

HASTINGS PLANNING COMMISSION A G E N D A

Monday November 4, 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** October 7, 2024 Draft Meeting Minutes of the Planning Commission *
5. **Informative Items:** None
6. **Public Hearings:**
 - A. Public hearing to review and consider a conditional rezoning request from GSDQ Property, LLC for property located at 1220 W. State Street from B-2 General Business District to D-2 Industrial District. *
 - B. Public hearing to review and consider final site plan approval and amendment to the Woodlawn Meadows Planned Unit Development from Woodlawn Meadows Retirement Village II for property located at 1813 N. East Street for the development and construction of 32 detached site condominiums. *
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. *
9. **Open Public Discussion and Comments**
10. **Staff Comments**
11. **Commissioner Comments**
12. **Adjourn**

*Indicates attachment

CITY OF HASTINGS
PLANNING COMMISSION MEETING MINUTES
October 7, 2024

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

Call to Order

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

Roll Call

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 Tossava and SECONDED by McLean to approve the minutes as presented. All members present voting yes, motion carried.

Approval of the Minutes

The September 3, 2024 meeting cancellation notice was provided.

Information

None.

Public Hearings

King presented an overview of the request by Zach Santmier to approve the site plan for an insurance office at 128 S. Jefferson Street. This is a permitted use within the B-1 Zoning District. Discussion was held.

New Business:
Site plan review for 128 S. Jefferson St.

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

- The height of the first-floor glass windows was approved to be 48" to 52" above the sidewalk with slightly tinted glass.
- 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.

King introduced a preliminary site plan review and PUD amendment from Woodlawn Meadows Retirement Village II. Woodlawn Meadows Retirement Village II plans on creating 32 detached site condos and is requesting an amendment to the Woodlawn Meadows PUD to develop and construct the 32 detached site condos. Harvey stated the density proposed adheres to the Master Plan and is less than the original density approved in the original Woodlawn Meadows PUD. Harvey also stated that Planning Commission will have the opportunity to consider both lot size and lot width deviations from district standards. Harvey stated that the Planning Commission will be reviewing the

Preliminary Site Plan Review
Preliminary site plan review for 1813 N. East St.

project for approval and forwarding to Council for both the PUD and Site Condo final approval. Harvey also recommended that the City Attorney review the Master Deed when prepared.

It was MOVED by McLean and SECONDED by Tossava to schedule a public hearing for November 4, 2024 to review the final site plan and modification to the Woodlawn Meadows PUD.

All members present voting yes; motion carried.

King provided administrative site plan approvals for David Koons at 216 N. Broadway, B & T Group at 1012 Enterprise Drive, and Par Tee Ventures, LLC at 1550 N. Broadway.

Administrative Site Plan Approvals

Tossava nominated Nichole Lyke for Vice Chair.

Nomination of Vice Chair

It was MOVED by Foster and SECONDED by McLean to elect Nichole Lyke as Vice Chair.

All members present voting yes; motion carried.

No update.

Old Business
JPA/JPC Update

There were no additions to the work task list.

Work Task List

King stated there were items that were eliminated from the tracking terms with more updates to be provided at the November meeting.

Tracking Terms and Conditions

None.

Public Comment

None

Staff Comments

None

Commission Comments

It was MOVED by McLean and SECONDED by Tossava to adjourn the meeting. All members present voting yes, motion carried. Meeting adjourned at 8:05 p.m.

Adjournment

Respectfully submitted,

Dan King,
Recording Secretary

City of Hastings

NOTICE OF PUBLIC HEARING ON CONDITIONAL 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 a conditional rezoning request from GSDQ Property, LLC for property located at 1220 West State Street. The Planning Commission will consider the proposed conditional rezoning of said property from B-2 General Business District to D-2 Industrial District. The public hearing will be held at **7:00 PM on Monday, November 4, 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.org

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.

Linda Perin
City Clerk

Please publish in the October 17, 2024 edition of the Hastings Banner.

Received by _____ on _____ as representative 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: 10.17.24

Applicant Name: GSDQ Property, LLC
(Last) (First) (M.I.)
Address: 102 Cook Road Hastings, Michigan 49058
(Street) (City, State, Zip)
Telephone: 989 884 1669; 616-336-6232
(Business) (Cellular)
Email: keith.foster@flexfab.com; dtcaldon@varnumlaw.com

Applicants Interest in Property: Prospective Purchaser. See Varnum Cover Letter Attached.

