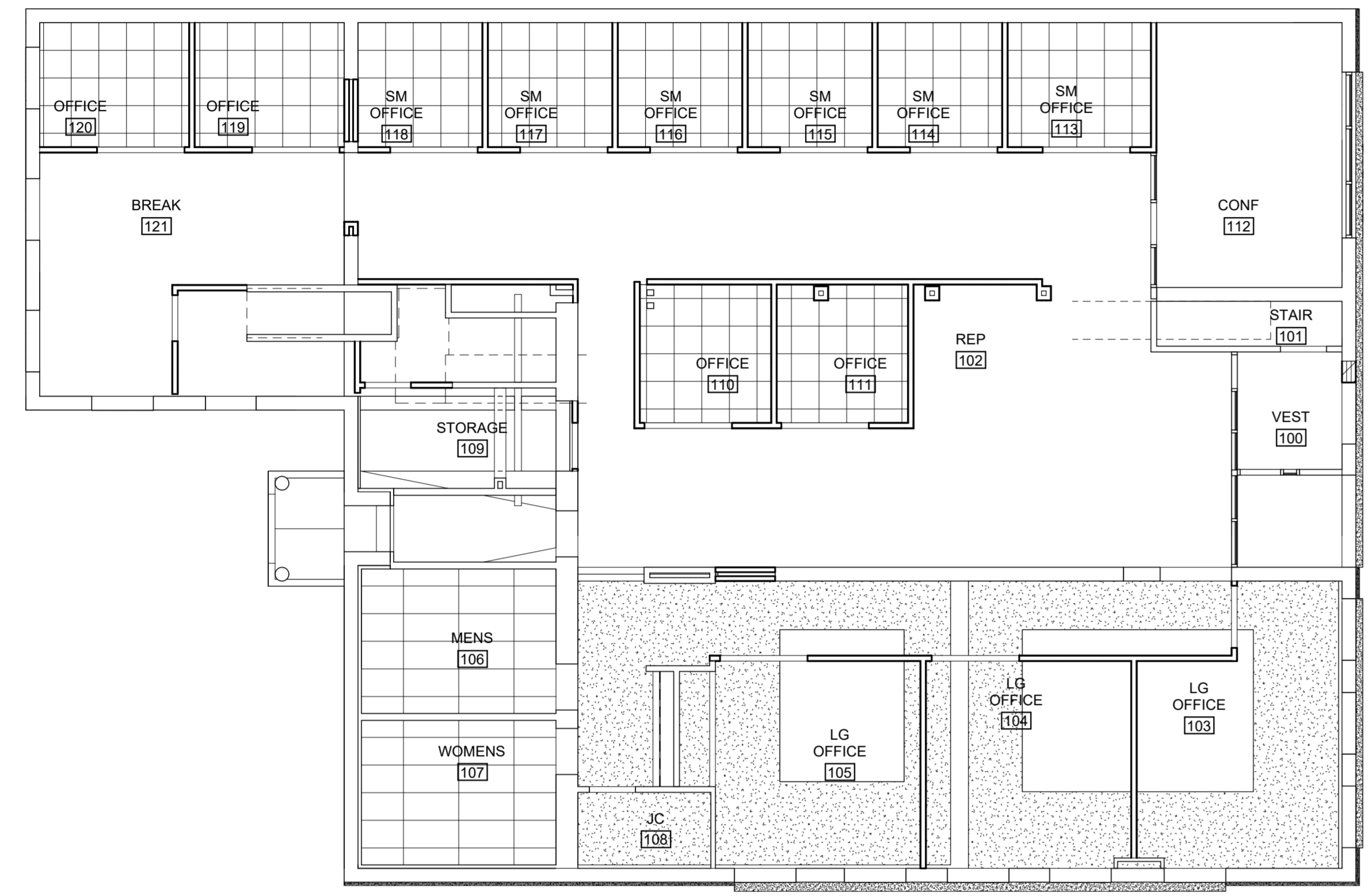
AE1-01-01
SHEET NUMBER

GENERAL NOTES

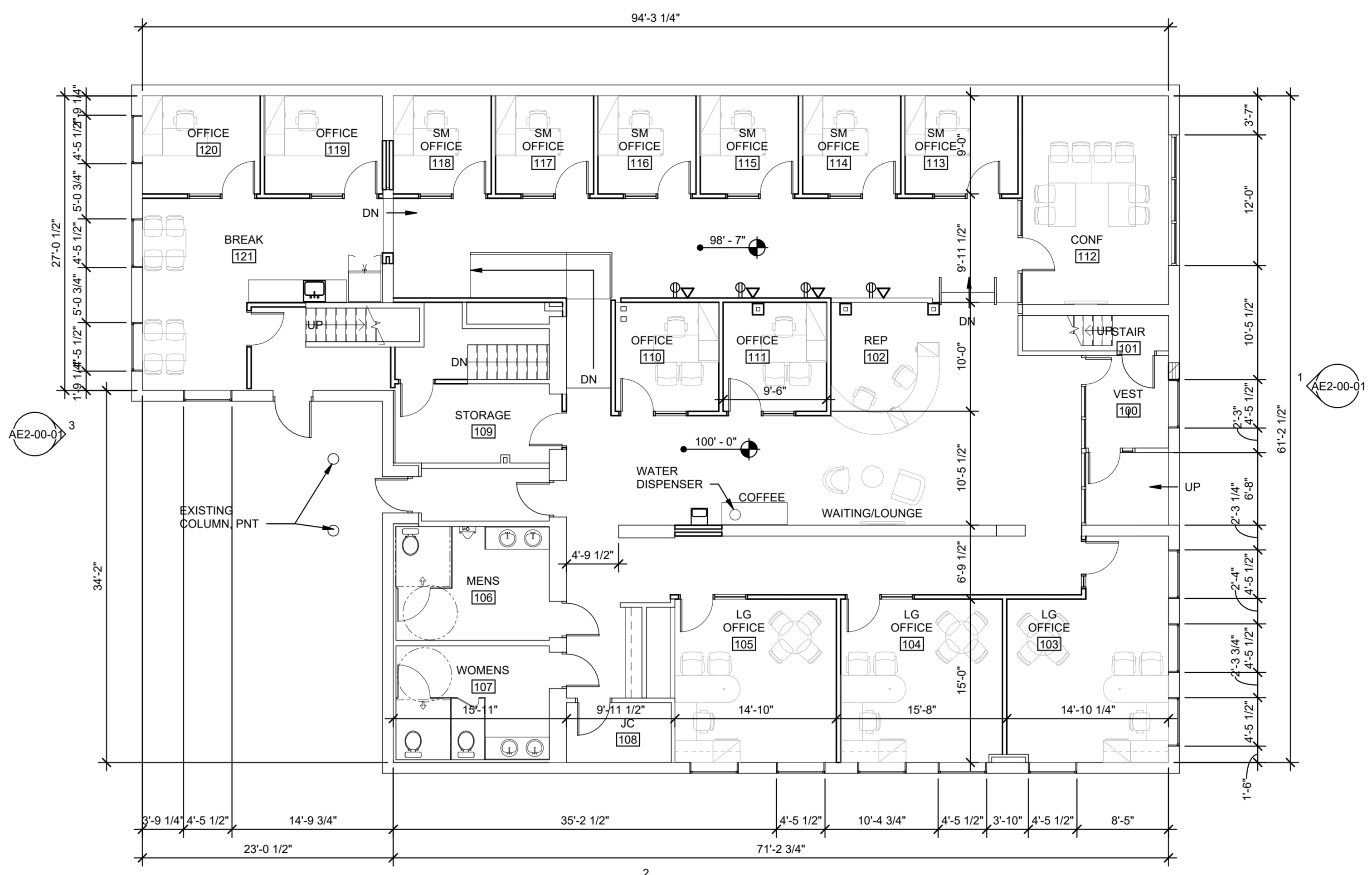
- EXEMPT FROM PARKING REQUIREMENTS PER SECTION 90-919 COMMUNITY PARKING. PROJECT WILL UTILIZE EXISTING COMMUNITY PARKING AND STREET PARKING.
- EXISTING STORM WATER DRAIN SYSTEM TO REMAIN.

