

CITY OF HASTINGS
DRAFT PLANNING COMMISSION MEETING MINUTES
July 2, 2018

Members present: Brehm, Redman (replacing Tossava), Mansfield, Maurer, Benner, McLean, Bowers, Cusack, Hatfield.

Members absent: None.

Other staff present: King, Hays, Harvey.

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

Roll call was taken by Hatfield.

Those present recited the Pledge of Allegiance.

Hatfield asked for comments regarding the draft agenda for tonight's meeting. No comments were forwarded.

Motion by Brehm, second by Cusack to approve the agenda for tonight's meeting as submitted.

Motion carried.

Hatfield asked for comment regarding the draft minutes of the June 4, 2018 regular meeting of the Hastings Planning Commission, the draft minutes of the June 6, 2018 Rutland Township Planning Commission meeting, the draft minutes of the June 19, 2018 Zoning Board of Appeals meeting, the draft minutes of the May 17, 2018 Downtown Development Authority meeting, the draft minutes of the May 24, 2018 LDFA meeting, and the draft minutes of the June 20, 2018 Joint Planning Commission meeting. No comment was forwarded.

Motion by Bowers, second by Benner to approve the minutes of the June 4, 2018 regular meeting of the Hastings Planning Commission, and to receive and place on file the draft minutes of the June 6, 2018 Rutland Township Planning Commission meeting, the draft minutes of the June 19, 2018 Zoning Board of Appeals meeting, the draft minutes of the May 17, 2018 Downtown Development Authority meeting, the draft minutes of the May 24, 2018 LDFA meeting, and the draft minutes of the June 20, 2018 Joint Planning Commission meeting.

Motion carried.

Hatfield introduced discussion regarding a request from Brian Whiteman for rezoning of a parcel of property located at 525 East Thorn Street from D-1 Industrial to R-2 Residential. Hatfield asked King to provide comment. King deferred to Harvey. Harvey explained the comments in her staff report on this matter dated July 2, 2018. Harvey noted that the rezoning proposed by the Planning Commission would impact all or a portion of 7 parcels. Harvey explained the conditions to be considered by the Planning Commission when considering the appropriate action to take related to this request. Harvey noted that the requested rezoning was consistent with the uses identified in the City's Comprehensive Community Plan, was compatible with other zones and uses in the area, would not significantly adversely impact public services and facilities, and would not introduce new uses to the area.

Hatfield opened the public hearing and asked for comment regarding the request from Brian Whiteman for rezoning of a parcel of property located at 525 East Thorn Street.

Lisa Whiteman, 1705 River Road, stated that the rezoning request was triggered by her attempt to sell the property only to discover that it was zoned for industrial use. Whiteman stated that potential buyers were finding that they could not get funding through federal mortgage programs due to the zoning. Whiteman stated that they wished to sell the property, but were finding that they were unable to do so due to the parcel's industrial zoning classification.

John Resseguie, 819 East Thorn Street, stated that his parcel in the area near the Whiteman property was split into two zoning districts, with a portion zoned for residential use and a portion zoned for industrial use. Resseguie stated that he would like the zoning of his property to be all residential.

Hatfield asked for additional comments from the public. No comments were forwarded.

Hatfield asked for additional comments from the Planning Commission. No comments were forwarded. Hatfield stated that he agreed that it was difficult to obtain financing for homes on property that was not zoned for residential use. Redman questioned if the new zoning would follow the property lines in the area. Harvey stated that it would.

Motion by Bowers, second by Cusack to forward the request from Brian Whiteman for rezoning of a parcel of property located at 525 East Thorn Street (as amended to include rezoning of all or a portion of 7 properties) from D-1 and D-2 Industrial to R-2 Residential to the City Council with a recommendation that the request be approved.

In favor: Brehm, Redman, Mansfield, Maurer, Benner, McLean, Bowers, Cusack, Hatfield.

Opposed: None.

Motion carried.

Hatfield introduced discussion regarding a request from Jeffrey Storrs for rezoning of a parcel of land located at the northern terminus of Country Club Drive and the western terminus of West Woodlawn Avenue from A-1 Apartment to R-R Rural Residential. Hatfield asked King to comment. King deferred to Harvey. Harvey explained the comments in her report on this matter dated July 2, 2018. Harvey explained the conditions that the Planning Commission needed to find to exist in order to consider recommending approval of the request. Harvey stated that the proposed R-R zoning would be consistent with the City's Master Plan. Harvey stated that the uses allowed in the R-R District would be compatible with land uses and densities in the surrounding area. Harvey stated that the property could developed under either the A-1 or R-R zoning classification, and that both zoning classifications would allow for residential use of the land which is well suited for the area.