Owners Name (if Different From Above): Pennock Hospital d/b/a Corewell Health Pennock Hospital

Request:

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

Address of Property: 1220 W. State Street, Hastings, Michigan 49058

Legal Description:

PPN: 55-140-018-00

Current Zoning: General Business District (B-2) **Proposed Zoning:** Industrial District (D-2)

Applicable Fees: \$350

Applicants Signature: [Signature] Director of Facilities, Flexfab, LLC
(Title)

Staff Signature: [Signature] CDA/ZA
(Title)

Office Use Only

Application Number:		Date Advertised:	<u>10.17.24</u>
Filing Date:	<u>10.17.24</u>	Date of Meeting:	<u>11.4.24</u>
Fees Paid:	<u>\$350.00</u>	Board Action:	
To Clerks Office On:	<u>10.17.24</u>	Effective Date:	



Bridgewater Place | Post Office Box 352
Grand Rapids, Michigan 49501-0352

Telephone 616 / 336-6000 | Fax 616 / 336-7000 | www.varnumlaw.com

David T. Caldon

Direct: 616 / 336-6232
drcaldon@varnumlaw.com

October 11, 2024

VIA EMAIL AND UPS OVERNIGHT:

dking@hastingsmi.gov

City of Hastings
Planning Commission
c/o Dan King, Zoning Administrator
201 E. State Street
Hastings, Michigan 49058

Re: Conditional Rezoning of 1220 W. State Street to D-2 Industrial District

Dear Planning Commissioners:

We represent GSDQ Property, LLC ("GSDQ") regarding a proposed conditional rezoning of the real property located at 1220 W. State Street, Hastings, Michigan 49058 (the "Property"). As you may be aware, this Property is currently owned by Pennock Hospital d/b/a Corewell Health Pennock Hospital ("Corewell") and is currently zoned B-2 General Business District ("B-2"). As explained in more detail below, GSDQ is requesting that the City of Hastings ("City") conditionally rezone the Property from B-2 to D-2 Industrial District ("D-2") for the purpose of a light industrial manufacturing facility (the "Conditional Rezone").

A. Project Description & Rezone Request

GSDQ requests the Conditional Rezone for the purpose of using the Property for a light industrial manufacturing facility. More specifically, GSDQ envisions a facility engaged in light manufacturing, such as injection molding and custom machining. GSDQ has no plans to expand the existing building's footprint on the Property. Importantly, the proposed light manufacturing use at the Property will not materially increase noise, vibration, odor, or traffic beyond that of any other typical commercial/business use that the property is currently zoned for — Flexfab, LLC currently leases the back half of the facility for warehouse use, which also incorporates light industrial machinery, such as forklifts, circular saws, and other power tools. Additionally, the proposed use will be consistent with existing adjacent commercial/business uses east and west of the Property, as well as the industrial uses just north of the Property.

B. Master Plan Compliance

GSDQ's proposed Conditional Rezone to D-2 also complies with the City's Master Plan. For instance, GSDQ's proposed Conditional Rezone to D-2 would support the following Master Plan goals:

- Supporting growth of the Industrial Sector: The Master Plan contemplates the redevelopment/expansion of existing facilities, as well as zoning for the adequacy and availability of well-suited lands for industrial expansion. See Master Plan at page 37; see also below:

OBJECTIVE:

Support growth of the industrial sector of the community.

- » Review zoning and land patterns in existing industrial areas within the community and adjacent townships to ensure the adequacy and availability of well-suited lands for industrial expansion.
- » Work together with local industrial businesses and adjacent townships in identifying "big picture" infrastructure, housing, and education needs.
- » Adopt flexible zoning tools that allow redevelopment and expansion of existing facilities.
- » Implement programs that maintain housing stock and policies that strengthen connections between neighborhoods and employment centers to increase workforce housing options. (See *Housing*)

The proposed Conditional Rezone will meet this goal by providing another industrial/manufacturing use that contributes to the City's industrial sector.

- As the Master Plan notes: "Manufacturing is the largest employment sector, employing 25.6% of the City residents." Page 65. "Historically, Hastings has been a significant manufacturing center and it is important to note that, contrary to national trends, City residents are still employed in the manufacturing sector." *Id.* The proposed Conditional Rezone aligns with the City's manufacturing identity.
- Growing the Economy: The Master Plan seeks to support existing business and to help create and attract sustainable jobs. Master Plan at page 36. GSDQ's proposed use is estimated to bring 8-10 new jobs to the City. Obviously, this job creation will have a positive impact on the City's local economy.
- The Master Plan acknowledges that Hastings has a strong history as an industrial center in Barry County." Page 53. Specifically, industrial areas (which are to remain that way under the Master Plan's Future Land Use Map) include the area near where the Property is located — the City's west side along Industrial Park Drive. The Property is just south of the City's Industrial Park (and is already surrounded by commercial uses). See below. Thus, the

proposed Conditional Rezone from B-2 to D-2 is not a significant change, with virtually no impact to adjacent properties.