FLOOR PLAN LEGEND

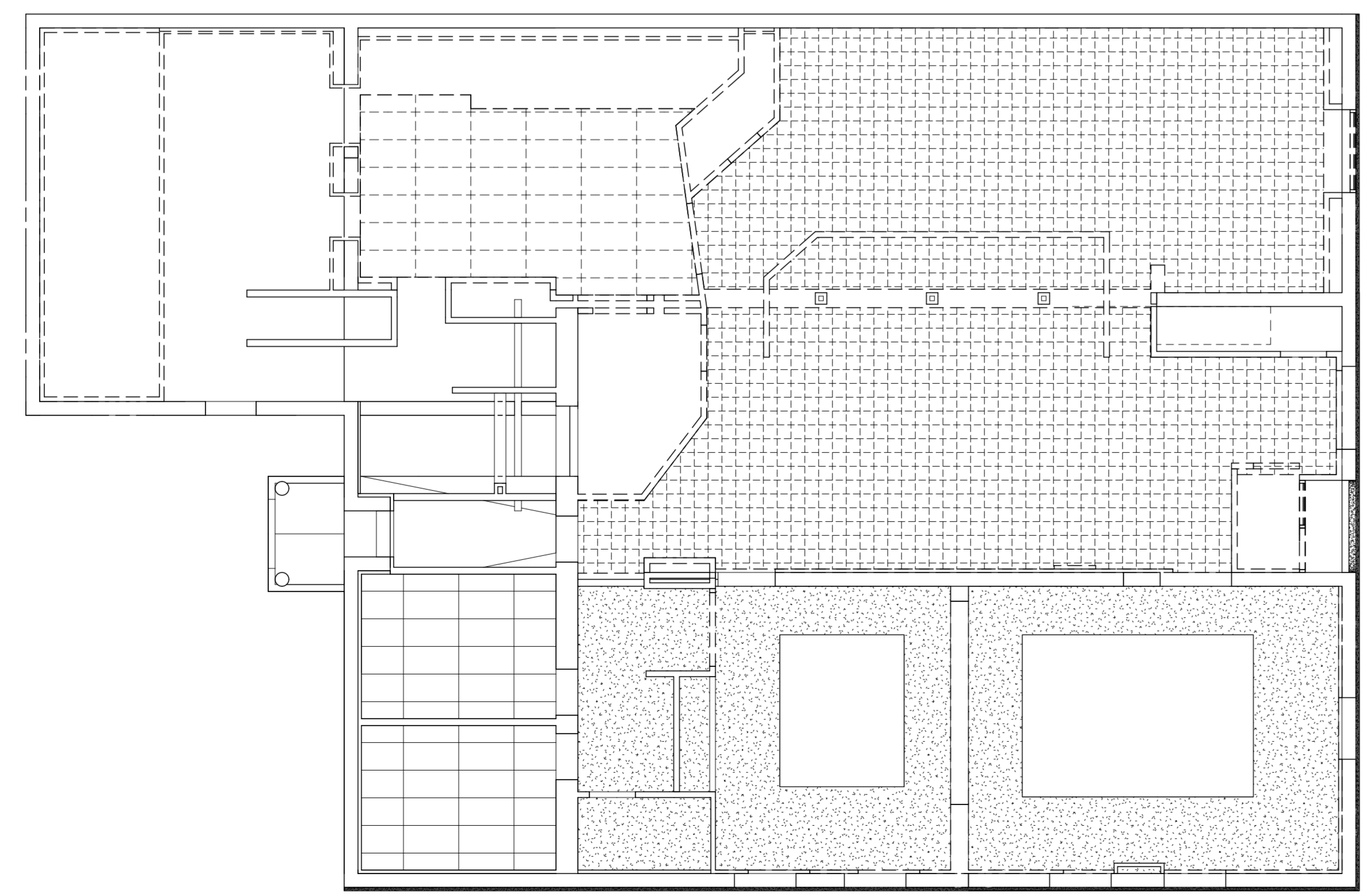
- AREA OF WORK
- AREA NOT IN CONTRACT
- 1 HOUR RATED
- 2 HOUR RATED



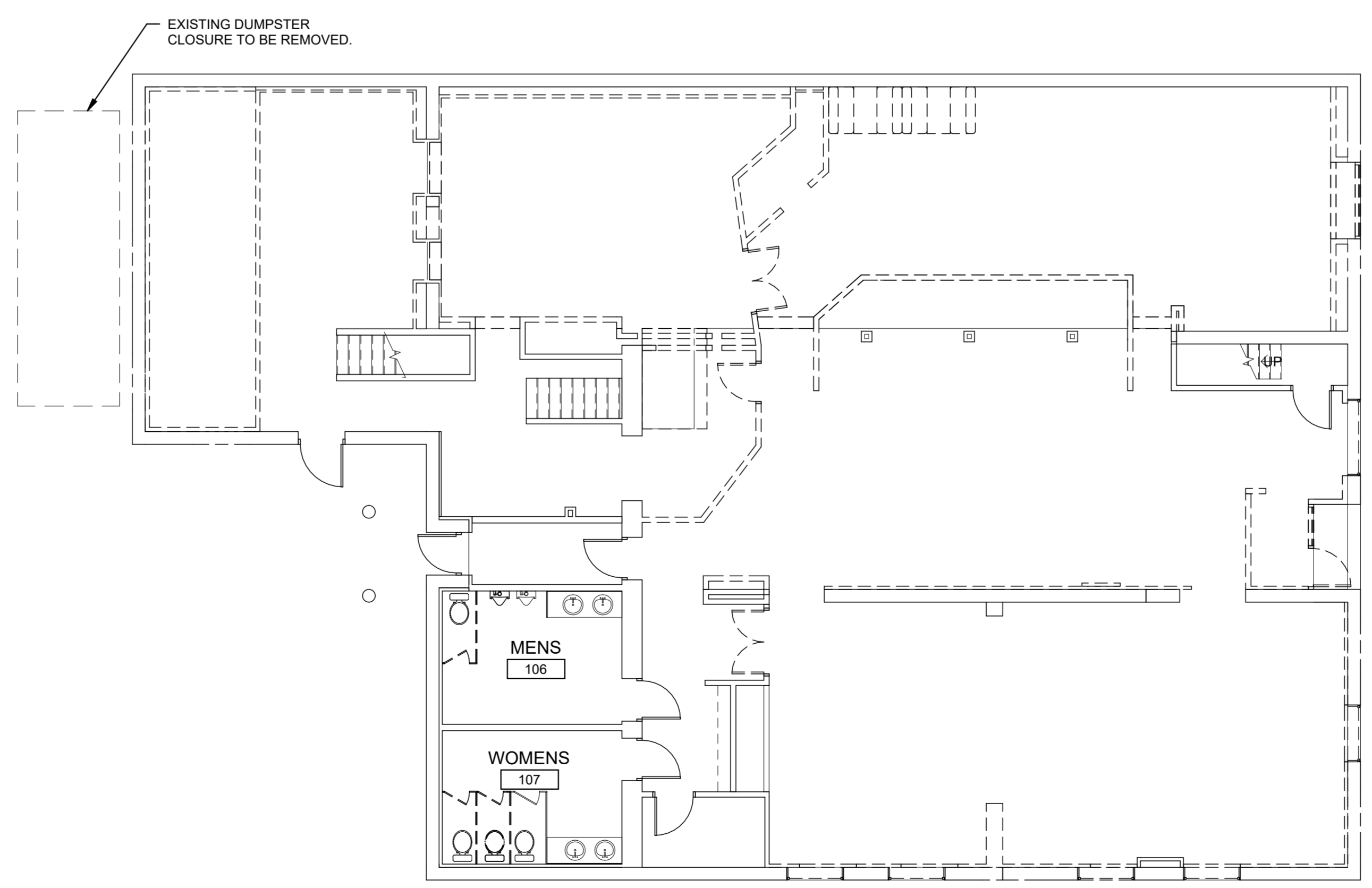
REFLECTIVE CEILING PLAN
SCALE: 1/8" = 1'-0"
NORTH



MAIN LEVEL
SCALE: 1/8" = 1'-0"
NORTH



DEMOLITION REFLECTIVE CEILING PLAN
SCALE: 1/8" = 1'-0"
NORTH



DEMOLITION PLAN
SCALE: 1/8" = 1'-0"
NORTH



MCKENNA

October 7, 2024

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

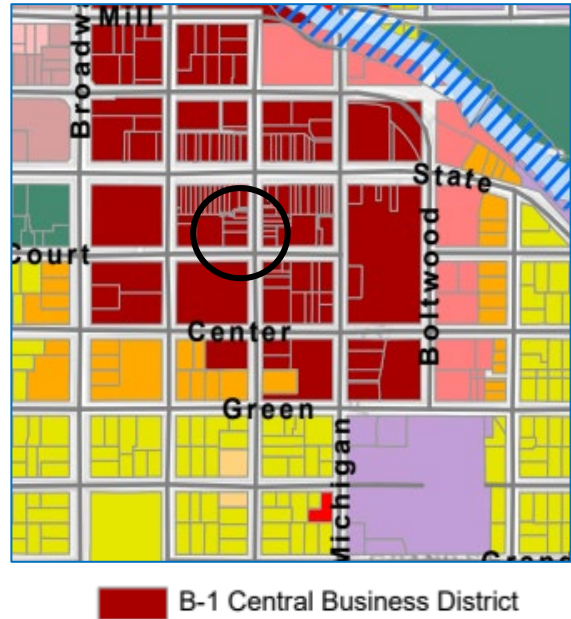
Applicant: Zach Santmier
Trumble Insurance Agency

Property: 128 S. Jefferson Street

Zoning: B-1 District

Request: *Site Plan Review* – for the proposed conversion of a ‘restaurant’ to an ‘office use’

Zoning Map



Application Overview

- The subject site consists of approximately 0.18 acres and is provided 66 ft of frontage on S Jefferson Street and 118 ft of frontage on E Court Street.
- The subject site is currently occupied by an existing 2-story commercial building with a 5000 sq ft footprint. The building was previously occupied by a ‘restaurant’.
- Applicant proposes renovation and use of the first floor as ‘office use’. The second floor is proposed as ‘white box space’ for future use.



- The proposed ‘office use’ is a Permitted Use within the B-1 District. (Section 472 (e) – ‘*medical clinics, general office buildings and facilities for substance abuse treatment.*’)
