

CITY OF HASTINGS
PLANNING COMMISSION MEETING MINUTES
January 2, 2024

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

Call to Order

Also present: No staff or consultant present.

New Commissioners Bolthouse and Darling took the oath of office.

Oath of Office

It was MOVED by Lyke 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 December 4, 2023 be approved. All members present voting yes; motion carried.

Approval of the Minutes

It was MOVED by Tossava and SECONDED by Maurer that the proposed minutes of the Workshop Meeting of December 4, 2023 be approved. All members present voting yes; motion carried.

None.

Informative Items

A public hearing was held to review and consider a site plan and special use permit for Chris Nelson of N6 Towing for a vehicle repair and open-air businesses consisting of motor vehicle sales and towing recovery business located at 1633 and 1745 South Hanover Street, Hastings, MI 49058. Mr. Nelson spoke on behalf of the application. Chairperson Hatfield invited comment from the public; no members of the public spoke regarding the application. Discussion was held.

Public Hearing:
1633 and 1745
South Hanover –
special land use
and site plan

MOTION by Tossava and SECONDED by Maurer to approve the special land use and site plan application with the following notations and conditions:

Administrative review and approval of the following:

- Submittal of a revised site plan demonstrating the building setbacks and building height including setbacks of outdoor display and storage areas
- Verification of the parking requirements and demonstrated compliance with all parking requirements including parking surface material
- Demonstrated compliance with all landscape requirements
- Stormwater review and approval by DPS
- Fire department review and approval
- Compliance with all other local ordinances

These items were additionally noted for the approval:

- Existing sidewalk approved as it is currently constructed
- The only zoning standard that was explicitly waived was to allow the 8ft high steel wall for the impound area. No other standards were waived by the commission.
- No additional site lighting is being proposed
- Both driveways are allowed to remain

It was MOVED by Tossava and SECONDED by Lyke to elect David Hatfield as Chairperson, Tom Maurer as Vice-Chair, and Sarah Moyer-Cale as Secretary. All members present voting yes; motion carried.

New Business:
Election of Officers

Discussion of the annual report was tabled until the next meeting.

Annual Report

Moyer-Cale reported that the JPA had met and distributed the draft minutes. The JPC also met to elect officers and set their meeting schedule for 2024.

Old Business
JPA/JPC Update

No changes.

Work Task List

No changes.

Tracking Terms and Conditions

No public comment was received.

Public Comment

None.

Staff Comments

The Commissioners welcomed Bolthouse and Darling to the Planning Commission. Chairperson Hatfield wished to express gratitude to Lois Bowers for her many years of service to the Planning Commission.

Commission Comments

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

Adjournment

Respectfully submitted,

Sarah Moyer-Cale,
Secretary

CITY OF HASTINGS
PLANNING COMMISSION MEETING MINUTES
February 5, 2024

The meeting was called to order at 7:00 p.m. by Chairperson Hatfield with the following Commissioners present: Levi Bolthouse, Scott Darling, David Hatfield, Chelsey Foster, Nichole Lyke, Jacquie McLean, Tom Maurer, 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 Maurer that the proposed minutes of the Regular Meeting of January 2, 2024 be approved. All members present voting yes; motion carried.

Approval of the Minutes

None.

Informative Items

None.

Public Hearing:

King presented a request by Garry Moyer regarding a potential rezoning of 939 W. Clinton and other nearby properties. Mr. and Mrs. Moyer would like to construct an attached garage to their home which would have the effect of encroaching into the required setback area. The property is currently zoned RS. They felt that rezoning to R-2 would alleviate their setback issue. Harvey provided feedback about the request. Discussion was held about potentially modifying the text of the RS district to reduce the setback requirements in lieu of rezoning the property. It was the consensus of the Planning Commission to post a public notice of a public hearing for both a property rezoning and text amendment for setback requirements. Harvey will present an analysis of the feasibility and effects of both options for that meeting.

New Business:
Discussion of 939 W. Clinton potential rezoning

It was MOVED by Lyke and SECONDED by McLean to schedule a public hearing for the rezoning and text amendment for the March Planning Commission meeting. All members present voting yes; motion carried.

Neither the JPA nor JPC met in January.

Old Business
JPA/JPC Update

No changes.

Work Task List

N6 towing site plan conditions were added to the tracking list.

Tracking Terms and Conditions

It was MOVED by Moyer-Cale and SECONDED by McLean to accept the 2023 Annual Report and submit it to the City Council. All members present voting yes; motion carried.

Annual Report

No public comment was received.

Public Comment

None.

Staff Comments

Foster expressed that it is nice to see all the development that is presently happening in Hastings.

**Commission
Comments**

It was MOVED by McLean and SECONDED by Maurer to adjourn the meeting. All members present voting yes, motion carried. Meeting adjourned at 7:42 p.m.

Adjournment

Respectfully submitted,

Sarah Moyer-Cale,
Secretary

CITY OF HASTINGS
PLANNING COMMISSION MEETING MINUTES
March 4, 2024

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

Call to Order

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

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

Approval of the Agenda

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

Approval of the Minutes

None.

Information

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

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

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

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

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

All members present voting yes; motion carried.

None.

New Business:

Neither the JPA nor JPC met in February.

Old Business
JPA/JPC Update

No changes.

Work Task List

No changes.

Tracking Terms
and Conditions

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

Discussion of 939
W. Clinton
potential rezoning

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

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

Public Comment

None.

