

CITY OF HASTINGS
DRAFT PLANNING COMMISSION MEETING MINUTES
October 1, 2018

Members present: Brehm, Benner, Tossava, Mansfield, Maurer, McLean, Bowers, Cusack, Hatfield.

Members absent: None.

Other staff present: King, Pratt, 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 comment regarding the draft agenda for tonight's meeting. No comment was forwarded. Motion by Cusack, second by Brehm to approve the agenda for tonight's meeting as submitted.

Motion carried.

Hatfield asked for comment regarding the draft minutes of the September 4, 2018 regular meeting of the Hastings Planning Commission, the draft minutes of the September 5, 2018 Rutland Township Planning Commission meeting, the draft minutes of the September 18, 2018 Zoning Board of Appeals meeting, the draft minutes of the September 28, 2018 Downtown Development Authority meeting, the draft agenda for the September 27, 2018 meeting of the Local Development Finance Authority, and the draft minutes of the September 19, 2018 meeting of the Joint Planning Alliance. No comment was forwarded.

Motion by Maurer, second by Bowers to approve the minutes of the September 4, 2018 regular meeting of the Hastings Planning Commission, and to receive and place on file the draft minutes of the September 5, 2018 Rutland Township Planning Commission meeting, the draft minutes of the September 18, 2018 Zoning Board of Appeals meeting, the draft minutes of the September 28, 2018 Downtown Development Authority meeting, the draft agenda for the September 27, 2018 meeting of the Local Development Finance Authority, and the draft minutes of the September 19, 2018 meeting of the Joint Planning Alliance.

Motion carried.

Hatfield introduced a request from Ravenna Holdings, LLC for rezoning of a parcel of land located at 600 East Woodlawn Avenue from R-1 and R-1A Single Family Residential to A-1 Apartment. King explained the proposed request as well as the additional areas being considered for rezoning by the Planning Commission. Hatfield opened the public hearing to solicit comment regarding the proposed rezoning, and asked for comment from the public.

Mike Markey stated that his address was on Cooper Avenue in Lansing, Michigan. Markey stated that this was a straightforward request for rezoning of a parcel containing four acres on Woodlawn Avenue. Markey stated that the potential for single family development in this area was slim to none. Markey stated that the proposed rezoning would allow construction of 59 residential units on the site. Markey stated that Phase I of the project would include construction of 2 and 3 bedroom townhouses, while Phase II of the project would include single bedroom units. Markey stated that the proposed project would allow Hastings to start addressing it's housing shortage.

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

Hatfield asked Harvey to provide comment on the proposed rezoning, and to explain the comments in her staff report on this matter. Harvey stated that the proposed rezoning was supported by the City's Master Plan, and was consistent with the existing land use patterns in the area.

Motion by Tossava, second by McLean to recommend that the proposed rezoning based on the request from Ravenna Holdings, LLC for rezoning of a parcel of land located at 600 East Woodlawn Avenue from R-1 and R-1A Single Family Residential to A-1 Apartment be forwarded to the Hastings City Council with recommendation from the Planning Commission for approval.

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

Opposed: None.

Absent: None.

Motion carried.

Hatfield introduced continued discussion regarding the ordinance to allow transitional or emergency housing as a special land use in certain locations in the City. Hatfield asked Chief Jeff Pratt to provide comments on behalf of the Police Department. Pratt stated that he believe the 24 month maximum stay in Section 90-1 of the draft ordinance was too lengthy and should be limited to 60 to 90 days. Pratt stated that no children should be allowed to stay in such homes. Pratt

stated that law enforcement personnel should be provided with access to the housing at any time. Pratt stated that he would not want emergency or transitional housing in a neighborhood in which he lived, and therefore could not recommend that it be allowed in any location in the City.

Randy Van Liere asked permission to address the Planning Commission. Van Liere read a prepared statement citing a number of studies refuting claims and objections made by Pratt. Hatfield noted that the draft ordinance was intended to allow for various forms of housing other than (but including) transitional housing for inmates released from the Barry County Jail. Hatfield stated that the ordinance therefore needed to be broad and somewhat open in nature. Hatfield stated that the specific concerns expressed by Pratt and others could be addressed during review and approval of specific requests for special use permits to allow actual housing to be permitted in defined locations in the City. Hatfield asked Pratt if it was possible that his concerns could be addressed by the Planning Commission imposing conditions on the proposed use during the approval of a special use permit for a specific facility. Pratt stated that this was possible.