- A review of the proposal shall be guided by **Sections 90-474-476** – *B-1 District Regulations & Design Standards* and **Section 90-131** – *Site Plan Review Standards*.

[Site Plan Review:](#)

Section 90-474 B-1 District Regulations

| | Permitted/Required | Proposed |
|------------------------------|---|---|
| Min Lot Size | None | Approximately 0.18 acres (7800 sq ft) |
| Min Lot Width | None | 66 ft |
| Min Building Setbacks | Front (Jefferson St) – 0 ft-5 ft Front (Court) – 0 ft-5 ft Side (north) – 0 ft Rear (west) – 12 ft | Front – 0 ft Front - 0 ft Side – 0 ft Rear – 7 ft (nonconforming – no change proposed) |
| Max Building Height | 40 ft | ~ 30 ft |
| Max Lot Coverage | 40% | 64% (nonconforming – no change proposed) |

Section 90-475 B-1 District Additional Regulations

Article X - Parking

- No on-site parking is existing/proposed. The subject site is located within 300 ft of a municipal parking lot. (City Lot 1 – West Court Street)
- Per Sec 90.919 – *Community Parking*, the subject site is construed as ‘participating in a community parking program’ and is exempt from the off-street parking requirements of this section. – *compliance noted*



- Loading/Unloading – N/A
- No change to the existing lot coverage and storm water drainage design is proposed. – *compliance noted.*

Article XI – Signs

- **Any sign proposal shall be subject to compliance with applicable Zoning Ordinance requirements and shall be reviewed/approved through the permit process. (See Section 90.965)**