- In addition, the Conditional Rezone satisfies another Master Plan goal — implementing planning and zoning policies that encourage business development. See below:

OBJECTIVE:

Consider planning and zoning policies that encourage business development.

- Allow for home occupations or cottage industries by right.
- Consider zoning changes that promote the reuse of existing commercial or industrial buildings to accommodate business with low-impact, innovative, or entrepreneurial activities.

The Master Plan calls for "zoning changes that promote the reuse of existing commercial and industrial buildings to accommodate business with low-impact." That is precisely what the Conditional Rezone aims to do — use a zoning change for reuse of the commercial building on the Property to accommodate a low-impact business.

Given that the Conditional Rezone aligns with many key goals in the Township's Master Plan, and GSDQ's proposed use will not include noise, vibration, odor, or traffic inconsistent with existing adjacent commercial uses, the Conditional Rezone complies with the Township's Master Plan. As a result, we respectfully request the Planning Commission recommend granting the Conditional Rezone.

3. Proposed Conditions of the Rezoning

In connection with the proposed Conditional Rezone of the Property, GSDQ is prepared to offer conditions that would bind the Property and its future use to ensure that the benefits outlined above are ultimately realized. GSDQ offers the following conditions (and remains open to discussions with City's Staff to refine the same to ensure that the proposed benefits are achieved):

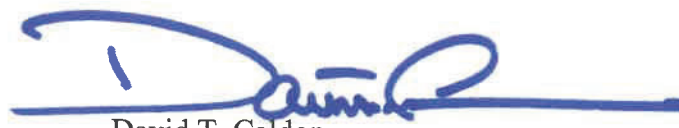
1. The only D-2 Industrial District use permitted on the Property will be general manufacturing, fabrication, and assembly operations, as well as associated ancillary uses, such as office and storage/warehouse use.
2. GSDQ will not increase or expand the existing footprint of the building on the Property.
3. No outdoor storage on the Property will be permitted.
4. The conditional rezoning will not be effective unless and until GSDQ closes on the purchase of the Property from Corewell.

To summarize, the proposed Conditional Rezone will: (i) allow a use of the Property that is substantially similar to the current use and will not change the existing character of the surrounding commercial area — including no material increase in noise, vibration, odor, or traffic; and (ii) meet the goals of the City's Master Plan, including supporting the industrial sector of the community, growing the economy, maintaining the commercial character of the area, and using zoning changes to promote the reuse of existing commercial and industrial buildings for low-impact business. For all of these reasons, we request the Planning Commission recommend that the City Council grant the Conditional Rezone of the Property to D-2.

GSDQ looks forward to meeting with the Planning Commission to present its Conditional Rezone application and to answer any further questions that the Planning Commission may have.

Very truly yours,

VARNUM



David T. Caldon

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

Receipt No: 1.150952

Oct 14, 2024

GSDQ PROPERTY LLC

CHARGES FOR SERVICES - APPLICATION FEE APPLICATION FOR PLANNING COMMISSION GSQD PROPERTY LLC 102 COOK RD 101-100-648-000 Application Fees	350.00
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Total:	350.00
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CHECK	Check No: 640256	350.00
	Payor: GSDQ PROPERTY LLC	

Total Applied:	350.00
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Change Tendered:	.00
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MCKENNA

November 4, 2024

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

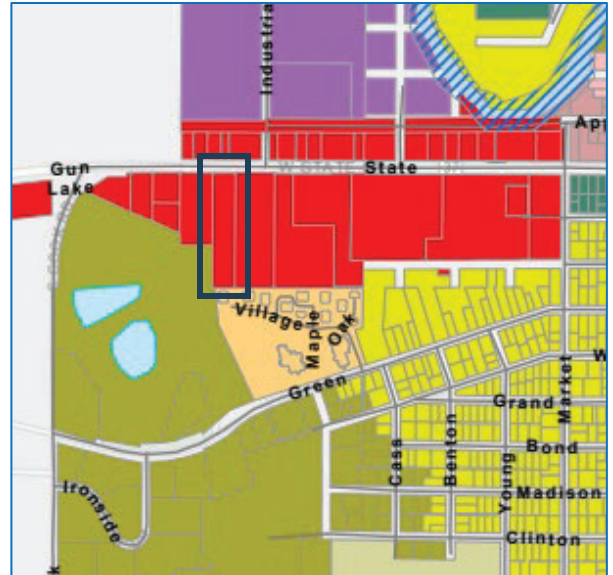
Applicant: GSDQ Property, LLC




Subject Property: 1220 W. State Street
(Parcel #08-55-140-018-00)