Hatfield opened the public hearing and asked for comment related to the request from Jeffrey Storrs for rezoning of a parcel of land located at the northern terminus of Country Club Drive and the western terminus of West Woodlawn Avenue from A-1 Apartment to R-R Rural Residential.

Steven Storrs, 811 Hammond Road, stated that the need for public water and sewer to serve the property under the A-1 Zoning classification was a concern. Storrs stated that it would be very difficult to serve the property with municipal sewer service. Storrs stated that eliminating the need for public utilities at the site would make a difference in how it could be developed.

Sally St. Onge, 1524 Liberty Lane, stated that her residence backs up to the property in question. St. Onge stated that she had heard rumors that Woodlawn Avenue would be extended to the Cemetery. St. Onge stated that she did not want Woodlawn extended. St. Onge stated that extending Woodlawn would create too much traffic. St. Onge questioned if the property in question had been platted, and how many homes could be built on the site. St. Onge stated that 2 homes was acceptable, but 5 or 6 homes was not. St. Onge stated that she did not object to the proposed change in the zoning of the site.

Jan Bowers, 1508 Liberty Lane, stated that she did not want Woodlawn Avenue extended. Bowers stated that extending Woodlawn to Country Club Drive would create a cut-off to Middleville. Bowers stated that she had purchased her residence because of the woods behind her home. Bowers questioned how many homes could be constructed on the subject site. Hatfield stated that the concerns that Bowers and St. Onge were discussing were outside of the purview of the Planning Commission. Bowers questioned who would

be responsible for reviewing such matters. Hatfield stated that those matters would be decided by the City (i.e. staff and Council), not the Planning Commission. Bowers stated that she did not wish to see a cut-off to Middleville. Maurer noted that the current zoning (A-1) of the subject parcel would allow higher density development to occur at the site than the proposed zoning (R-R).

Hatfield asked for additional comment. No comment was forwarded. Hatfield closed the public hearing.

Brehm stated that he believed that it made sense to rezone the subject site to R-R.

Motion by McLean, second by Brehm to forward the request from Jeffrey Storrs for rezoning of a parcel of land located at the northern terminus of Country Club Drive and the western terminus of West Woodlawn Avenue from A-1 Apartment to R-R Rural Residential to the City Council with the recommendation that the request be approved.

In favor: Brehm, Redman, Mansfield, Maurer, Benner, McLean, Bowers, Cusack, Hatfield.

Opposed: None.

Motion carried.

Hatfield asked Mansfield to provide an update on the recent activities of the Joint Planning Alliance and Joint Planning Commission. Mansfield stated that the JPA had not met in June. Mansfield stated that the JPC had discussed at their June meeting the status of the USEDA's in place currently, as well as the recently completed infrastructure work and HFP project. Mansfield stated that the JPC also discussed the preparation of an overarching agreement recognizing the existence of certain utility services extended from the City to serve parcels in Hastings and Rutland Townships over the years. Mansfield stated that Attorney Rolfe was in the process of preparing agreements that would recognize and provide for such existing services, but not allow the expansion of existing services or the addition of new services. Mansfield stated that the Townships and the City agree that all new services will be extended under an Urban Services and Economic Development Agreement or a Limited Services Agreement (where applicable).

Hatfield asked for any additions to the list of work tasks to be accomplished by the Planning Commission in 2018. Hatfield reminded those present that he had requested that the Planning Commission delay adding or working on the work tasks until the work on the Master Plan update was complete. Hatfield stated that after meeting with King recently, it became apparent that revision of certain provisions of the sign code needed attention. Hatfield noted that the regulations applying to A-frame signs in the downtown for example appeared to have been removed from the code entirely. Hatfield recommended that review of the provisions of the sign code applying to

signage in the downtown be added to the list of work tasks, as well as a comprehensive review of the sign code by McKenna. The Planning Commission concurred.

Hatfield introduced discussion regarding the latest version of the draft ordinance to allow transitional or emergency housing as a special use in certain zones. Harvey explained the latest version of this draft ordinance, and the changes she had made to this draft based on comments from the Planning Commission at their last meeting. Hatfield noted that a reference to Section 90-1089 in the draft ordinance should be corrected to read 90-1092. Brehm questioned if the conditions imposed in Section 90-1092(g) of the draft ordinance would impede handicap accessibility. Harvey stated that she did not believe that they would.