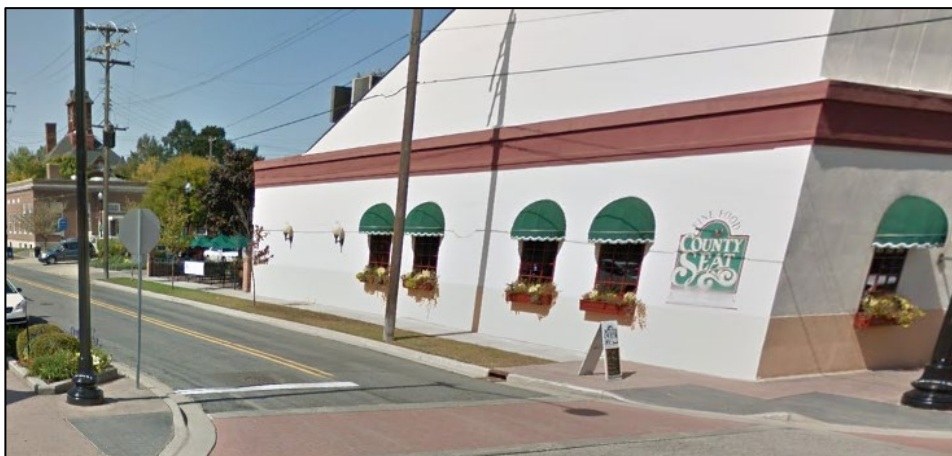
Section 90-476 B-1 District Design Standards

| Project plans reflect interior/exterior building renovations; no building additions or site modifications are proposed. | |
|---|--|
| Required | Proposed |
| Shall incorporate styles and building materials for commercial buildings within the downtown. | See photo of adjacent buildings (below) |
| <p>Windows – Jefferson St (east elevation) & Court St (south elevation) frontages</p> <ul style="list-style-type: none"> • First Story <ul style="list-style-type: none"> ○ 40%-90% wall coverage ○ 30 in-40 in ht above sidewalk ○ Transparent/non-reflective ○ Not exceed 1-story in ht • Second Story <ul style="list-style-type: none"> ○ 20%-40% wall coverage ○ Vertical orientation w/ sills ○ Max 36 sq ft pane of glass ○ Transparent/non-reflective ○ Not exceed 1-story in ht | <ul style="list-style-type: none"> - Increase in window area proposed; improves window coverage on first-story - Height above sidewalk and transparency cannot be confirmed. - Window area will remain unchanged; - Vertical windows proposed; - Window pane area and transparency cannot be confirmed. |
| May be modified by the PC if visually compatible with nearby existing buildings and maintains/improves the historical architectural character of the downtown. | |





Jefferson Street Frontage (east elevation)



Court Street Frontage (south elevation)

Summary of Findings:

- Additional design detail is required to confirm compliance with Section 90-476 d.2. (Windows)
- No exterior lighting is shown; any proposed exterior lighting shall comply with applicable district lighting standards.
- Any sign proposal shall be subject to compliance with applicable Zoning Ordinance requirements and shall be reviewed/approved through the permit process.





Application for Planning Commission

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



Date: 09/13/2024

Applicant Name: Chandler Scott
(Last) (First) (M.I.)
Address: Space Source, Inc. 240 E. 8th Street, Holland, MI 49423
(Street) (City, State, Zip)
Telephone: 616-883-2728
(Business) (Cellular)
Email: schandler@spacesource.net

Applicants interest in Property: Contract purchase

Owners Name (if Different From Above): Woodlawn Meadows Retirement Village II

Request:

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

Address of Property: 1813 N East Street

Legal Description:

See site plan

Current Zoning: PUD Proposed Zoning: PUD

Applicable Fees: \$380 fee + \$1,250 escrow

Applicants Signature: [Signature] Manager
(Title)

Staff Signature: [Signature] Space Source Inc.
(Title)

Office Use Only

Application Number: _____ Date Advertised: NA

Filing Date: 9-17-24 Date of Meeting: 10-7-24

Fees Paid: 9-25-24 Board Action: _____

To Clerks Office On: _____ Effective Date: _____

Preliminary Site Plan Review 10.7.24



Transmittal to:

Dan King
City of Hastings
201 E State Street
Hastings, MI 49508

Date: September 17, 2024
Job No: 241641E
Re: Woodlawn Meadows

We are enclosing the following:


| COPIES | DATE | DESCRIPTION |
|--------|------|--------------------------------------|
| 2 | | 2 copies of the preliminary plan set |
| 1 | | PUD Narrative |
| | | |
| | | |

Enclosed for:

Approval Your use _____

Remarks:

The preliminary plans and narrative are attached for your approval. Scott should be dropping off the checks and signed application. Let me know if you need anything else!

Submitted by: 
Mike DeWeerd, P.E.
mdeweerd@exxelengineering.com

cc:

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

Receipt No: 1.150651

Sep 26, 2024

SS PROPERTY ACQUISITION LLC

OTHER REVENUE - ESCROW 1813 N EAST ST 1,250.00
WOODLAWN MEADOWS RETIREMENT VILLAGE II
101-000-283-400 Perf Dep-Woodlawn Meadows II

Total: 1,250.00

CHARGES FOR SERVICES - APPLICATION FEE 380.00
APPLICATION FOR PLANNING COMMISSION
101-100-648-000 Application Fees

Total: 380.00

CHECK Check No: 1111 1,250.00

Payor: SS PROPERTY ACQUISITION LLC

CHECK Check No: 1110 380.00

Payor: SS PROPERTY ACQUISITION LLC

Total Paid: 1,630.00

Total Applied: 1,630.00

Change Tendered: .00

Duplicate Copy

09/26/2024 12:07 PM

Woodlawn Meadows
PUD Narrative

- The original Woodlawn Meadows PUD consisted of 13.0 acres and allowed the following:
 - (2) 20 unit supportive care buildings
 - (2) 20 unit specialized care buildings
 - (1) 24 unit independent living building
 - (3) 4 unit single family condominiumsTotal units = 116 units

- Phase 1 of the original PUD has been constructed which included 20 units of supportive care and 20 units of specialized care on a 3.72 acre parcel. The remaining vacant 9.28 acre is vacant.

- A new PUD proposal for the development of the vacant portion of the property is proposed to have 32 single family residential site condominium units.

- Proposed density 3.45 units/acre; 6 unit/acre maximum is allowed per ordinance.

- The smallest unit proposed is 56' x 125' x 7,000 square feet.

- Unit width vary from 56' to 70'.

- R-2 requirements for comparison are 66' x 121.2' x 8,000 square feet.

- The minimum R-2 setback requirements are proposed for all units.

- The average unit size is 10,340 square feet.