Zoning: B-2 General Business District

Request: *Rezoning* – the conditional rezoning of the subject property from the B-2 District to the D-2 District

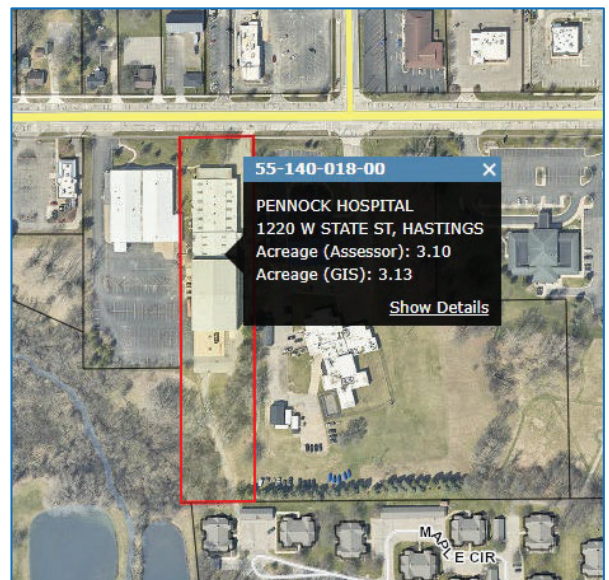
Zoning Map



-  R-S Suburban Residential District
-  B-2 General Business District
-  D-2 Industrial District

Application Overview:

- The subject site is approximately 3 acres in area and is provided 175 ft of frontage on W. State Street. The subject property is a lawful conforming site.
- The subject site is currently occupied by a 36,000 sq ft commercial/industrial building and related site improvements.



- Applicant requests rezoning of the subject property from the B-2 District to the D-2 District, with the following offer of conditions:
 1. The only D-2 Industrial District use permitted on the property will be general manufacturing, fabrication, and assembly operations, as well as associated ancillary uses, such as office and storage/warehouse use.
 2. GSDQ will not increase or expand the existing footprint of the building on the property.
 3. No outdoor storage on the property will be permitted.
 4. The conditional rezoning will not be effective unless and until GSDQ closes on the purchase of the property from Corewell.

□ Rezoning Request Analysis

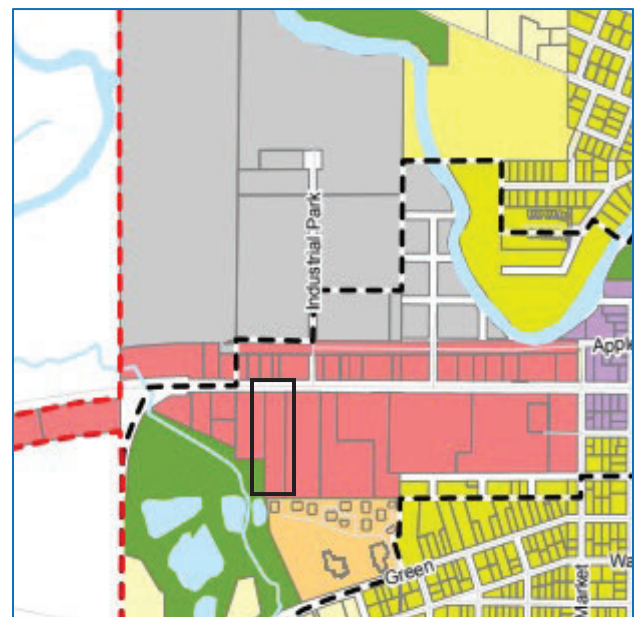
Section 90.5 – Amendments

- **Is the requested rezoning consistent with the policies and uses proposed for that area in the City of Hastings Master Plan?**

- The City of Hastings Future Land Use Map classifies the subject property and surrounding area along W. State Street as *Gateway Commercial*; a classification characterized by *'sites intended for large scale retail and other commercial uses . . . located near/serving travelers along the highways.'* The *Gateway Commercial* design guidelines suggest shared/cross access; attention to façade transparency; lawn/greenscape, and landscaped parking.

The City of Hastings Zoning Plan set forth in the Master Plan identifies the B-2, B-4, B-6 and O Districts as appropriate to implement

Future Land Use Map



the vision of the *Gateway Commercial* classification.

