

CITY OF HASTINGS
DRAFT PLANNING COMMISSION MEETING MINUTES
March 4, 2019

Members present: Brehm, Foster, Tossava, Czarnecki, McLean, Maurer, Bowers, Resseguie, Hatfield.

Members absent: None.

Other staff present: King, Mansfield, Harvey.

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

Hatfield called the roll.

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 Tossava, 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 February 6, 2019 regular meeting of the Hastings Planning Commission, the draft minutes of the February 19, 2019 Zoning Board of Appeals meeting, the draft minutes of the February 21, 2019 Downtown Development Authority meeting, and the agenda for the February 28, 2019 meeting of the Local Development Finance Authority. No comment was forwarded.

Motion by Foster, second by Bowers to approve the minutes of the February 6, 2019 regular meeting of the Hastings Planning Commission, and to receive and place on file the draft minutes of the February 19, 2019 Zoning Board of Appeals meeting, the draft minutes of the February 21, 2019 Downtown Development Authority meeting, and the agenda for the February 28, 2019 meeting of the Local Development Finance Authority.

Motion carried.

Hatfield introduced discussion regarding possible rezoning of all or a portion of seven parcels of land on West Woodlawn and North Broadway from A-O Apartment-Office to B-4 West Business

District. Hatfield asked Harvey to explain the comments in her staff report related to this matter. Harvey explained the comments in her staff report. Harvey noted that the proposed rezoning would make a number of the existing commercial uses on the subject parcels conforming, allowing additional commercial development and expansion of facilities located on these parcels.

Hatfield opened the public hearing on the proposed rezoning of parcels of land located on West Woodlawn and North Broadway from A-O to B-4 and asked for comment.

Dave Koons, 1610 North Church Street, questioned if the Planning Commission was setting up for additional rezoning of property to the north. Koons questioned why the northerly most property on North Broadway was included in the area considered for rezoning. Harvey explained that the Planning Commission had included properties in the area that might be candidates for rezoning in the notice so that rezoning of these properties could be considered. Harvey noted that this did not mean that the Planning Commission had made any determination or decision related to the rezoning of such properties. King noted that the property questioned by Koons had been included in the area under consideration due to its current A-O zoning classification. King noted that if it was not included in the area to be rezoned, it would remain the only property in the area and on the east side of Broadway zoned A-O. Hatfield stated that the Planning Commission was not looking to rezone any properties to the north of those included in the noticed area at this time. Koons stated that he was opposed to rezoning of the northerly most property on North Broadway was included in the area considered for rezoning.

Pam Clevinger stated that she lived within 300 feet of the area being considered for rezoning. Clevinger stated that she was opposed to rezoning of any of the property.

Daniel Gole stated that he owned the parcel referenced by Koons. Gole questioned what impact the rezoning would have on property taxes. Gole stated that he was in favor of the proposed rezoning. Gole stated that the property located across Broadway from the property he owned was used for commercial purposes.

Hatfield asked for additional public comment. No comment was forwarded. Hatfield closed the public hearing. Deborah Short asked if she could speak. Hatfield reopened the public hearing.

Deborah Short, 215 West Amy, questioned if the proposed rezoning would impact her property. Hatfield stated that it would not impact her property.

Chris Hagelshaw, 1510 North Church, stated that he was happy with the current zoning, and asked that it remain. Hagelshaw stated that changing the zoning would allow additional commercial uses.

Hatfield noted that the City had received written correspondence from AFM Petroleum, the owner of the gas station located at the corner of Woodlawn and Broadway. Hatfield stated that the correspondence indicated that AFM supported the proposed rezoning.

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

Hatfield asked for comments from the Planning Commission. McLean noted that the uses allowed under the current A-O zoning would continue to be allowed under the proposed B-4 zoning.

Motion by Bowers, second by McLean to recommend to the Hastings City Council that the property noticed as being considered for rezoning from A-O Apartment-Office to B-4 West Business District be rezoned from A-O to B-4 as proposed.

In favor: Brehm, Tossava, Czarnecki, McLean, Maurer, Bowers, Resseguie, Hatfield.

Opposed: None.

Abstained: Foster.

Absent: None.

Motion carried.

Hatfield introduced discussion regarding the draft ordinance to allow additional housing in the B-1 Zoning District. Hatfield asked Harvey to explain the comments contained in her staff report on this matter. Harvey explained the comments in her report. Hatfield questioned the basis for the prohibition of flat roofs on buildings taller than 22 feet in Section 90-477(3) of the draft ordinance. Hatfield recommended that this section of the draft ordinance be deleted. Hatfield questioned the maximum window area of 30% as included in Section 90-477(6) of the draft ordinance. Hatfield noted that a number of structures in the B-1 zoning district had more window area than this section of the draft ordinance would allow, and suggested that the maximum window area be increased to 60%. Maurer questioned what was meant by the reference to "ground-to-roof wall" in the definition section of the draft ordinance. Harvey stated that this meant a continuous interior wall from the ground floor to the roof level of a structure.