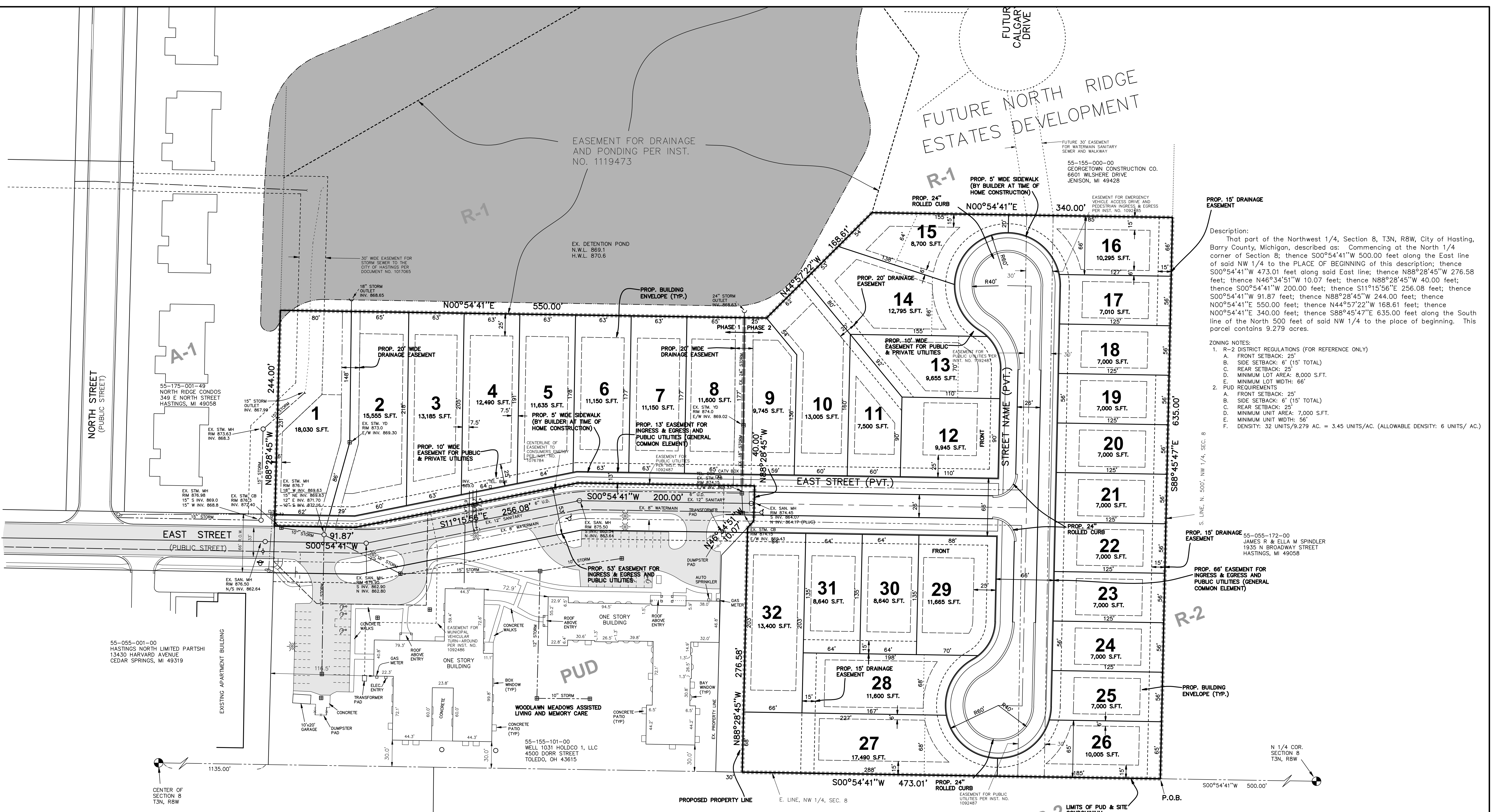
- All lots are serviced with public sanitary sewer and watermain.

- Storm water will be directed to the existing stormwater pond.

- Private roadways are proposed to access the development.

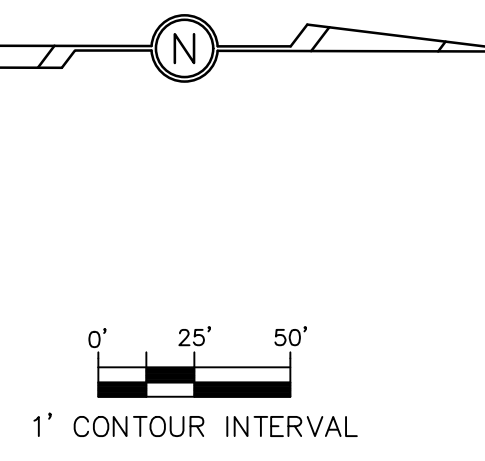
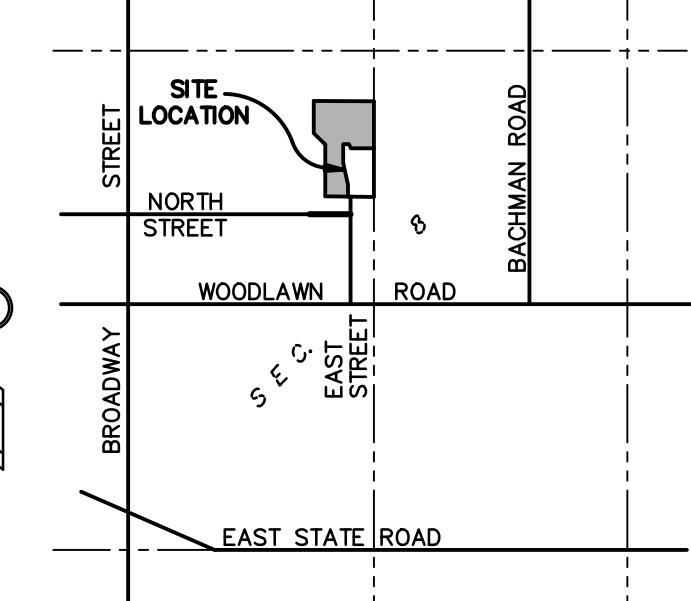
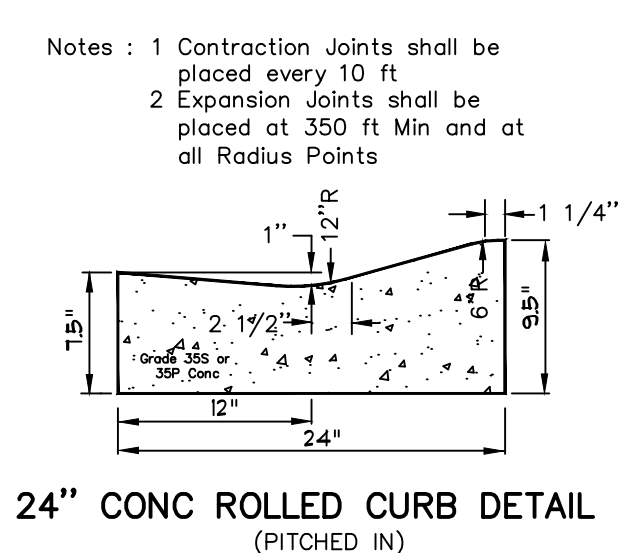
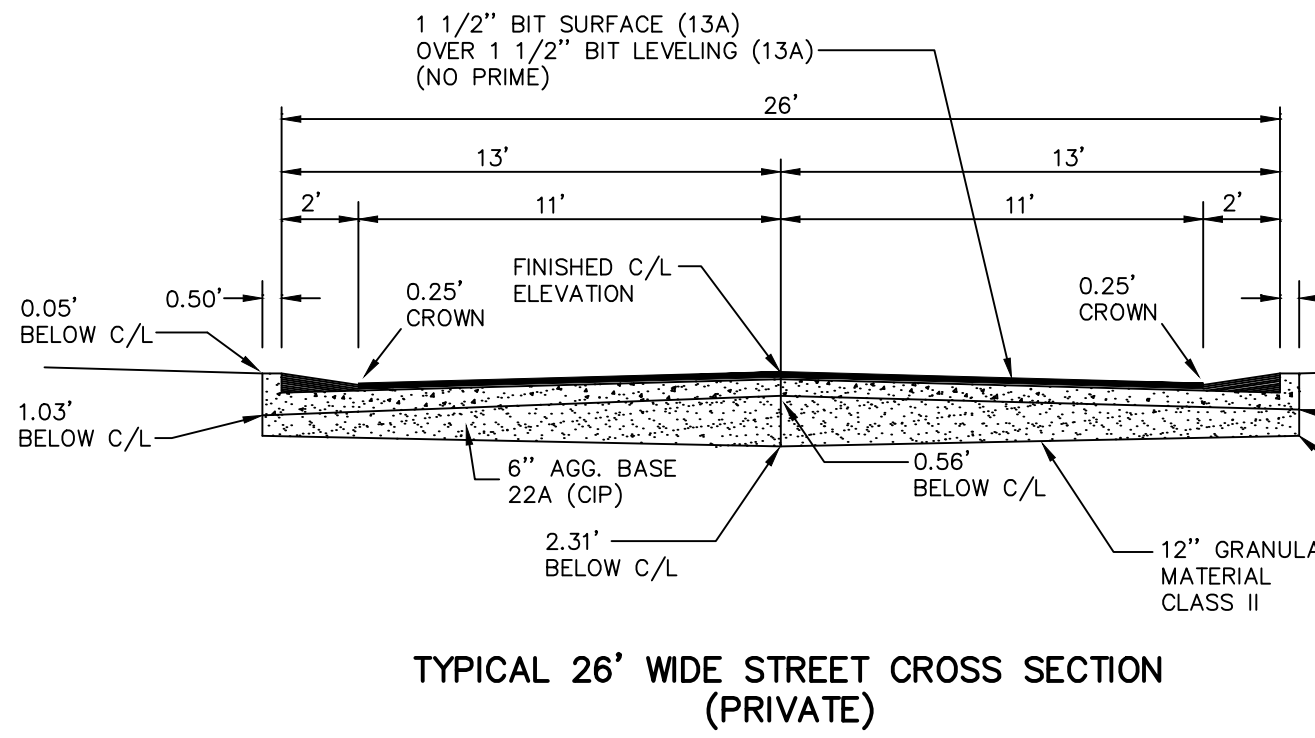
- Sidewalks will be provided per City of Hastings requirements.