- The area to the north of the commercial corridor, and opposite the subject site, is classified as *Business and Industry*; a classification intended for ‘office, manufacturing, warehousing . . . uses . . . designed and operated respectful of the surroundings.’

The City of Hastings Zoning Plan set forth in the Master Plan identifies the D-1, D-2 and O Districts as appropriate to implement the vision of the *Business and Industry* classification.

- The offer of conditions to limit use of the property; not enlarge or modify the existing building footprint; and prohibit outdoor storage can be considered in determining if the requested conditional rezoning to the D-2 District is generally consistent with the Master Plan’s ‘commercial’ vision (land use objectives) for the area.
- **Will use of the property allowed under the conditional rezoning to the D-2 District significantly adversely impact public services and facilities?**
 - The subject property is currently occupied by a commercial/industrial building and already served by public infrastructure.
 - The requested rezoning, as conditioned, will not introduce a use scenario on the site that is significantly different in intensity or operation than currently exists or allow a physical change of conditions on the site that is impactful to public services/facilities.
 - **Will the requested D-2 District be compatible with the zoning/land use in the surrounding area?**
 - The subject property is largely surrounded by commercial and industrial zoning/land use, with the exception of the multi-family zoning/land use adjacent to the south.
 - The requested conditional rezoning of the subject 3-acre site will essentially allow for continued use of the property as currently improved and in a manner compatible with the surrounding area regarding building size, site design, and operations.



-
- **Will the uses allowed under the requested D-2 District be equally or better suited to the area than uses allowed under the current zoning of the land?**
 - The requested D-2 District, as conditioned, will introduce a limited industrial use option on the property . . well suited to the existing built environment of the site.
 - However, through the conditions offered that will limit changes to existing conditions and constrain operations, the integrity of the B-2 District present along the corridor can be maintained.
 - Further, a conditional rezoning of the property will not supersede any applicable special land use permit or site plan review requirement established by the Zoning Ordinance.



City of Hastings
COUNTY OF BARRY, STATE OF MICHIGAN

ORDINANCE NO. XXX

TO AMEND CHAPTER 90 OF THE HASTINGS CODE OF 1970, AS AMENDED,
TO AMEND THE ZONING MAP OF THE CITY LIMITS

THE CITY OF HASTINGS ORDAINS:

Section I

Chapter 90 of the Hastings Code of 1970, as amended, is hereby amended to amend the Zoning Map to conditionally change the zoning of the listed parcel currently zoned B-2 (General Business Zoning District) from B-2 to D-2 (Industrial Zoning District) subject to the following conditions:

- 1) The only D-2 Industrial District use permitted on the parcel will be general manufacturing, fabrication, and assembly operations, as well as associated ancillary uses, such as office, and storage/warehouse use.
- 2) The footprint of the existing building will not be increased in size.
- 3) No outside storage of any type will be permitted.
- 4) The conditional rezoning of the parcel will not be effective unless and until the parcel transfers to the applicant.

Parcel No. 08-55-140-018-00..... 1220 W. State Street

W 398 FT OF S 26.50 ACRES OF E 1/2 NW 1/4 SEC 18 T3N R8W, 8.2 ACRES, EX COM SW COR E 1/2 NW 1/4 SEC 18, N 875 FT TO CEN W STATE ST, E ALONG CENT SD ST 233 FT, TH S 875 FT, TH W 233 FT TO BEG. EX N 50 FT. TO THE CITY OF HASTINGS.

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 Member , with support by Member , that **Ordinance No. XXX** be adopted as read.

YEAS:
NAYS:
ABSENT:
ABSTAIN:

CITY OF HASTINGS

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

By: Linda Perin
City Clerk

CERTIFICATE

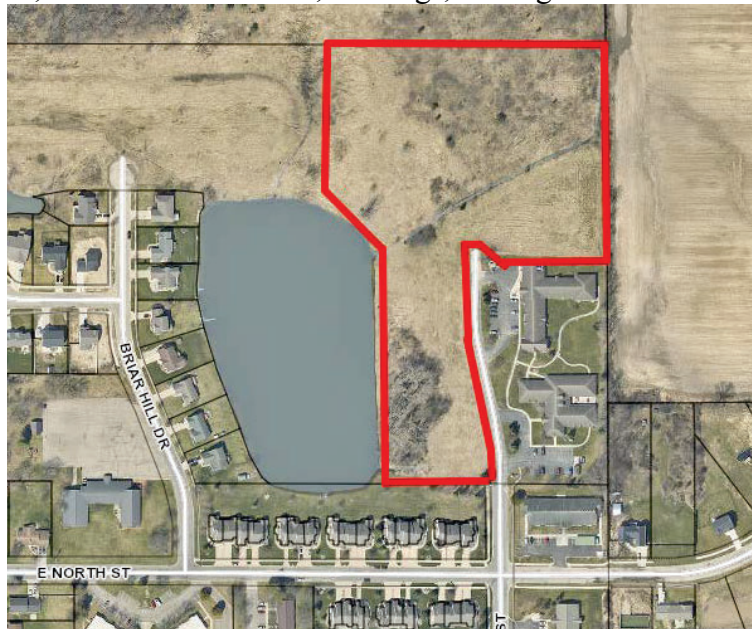
The undersigned, being the duly qualified and acting Clerk of the City of Hastings, Michigan, does hereby certify that the foregoing is a true and complete copy of an Ordinance adopted by the City Council of the City of Hastings, at a regular meeting of the City Council on the day of at which meeting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