Mansfield questioned if the draft ordinance should be forwarded to the City Council for their review prior to the public hearing to allow Council members to make content at the hearing rather than wait for the Council to consider the ordinance at a first or second reading. Harvey agreed that this would be an acceptable practice. Harvey also recommended that the ordinance be sent to the City Attorney for review.

Motion by Brehm, second by Cusack to set a public hearing for 7:00 p.m. at the August 6, 2018 meeting of the Planning Commission to solicit comment regarding the draft ordinance to allow for transitional or emergency housing in certain zoning districts.

In favor: Brehm, Redman, Mansfield, Maurer, Benner, McLean, Bowers, Cusack, Hatfield.
Opposed: None.

Motion carried.

Hatfield introduced discussion regarding a draft ordinance to regulate outdoor vending equipment. Harvey explained the latest draft of the ordinance. Harvey explained that she had incorporated the comments provided by the Planning Commission at the May meeting, and had reduced the ordinance to the official form. Hatfield asked if any of the Planning Commission had any questions or comments related to the draft ordinance. Bowers noted that outdoor vending equipment at certain stores looked very bad. Maurer questioned if enforcement action was likely to be triggered by complaints, observation by the Code Compliance Officer or through other means. Mansfield noted that the City became aware of code violations or concerns through various means including complaints, permit requests and inspections. Harvey noted that most compliance efforts would be related to a very few violations of the basic terms of the code.

Motion by McLean, second by Benner to set a public hearing for 7:00 p.m. at the August 6, 2018 meeting of the Planning Commission to solicit comment regarding a draft ordinance to regulate outdoor vending equipment.

In favor: Brehm, Redman, Mansfield, Maurer, Benner, McLean, Bowers, Cusack, Hatfield.
Opposed: None.

Motion carried.

Hatfield introduced discussion regarding the status of the Master Plan update. Harvey explained the work currently being completed by McKenna related to the Master Plan. Harvey stated that she expected McKenna to have a preliminary draft of Part 1 of the Master Plan ready for review by the Master Plan steering committee in early July. Harvey stated that she was currently working with Hatfield and King to establish a time for the Steering Committee to meet. Harvey stated that the focus groups would likely be reconvened in late July for the purpose of reviewing the draft of the Phase I Master Plan report.

Hatfield noted that there was quite a lot of activity on social media related the development of the Master Plan. Hatfield stated that Karen Heath had been instrumental in circulating the questions posed by McKenna at the focus group meeting to the downtown property and business owners via social media. Hatfield suggested that the City staff look for other local advocates to serve as “champions” for the other focus areas in the Master Plan (infrastructure, residential development, industrial development).

McLean stated that she had not seen much activity or opportunity to comment related to the Master Plan on social media. McLean asked what forums were being used to solicit comment via social media. Harvey stated that comment was being solicited via the City’s web page and via Facebook. McLean questioned if the Planning Commission would have an opportunity to review Phase I Master Plan report before it was submitted to the focus groups. Harvey stated that these reviews could occur simultaneously.

Hatfield introduced discussion regarding New Business. Hatfield stated that Hays had prepared two reports related to administrative site plan approvals, and that these reports were included in the packet. Hatfield asked if anyone had any comments or questions related to the reports. No comments were forwarded.

Hatfield asked for comments from the public.

Jane Barlow, 817 West Green Street, stated that she was present at tonight’s meeting to talk about the PUD District (Court Street Planned Unit Development). Barlow stated that the PUD was a mistake. Barlow stated that she had not been able to sell her property located at 532 West State Street (due to the PUD). Barlow stated that she now needed to tear the structure on the property down, but that she did not have the money to do so. Barlow stated that the owners of the properties within the PUD had objected to its

establishment, but that no one had listened. Hatfield stated that he appreciated Barlow's comments, and that we would see where it goes.

Randy Van Liere stated that he was with the Barry County Hope House. Van Liere thanked the Planning Commission for their work on the ordinance to allow transitional housing. Van Liere stated that Hope House was still planning to move forward, and that they had the money and people in place to continue with the project.

John Resseguie stated that he had been attending most meetings of the Planning Commission for three years. Resseguie stated that he wished to thank the members of the Planning Commission for all of their hard work and all that they do.

Hatfield asked for additional comments from the public. No comments were forwarded.

Hatfield asked for additional comments from the members of the Planning Commission. No comments were forwarded.

Motion by Bowers, second by Brehm to adjourn at 8:04 p.m.

Motion carried.

Submitted by:

Jeff Mansfield
Secretary