- Street lights will be provided as shown on the site utility plan.



Description:
 That part of the Northwest 1/4, Section 8, T3N, R8W, City of Hastings, Barry County, Michigan, described as: Commencing at the North 1/4 corner of Section 8; thence S00°54'41" W 500.00 feet along the East line of said NW 1/4 to the PLACE OF BEGINNING of this description; thence S00°54'41" W 473.01 feet along said East line; thence N88°28'45" W 276.58 feet; thence N46°34'51" W 10.07 feet; thence N88°28'45" W 40.00 feet; thence S00°54'41" W 200.00 feet; thence S11°15'56" E 256.08 feet; thence S00°54'41" W 91.87 feet; thence N88°28'45" W 244.00 feet; thence N00°54'41" E 550.00 feet; thence N44°57'22" W 168.61 feet; thence N00°54'41" E 340.00 feet; thence S88°45'47" E 635.00 feet along the South line of the North 500 feet of said NW 1/4 to the place of beginning. This parcel contains 9.279 acres.

ZONING NOTES:
 1. R-2 DISTRICT REGULATIONS (FOR REFERENCE ONLY)
 A. FRONT SETBACK: 25'
 B. SIDE SETBACK: 6' (15' TOTAL)
 C. REAR SETBACK: 25'
 D. MINIMUM LOT AREA: 8,000 S.F.
 E. MINIMUM LOT WIDTH: 66'
 2. PUD REQUIREMENTS
 A. FRONT SETBACK: 25'
 B. SIDE SETBACK: 6' (15' TOTAL)
 C. REAR SETBACK: 25'
 D. MINIMUM UNIT AREA: 7,000 S.F.
 E. MINIMUM UNIT WIDTH: 56'
 F. DENSITY: 32 UNITS/9.279 AC. = 3.45 UNITS/AC. (ALLOWABLE DENSITY: 6 UNITS/AC.)