Linda Perin
City Clerk

City of Hastings

NOTICE OF PUBLIC HEARING REGARDING WOODLAWN MEADOWS PLANNED UNIT DEVELOPMENT MODIFICATION AND FINAL SITE PLAN APPROVAL

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 Woodlawn Meadows Planned Unit Development modification and final site plan approval for Woodlawn Meadows Retirement Village II for property located at 1813 N. East Street parcel #08-55-155-102-00. The Planning Commission will review and consider final site plan approval for the development and construction of 32 detached site condominiums. The public hearing will be held at 7:00 PM on Monday November 4, 2024 in the City Council Chambers on the second floor of City Hall, 201 East State Street, Hastings, Michigan 49058.



A copy of the proposed site plan 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.

Linda Perin
City Clerk

Please publish in the October 17, 2024 edition of the Hastings Banner.

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

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



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

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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.

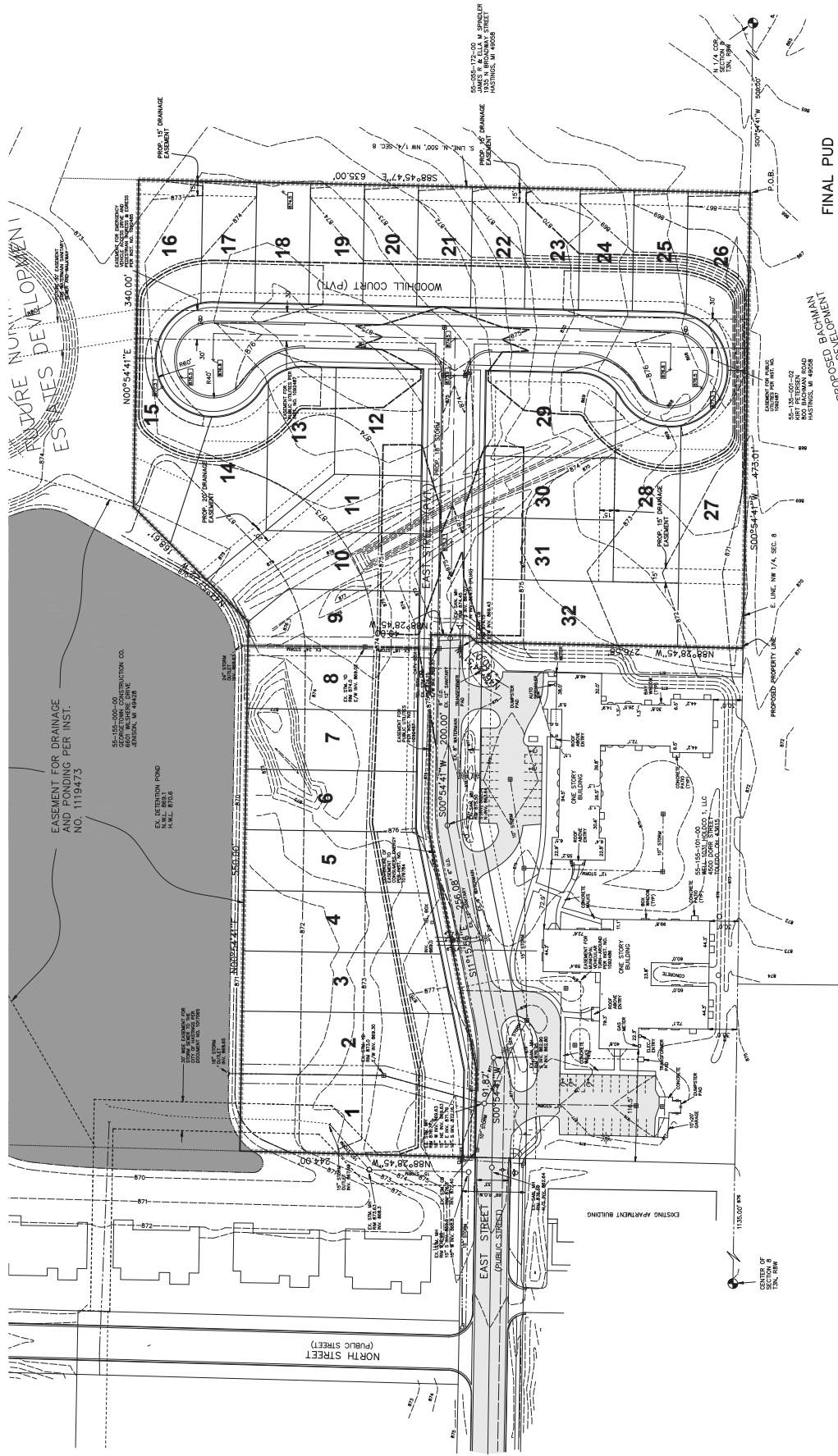
- All lots are serviced with public sanitary sewer and watermain.