Staff Comments

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

**Commission
Comments**

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

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

Adjournment

Respectfully submitted,

Sarah Moyer-Cale,
Secretary

CITY OF HASTINGS
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
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 MEETING MINUTES
July 1, 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.

Call to Order

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

It was **MOVED** by Foster and **SECONDED** by Tossava 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 Lyke that the proposed minutes of the Regular Meeting of June 3, 2024 be approved. All members present voting yes; motion carried.

Approval of the Minutes

None.

Information

None.

New Business:

Moyer-Cale distributed the draft minutes from the June JPA meeting. It was noted that the JPC did not meet in June but plan to meet in July.

Old Business
JPA/JPC Update

King presented an update on the Work Task List.

Work Task List

King noted changes to the tracking sheet.

Tracking Terms and Conditions

King and Harvey presented two visuals demonstrating what a zoning consolidation could look like according to previous discussion by the Planning Commission. Discussion was held regarding the RR and RS districts. It was the consensus of the Planning Commission to put changes to those district on hold and focus on the other zoning districts to be consolidated. King will bring additional information about the R1-A district for discussion at the August meeting.

Zoning District Consolidation

None.

Public Comment

None.

Staff Comments

Chairperson Hatfield stated that Tom Maurer would be submitting his resignation prior to the August meeting and thanked him for his many years of service to the Planning Commission. Other commissioners also expressed their thanks for Mr. Maurer. Bolthouse asked if the Planning Commission would be reviewing the Green Street improvement project. The project is on city property and does not fall under the Planning Commission's purview. Anyone with questions about the project is encouraged to contact city hall.

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 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, Jacquie 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 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
PLANNING COMMISSION MEETING MINUTES
November 4, 2024

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

Call to Order

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

Roll Call

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

It was **MOVED** by Mattson and **SECONDED** by Lyke 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 Mattson to approve the minutes of the October 7, 2024 Regular Meeting as presented. All members present voting yes; motion carried.

Approval of the Minutes

None.

Information

King and Harvey provided background information regarding the request for a conditional rezoning at 1220 W. State Street from the B-2 General Business District to the D-2 Industrial District. Chairperson Hatfield opened the public comment portion of the hearing at 7:13 p.m. David Caldron spoke on behalf of the application and discussed the proposed conditions and reason for the requested rezoning. No other members of the public provided comment. Comments were closed at 7:19 p.m.

Public Hearings
1220 W State St
Conditional
Rezoning

It was **MOVED** by Tossava and **SECONDED** by Mattson to approve the conditional rezoning of 1220 W. State Street from the B-2 General Business to D-2 Industrial District with the following conditions:

- 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.
- The existing footprint of the building on the Property shall not be increased or expanded.
- No outdoor storage on the Property is permitted.
- The Conditional Rezoning will not be effective unless and until GSDQ closes on the purchase of the Property from Corewell.

All members present voting yes; motion carried.

King introduced the final 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 enable the development. It was noted that the density proposed adheres to the Master Plan and is less than the original density

1813 N. East St –
Woodlawn
Meadows
Retirement
Village II

approved in the original Woodlawn Meadows PUD. Discussion was held regarding the connectivity of the site, the road standards, and the setbacks that were proposed.

Chairperson Hatfield opened the public comment portion of the hearing at 7:40 p.m. Ann Eckart, 333 E North Street, provided comments and questions regarding the project. The comments were generally opposed to certain features of the development. King read into the record a letter sent by Shirley Keeler of 317 E North St. consisting of various questions regarding the project. Jon Male, Exxel Engineering, spoke on behalf of the application and described the request. Questions from the commission were asked of the applicant's representative and staff/consultants. Discussion was held.

It was MOVED by Tossava and SECONDED by Lyke to recommend approval of the PUD amendment to the City Council based on compliance with sections 90-662, 90-663, and 90-664 and with the following noted as compliant with section 90-665:

- The modified lot sizes (7,700 sq ft – 18,000 sq ft) and lot widths (56 ft – 66 ft) are approved as proposed and the ordinance authorizing the proposed PUD will list the modified requirements.
- The zoning notes of the Final Development Plan will reflect the R-1 lot width requirements.
- The 25-foot front, 25-foot rear, and 15/6-foot side setbacks are approved as proposed and the ordinance authorizing the proposed PUD will list the modified requirements
- The Final Development Plan should reflect the final setback requirements as approved.

All members present voting yes; motion carried.

It was MOVED by Tossava and SECONDED by Bolthouse to recommend approval of the preliminary plan for site condominiums to the City council based on compliance with Section 90-735 with the following contingencies:

- The proposed extension of East Street as a private road shall comply with the standards for city public street construction. It is recommended that the council approve a street width of 28 feet and to allow rolled concrete curbs. This recommendation is based on review and approval by the Hastings Fire Chief.
- The stormwater management plan, utility system (water/sewer) proposal, and proposed private street extension shall be subject to City review and 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 the City's review and approval.
- All approved PUD design elements shall apply to the site condominium design.

All members present voting yes; motion carried.

None.

The JPA met with little to report. The JPC has not had a meeting due to difficulty obtaining a quorum.

King discussed minor changes to the work task list.

King stated there were items that were eliminated from the tracking terms.

None.

None.

None.

It was MOVED by Tossava and SECONDED by Bolthouse to adjourn the meeting. All members present voting yes, motion carried. Meeting adjourned at 8:20 p.m.

Respectfully submitted,

Sarah Moyer-Cale
Secretary

New Business:

Old Business

JPA/JPC Update

Work Task List

Tracking Terms
and Conditions

Public Comment

Staff Comments

**Commission
Comments**

Adjournment