Bowers stated that she agreed that allowing individuals to stay at such housing for up to 24 months was too long. McLean stated that she believed that there could be instances where children should be permitted to stay in emergency or transitional housing. McLean and Hatfield stated that the ordinance as proposed allowed the Planning Commission to place appropriate controls on emergency or transitional housing, while retaining the flexibility necessary to accommodate uses deemed necessary and appropriate. Maurer suggested that the ordinance be amended to include a mandatory review of requests for special use permits for emergency or transitional housing by the Police Department. Harvey stated that this revision would be appropriate. Mansfield suggested that the Fire Department also review such requests.

Motion by Mclean, second by Cusack to forward the draft ordinance permitting emergency or transitional housing as a special land use in certain locations in the City to the City Council with a recommendation that the ordinance be adopted following amendment to include a mandatory review of such special use requests by the Police and Fire Departments.

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

Opposed: Bowers, Tossava.

Absent: None.

Motion carried.

Hatfield asked Mansfield to provide a report on the recent activities of the Joint Planning Alliance and Joint Planning Commission. Mansfield reported that the JPC had not met in September. Mansfield stated that the JPA discussed the City's Parks and Recreation Master Plan update at their meeting, as well as the upcoming trail and sidewalk projects west of the City and several

property acquisition grants that the City would be seeking. Hays reported on the status of the Parks and Recreation Plan updated, as well as the West State Street Sidewalk SAD. Hays stated that the sidewalk would be completed yet this year.

Hatfield asked King to report on the list of work tasks to be completed by the Planning Commission in 2018. King noted that three new tasks had been added to the list focused in housing and the Court Street PUD.

Hatfield asked Mansfield to explain the comments in his report related to the background and original development of the Court Street PUD as requested by the Planning Commission at their September meeting. Mansfield explained the comments in his report. Hatfield noted that this information would be useful as the Planning Commission considered further development in this area.

Hatfield asked Harvey to report on the status of the City's Master Plan Update. Harvey stated that the Phase I Master Plan report was currently being revised by McKenna to reflect the very important information gathered during the reunion of the focus groups. Harvey stated that she anticipated that the Phase I report would be complete within the next few weeks. Harvey stated that this Phase I report would then be put on hold while the work anticipated in Phase II of the Master Plan update was completed. McKenna reminded those present that Phase II of the Master Plan update would include specific action plans or implementation strategies to address the issues identified in Phase I.

Harvey stated that McKenna was currently revising their original proposal for Phase II work to reflect the findings from Phase I of the update. Harvey stated that this revised proposal would be presented to the Planning Commission for review and comment following the latest revision. Harvey stated that McKenna should have both the Phase I report and the Phase II proposal ready by the end of the coming week. Mansfield suggested that the Planning Commission could review these documents at their meeting in November.

Hatfield introduced discussion of a report prepared by Hays regarding administrative site plan review and approval for a small addition to the Taco Bell Restaurant located at 1021 West State Street. Hays explained the report and the approval.

King invited those present to attend a ribbon cutting ceremony at the recently expanded Meadowstone Mobile Home Park on Barfield Drive to be held at 4:00 p.m. on Friday, October 5, 2018.

Hatfield asked for additional comments from the public.

Mike Snyder noted that he was a Hastings resident. Snyder stated that he had recently attended a meeting of the Barry County Commission during which the Commissioners had interviewed consultants interested in providing service to the County related to a new jail and COA facility. Snyder asked if any of the members of the Planning Commission were working with the County on this project. Snyder asked if the proposed facilities were included in the City's Master Plan. Hatfield stated that several members of the Planning Commission had attended various meetings recently related to these proposed projects. Hatfield explained that the Planning Commission had very limited authority with respect to County projects. Hatfield stated that a variety of City officials had expressed that they would certainly like to be part of the County's planning process. Hatfield stated that this request had resulted in mixed responses from County officials.

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 Benner to adjourn at 7:57 p.m.

Motion carried.

Submitted by:

Jeff Mansfield
Secretary