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

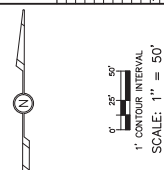
- Private roadways are proposed to access the development.

- Sidewalks will be provided per City of Hastings requirements.

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



FINAL PUD
 PRELIMINARY GRADING PLAN - SITE CONDOMINIUM
 WOODLAWN MEADOWS
 FOR: SPACE SOURCE INC.
 ATTN: SCOTT CHANDLER
 240 E. 8TH STREET
 MILWAUKEE, WI 53212
 PART OF THE NW 1/4, SECTION 8, T1N, R9W, HASTINGS TOWNSHIP, BARRY COUNTY, MICHIGAN



DATE	10/27/24	REV. FOR	FINAL PLAN	DATE	09/17/2024
BY	AK	APPROVED BY	AK	DATE	09/17/2024
PROJECT	WOODLAWN MEADOWS				
DRAWN BY	CK	PROJECT NO.	24041	SHEET	3 OF 3
SCALE	1" = 50'				

excel engineering inc.
 civil engineers - surveyors
 240 E. 8TH STREET
 MILWAUKEE, WI 53212
 PHONE: (414) 224-1100
 WWW.EXCEL-ENGINEERING.COM

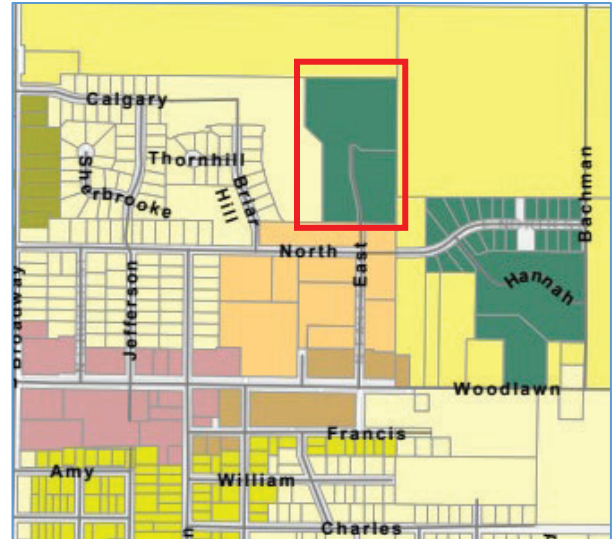


MCKENNA

November 4, 2024

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

Zoning Map



Subject: Modification of Woodlawn Meadows PUD

Location: East Street

Zoning: PUD District

Request: Final 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

 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.
 - Preliminary Development Plan: On 10.07.24, the Planning Commission completed Preliminary Development Plan noting:
 - support for the proposed concept
 - confirmation of compliance with the 10% open space requirement is needed
 - general support for proposed lot sizes/widths
 - **Final Development Plan: The Planning Commission shall hold a public hearing/review the Final Development Plan and make recommendation to City Council.**
- Per Sec 90-735 – *Review of Site Condominium Projects*, the Planning Commission shall review the Preliminary Development (site condominium project) Plan and make recommendation to City Council.