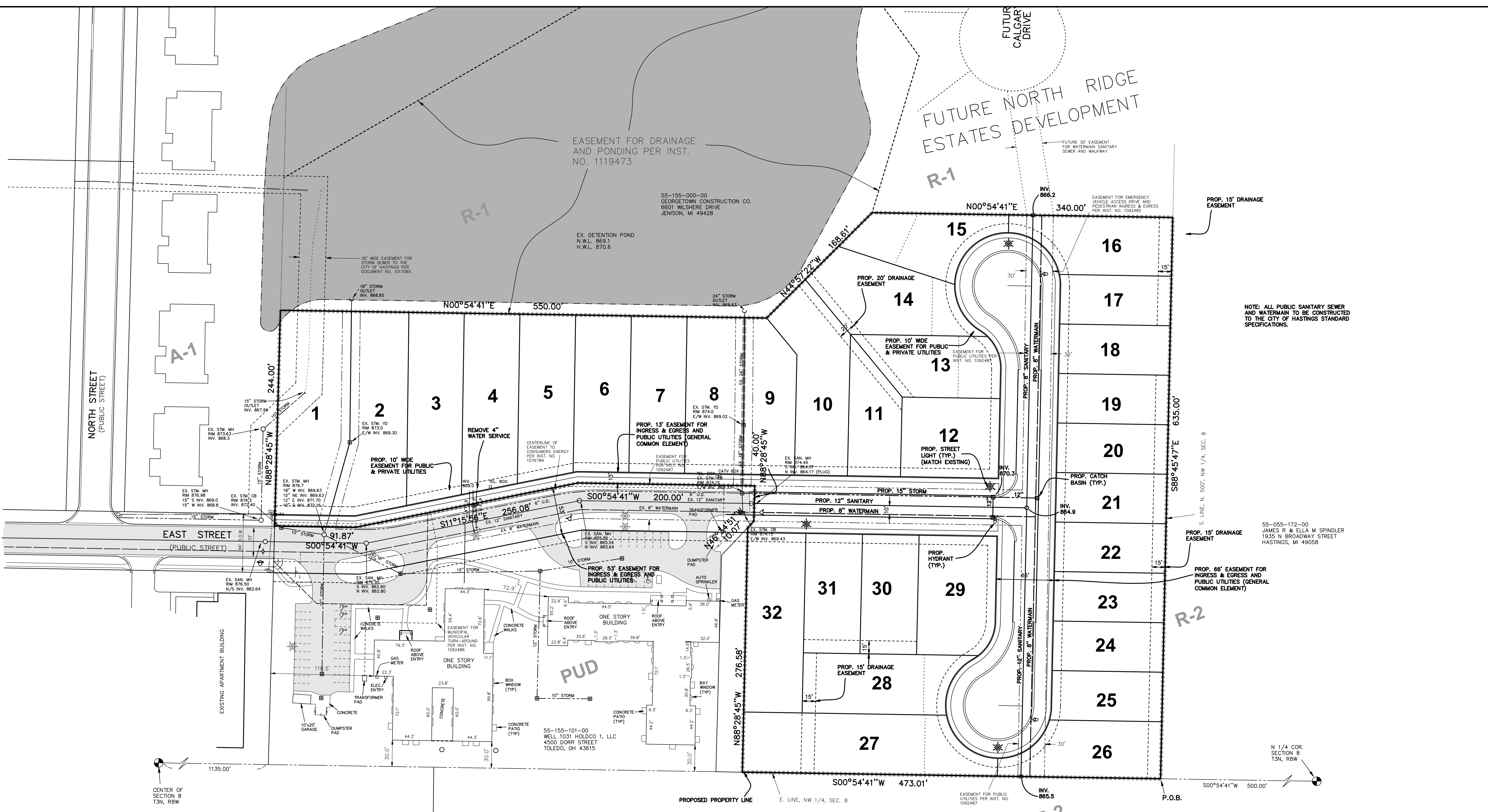
PRELIMINARY PUD
SITE DEVELOPMENT PLAN – SITE CONDOMINIUM
WOODLAWN MEADOWS
 FOR: SPACE SOURCE INC.
 ATTN: SCOTT CHANDLER
 240 E. 8TH STREET
 HOLLAND, MI 49423
 PART OF THE NW 1/4, SECTION 8, T3N, R8W, CITY OF HASTINGS, BARRY COUNTY, MICHIGAN

| | | | | | | |
|------|----------|----|----------|------------|------|--------|
| DATE | REVISION | BY | FILE NO. | PROJ. ENG. | TRIS | SHEET |
| | | | 241641 | | | 1 of 3 |

DRAWN BY: CJK
 APPROVED BY: TRS
 PROJ. SURV.:
 DATE: 09/13/2024

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

P:\Projects\2024\241641\Drawings\241641.dwg, 01-SDP, 9/13/2024 1:02:10 PM, mdownard



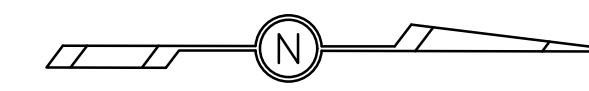
NOTE: ALL PUBLIC SANITARY SEWER AND WATERMAIN TO BE CONSTRUCTED TO THE CITY OF HASTINGS STANDARD SPECIFICATIONS.

55-055-172-00
JAMES R & ELLA M SPINDLER
1935 N BROADWAY STREET
HASTINGS, MI 49058

55-135-001-02
KIRT PETERSEN
800 BACHMAN ROAD
HASTINGS, MI 49058

PRELIMINARY PUD
PRELIMINARY UTILITY PLAN – SITE CONDOMINIUM
WOODLAWN MEADOWS

FOR: SPACE SOURCE INC.
ATTN: SCOTT CHANDLER
240 E. 8TH STREET
HOLLAND, MI 49423
PART OF THE NW 1/4, SECTION 8, T3N, R8W, HASTINGS TOWNSHIP, BARRY COUNTY, MICHIGAN



0' 25' 50'
1" CONTOUR INTERVAL
SCALE: 1" = 50'



| | | |
|------------------|------------------|--------|
| DRAWN BY: CJK | PROJ. ENG.: TRS | SHEET |
| APPROVED BY: TRS | PROJ. SURV.: | 2 of 3 |
| DATE: | DATE: 09/13/2024 | |
| BY: | FILE NO.: 241641 | |
| REVISION: | | |

P:\Projects\2024\241641\Drawings\241641-F.dwg, 02-JUL-24, 9:13:2024, 1:02:18 PM, mdweerd



October 7, 2024

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

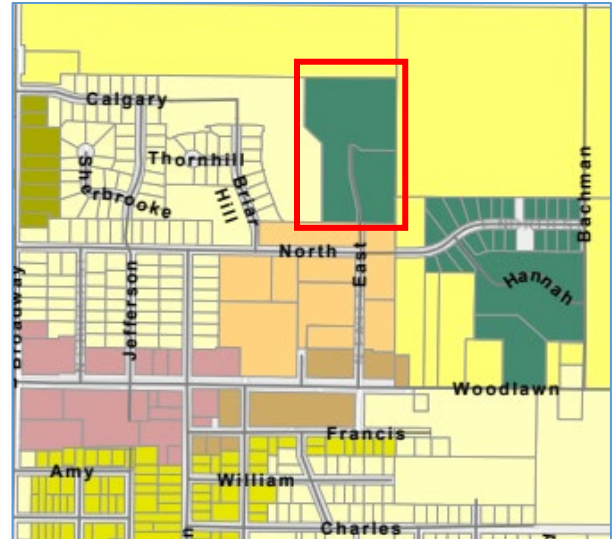
Subject: Modification of Woodlawn Meadows PUD

Location: East Street

Zoning: PUD District

Request: Preliminary Development Plan – to allow the development of 32 single-family residential site condominium units on the remaining vacant 9.28 acres of Woodlawn Meadow PUD.

Zoning Map



 PUD Planned Unit Development District

Application Overview:

- The Woodlawn Meadows PUD Development Plan was approved in 2001. The development was approved to occur in 3 phases and included the following principal uses:
 - 2 20-unit 1-story supportive care buildings
 - 2 20-unit 1-story specialized care buildings
 - 1 24-unit 2-story independent apartment building
 - 12 SF condominiums (3 buildings – 4-units each)
 - Total – 116 units
- Phase 1 (1 20-unit supportive care building/1 20-unit specialized care building) was developed and occupies 3.72 acres of the 13-acre PUD site.

- Applicant proposes use of the remaining 9.28 acres of the approved PUD project site as a 32-unit single-family residential site condominium, including the extension of East Street as a private road.
- Per Section 90-674 – *Modification of a PUD*, the proposed modification of the previously approved PUD is subject to the requirements and procedures for a PUD established by Division 90-VII

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

Density – *compliance noted*

- Permitted maximum density – 6 d.u./acre (6 x 9.28 acres = 56 units)
- Proposed density – 3.5 d.u./acre (32 site condo units/9.28 acres)
- Overall density – 5.5 d.u./acre (40 units + 32 site condo units /13 acres)
- Proposed to be served by public sewer/water and the extension of East Street as a private road.