Article 90-VII – Planned Unit Development

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

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

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

Density:

- Permitted maximum density – 6 d.u./acre (6 x 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
- Proposed open space – 0% (of 9.28 remaining acres)
- Overall open space – 10% (1.3 acres of total 13 acres)

Sec 90-665 – Applicable Regulations

- 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.**
 - **The 'Zoning Notes' on the Final Development Plan should reflect approved lot size/lot width 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.
 - 30 ft front; 52 ft rear; 18/7 ft side setbacks required . . **unless otherwise modified by the City**
 - **25 ft front; 25 ft rear; 15/6 ft side setbacks proposed**
 - **The ordinance authorizing the proposed PUD must list the modified requirements.**
 - **The Final Development Plan should reflect approved setback requirements.**
- 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 – *compliance noted*

The Final 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:



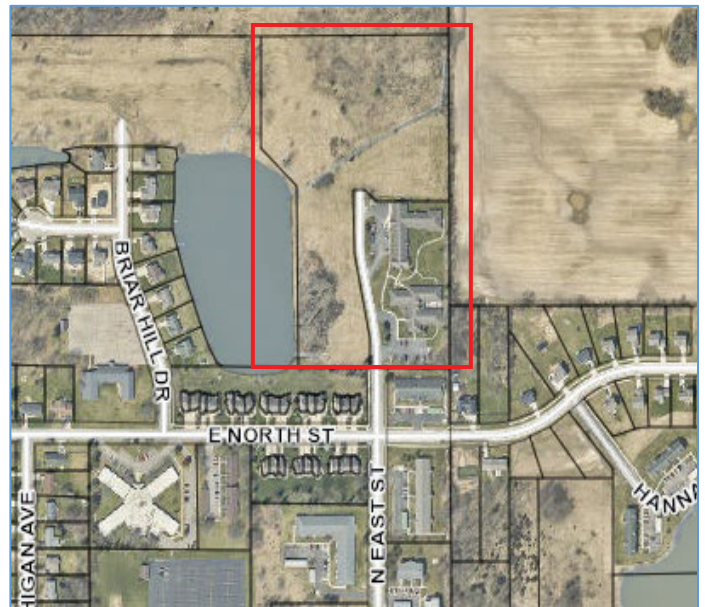
- The extension of East Street as a private road is proposed to serve the 32-unit residential site condominium development.
- Public infrastructure (sewer/water) is proposed to serve the 32-unit residential site condominium development.
- Stormwater management is proposed to utilize the existing City-owned 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 – compliance noted

- The Final Development Plan meets content requirements.

Sec 90-668 – Standards for Approval – compliance noted

- Approval of the proposed PUD modification will result in providing additional single-family housing within the City.
- The proposed type and density of development (32 SF dwellings) will be adequately served by the extension of an existing public/private road and public utilities already available within the area.
- The proposed residential development is consistent in density and character to the Master Plan recommendation for the area.
- The proposed development is in character with the type and density of residential land use that exists to the south and west . . . and that is planned to the east . . . of the subject site.



Article 90-VIII – Site Condominium Projects

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

- The PUD Final Development Plan meets the Preliminary Plan submittal requirements of this section.
- The following should be noted:
 - The proposed extension of East Street as a private road 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.
 - All approved PUD design elements shall be applicable to the site condominium design.





Planning Commission Agenda Item Memorandum

To: The Planning Commission

From: Travis J. Tate, P.E., Director of Public Services

Subject: Site Plan Review of Woodlawn Meadow

Meeting Date: November 1, 2024

Recommended Action:

- *Private Road should:*
 - *Have a width of 36' face to face of the curb and.*
 - *Have 24" wide MDOT f4 curb & gutter on both sides of street.*
- *Drainage easements should be 20' wide minimum.*
- *Drainage easement should be 'Private', since the city has no way of accessing the easements.*
- *Stormwater and storm sewer calculations need to be provided.*
 - *Need to show catch basins are adequate.*
 - *Surface flow doesn't increase runoff to adjacent properties.*
 - *Impervious including streets, drives, roofs, patios, ect. need to follow stormwater rules.*
- *Grading plan to provide spot elevations*
- *Pavement cross section should be 13A top course and 13A base or leveling course .*

Sincerely,

Travis Tate, P.E.

Director of Public Services

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

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 Maintenance Building	1.13.22	1.13.22	1.13.22	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 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	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	

Site Plan Tracker

Project Name and Address	App and fees paid	Site plan and prints to staff	PC Agenda Date	PC Decision	Conditions for completion	COI
Chad Stora 1000 Enterprise Drive	7.12.24	7.12.24	8.5.24	Approved	Zoning Administrator review of uses. Compliance with refuse screening.	
Zach Santmier 128 S. Jefferson	9.16.24	9.16.24	10.7.24	Approved	The height of the first-floor windows approved to be 48" to 52" above the sidewalk with slightly tinted window	

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
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