Open Space:

- 10% of total PUD site area (1.3 acres) designated as ‘open space’ (not including streets, sidewalks, parking areas) required; % **designated open space unknown**

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.

- Lot Size/Lot Width – the standards of the R-1 District apply:
 - 9900 sq ft lot size/75 ft lot width required . . **unless otherwise modified by the City**
 - **7000 sq ft-18,000 sq ft lot sizes/56 ft-66 ft lot widths proposed**
 - **The ordinance authorizing the proposed PUD must list the modified requirements.**



-
- Setbacks, 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

The Preliminary Development Plan positively responds to the 12 specific design considerations set forth in this Section. Special attention to the following elements of the proposal are noteworthy:

- The extension of East Street as a private road is proposed to serve the 32-unit residential site condominium development.
- Public infrastructure (sewer/water) is proposed to serve the 32-unit residential site condominium development.
- Stormwater management is proposed to utilize the existing stormwater pond/area adjacent to the north.
- Sidewalks are proposed to be provided per City standards.
- Streetlights are proposed to be provided along East Street.


Sec 90-667 – Application Procedure

- The Preliminary Development Plan meets the content requirements of this section.
- **The Planning Commission shall review the Preliminary Development Plan per Sections 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 Development Plan meets the submittal requirements of this section.
- The following should be noted:
 - All private streets in a site condominium shall comply with the standards for city public street construction.



- 
- The stormwater management plan, utility system (sewer/water) proposal, and proposed private street extension shall be subject to City review/approval.
 - The location, description, use/occupancy and maintenance provisions for all general and limited common elements shall be provided in the master deed for the project . . . and shall be subject to 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.**





City of *Hastings* Michigan

(269) 945-2468
FAX (269) 948-9544

201 E. State Street 49058

April 24, 2024

Re: David Koons, 216 N. Broadway, Hastings, MI 49058

This letter is in response to the plans provided to construct a 192 square foot addition which is accessory to the primary use of the building. The accessory building will be located contiguous to the southwest corner of the existing primary structure at 216 N. Broadway, Hastings, MI 49058.

Per Chapter 90, Article 90-IV, Section 90-127 (b)(1)(2) of the Municipal Code, the site plan can be reviewed administratively if a change in the use of a building or property or an expansion of the building or use which does not result in the need for more parking spaces required by this chapter and construction of a building or structure which is accessory to the principal building or use.

Upon review of the site plan and site plan information, compliance with Section 90-127 (b)(1)(2) has been noted. The site plan submittal is approved, and you may now proceed to obtain the applicable building and electrical permits.

If you have any questions or concerns, please feel free to contact me.

A handwritten signature in blue ink, appearing to read "Dan King", is written over a light blue horizontal line.

Dan King
Community Development Director/Zoning Administrator
201 East State Street
Hastings, Michigan 49058
269-945-6001
dking@hastingsmi.gov



City of *Hastings* Michigan

(269) 945-2468
FAX (269) 948-9544

201 E. State Street 49058

April 2, 2024

Re: B & T Group Enterprises, LLC, 1012 East Enterprise Drive, Hastings, MI 49058
c/o Robert P. Pohl, Timothy Schoessel, and Brad Tolles

This letter is in response to the plans provided to construct a 2,400 square foot addition to the southern portion of the existing building located at 1012 E. Enterprise Drive, Hastings, MI 49058. The building will be constructed on a pre-existing 30' x 80' concrete slab.

Per Chapter 90, Article 90-IV, Section 90-127 (b)(1)(2) of the Municipal Code, the site plan can be reviewed administratively if a change in the use of a building or property or an expansion of the building or use which does not result in the need for more parking spaces required by this chapter and construction of a building or structure which is accessory to the principal building or use.

Upon review of the site plan and site plan information, compliance with Section 90-127 (b)(1)(2) has been noted. The site plan submittal is approved, and you may now proceed to obtain the applicable building and electrical permits.

If you have any questions or concerns, please feel free to contact me.

Dan King
Community Development Director/Zoning Administrator
201 East State Street
Hastings, Michigan 49058
269-945-6001
dking@hastingsmi.gov



City of *Hastings* Michigan

(269) 945-2468
FAX (269) 948-9544

201 E. State Street 49058

August 29, 2024

Re: Par Tee Ventures, LLC, 1550 N. Broadway. Hastings, MI 49058
c/o Jim Peterson

This letter is in response to the plans provided to construct a 40' X 40' open air pavilion consisting of 1,600 square feet of covered open area which will be attached to an existing 50' x 40' detached building. The pavilion will be constructed over a 3 ½" concrete floor with an ultimate compressive strength of 300 PSI at 28 days.

Per Chapter 90, Article 90-IV, Section 90-127 (b)(1)(2) of the Municipal Code, the site plan can be reviewed administratively if a change in the use of a building or property or an expansion of the building or use which does not result in the need for more parking spaces required by this chapter and construction of a building or structure which is accessory to the principal building or use.

Upon review of the site plan and site plan information, compliance with Section 90-127 (b)(1)(2) has been noted. The site plan submittal is approved, and you may now proceed to obtain the applicable building and electrical permits.

Please note that all storm water runoff must be managed on site.

If you have any questions or concerns, please feel free to contact me.

Dan King
Community Development Director/Zoning Administrator
201 East State Street
Hastings, Michigan 49058
269-945-6001
dking@hastingsmi.gov

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

11. 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 | 1/19/24 |
| 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 | |
| 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 | |
| City of Hastings and Barry County Central Dispatch 1037 East State Street | NA | 3.27.23 | 5.1.23 | Approved | Administrative approval of performance standards. Waiver of side setback requirement | |
| 420 E Mill Street PUD 328 and 420 E Mill Street | 5.30.23 | 5.31.23 | 7.3.23 | Approved | | |

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 |
|--|-------------------|-------------------------------|----------------|-------------|--|-----|
| 420 E Mill Street PUD 328 and 420 E Mill Street | 5.30.23 | 5.31.23 | 7.3.23 | Approved | 24.5 units/acre 40 ft building height 5 feet front setback 30 ft building separation Delineation of phased development Lighting, landscaping, building exterior to be approved administratively. Acceptance of parking lot/100 yr FP DPS and Fire approval. | |
| Meadowstone Apartments III 710 Barfield Drive | 6.12.23 | 6.12.23 | 8.7.23 | Approved | Exterior finish subject to administrative approval. Utility and storm management subject to approval by DPS Director | |
| Chad Stora 1000 Enterprise Drive | 7.12.24 | 7.12.24 | 8.5.24 | Approved | Zoning Administrator review of uses. Compliance with refuse screening. | |

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 |
|--------------------------|----------------------|-----------------------------------|-------------------|-------------|---------------------------|-----|
|--------------------------|----------------------|-----------------------------------|-------------------|-------------|---------------------------|-----|