Hatfield opened the public hearing, and asked for comments from the public regarding the draft ordinance to allow additional housing in the B-1 Zoning District.

Marv Helder thanked the Planning Commission for their hard work on the draft ordinance. Helder stated that the terms in the draft ordinance were broad enough to attract additional housing development in the downtown, but also provided sufficient control to ensure that

the housing was appropriate. Helder stated that there were lots of buildings in the downtown that were not well suited for commercial uses, but could be redeveloped to provide housing. Hatfield thanked Helder for his comments and patience with this process.

Hatfield asked for additional comments. No comments were forwarded. Hatfield closed the public hearing.

Motion by Foster, second by Brehm to forward the draft ordinance to allow additional housing in the B-1 Zoning District to the City Council after amendment per the comments from Hatfield at tonight's meeting with the recommendation that the ordinance be adopted.

In favor: Brehm, Foster, Tossava, Czarnecki, McLean, Maurer, Bowers, Resseguie, Hatfield.

Opposed: None.

Absent: None.

Motion carried.

Hatfield asked Mansfield to comment on the activities of the JPA and JPC. Mansfield noted that many of the Planning Commission members had recently attended the joint Rutland – Hastings meeting hosted by the JPC. Mansfield complimented and thanked Harvey, Czarnecki and Hatfield for their presentations at the meeting. Hatfield noted that this was a successful event that should be repeated periodically. Mansfield stated that neither the JPC nor the JPA had otherwise met in February.

Hatfield asked King to comment on the work tasks identified by the Planning Commission for completion in 2019. King reported that additional work on these tasks was currently suspended to allow the Planning Commission to focus on the Master Planning process. Mansfield reported that he, King, Czarnecki and Travis Alden had recently met with representatives from the Michigan Home Builders Association to discuss housing initiatives in Hastings. Mansfield stated that the representatives seemed very excited about housing development projects in Hastings, but that they had recommended that the City review its local codes and ordinances to ensure that the codes and ordinances would readily allow housing initiatives. Mansfield suggested that the Planning Commission engage in this review at their earliest opportunity. Hatfield asked King to add this effort to the list of work tasks.

Hatfield introduced discussion regarding the Part 2 Master Plan Update. Harvey explained the current status of this project. Harvey noted that McKenna was currently working on a number of tasks related to the promotion of housing development. Harvey explained these tasks. Harvey stated that the Master Plan Steering Committee had selected tasks in February related to business growth initiatives. Harvey stated that it was her understanding that the DDA and LDFA had agreed

to provide supplemental funding to allow McKenna to complete additional work tasks in this area of focus. King stated that this was the case. Harvey stated that the Steering Committee would meet in March to discuss the tasks that McKenna would perform related to infrastructure analysis for the Master Plan. Harvey stated that in summary, McKenna would plan to complete their work on housing initiatives in the near future, continue to work on efforts to stimulate business growth, and meet with the Steering Committee to begin work on infrastructure later this month.

Hatfield asked King to explain his draft spreadsheet for tracking requirements imposed by the Planning Commission. King stated that he had developed the spreadsheet with the assistance of Czarnecki and PCI. King stated that he would continue to work with PCI to make sure that the items on the spreadsheet were completed during each project. King asked that the members of the Planning Commission provide any comments they may have to him.

Hatfield introduced election of officers for the Planning Commission. Motion by Bowers, second by Resseguie to nominate and elect the current slate of officers to serve in their current positions for an additional term (Hatfield – Chair, Maurer – Vice Chair, Czarnecki – Secretary (with Mansfield to serve as recording secretary)).

In favor: Brehm, Foster, Tossava, Czarnecki, McLean, Maurer, Bowers, Resseguie, Hatfield.

Opposed: None.

Absent: None.

Motion carried.

Hatfield introduced discussion regarding the City's draft Capital Improvement Plan to be included in the City's budget for the upcoming fiscal year. Czarnecki stated that a draft had been distributed at tonight's meeting. Czarnecki stated that this was only a draft, and would likely be revised as the budget was developed by the staff. Czarnecki stated that a revised draft would be distributed at the April meeting of the Planning Commission. Czarnecki asked that the members of the Planning Commission review the CIP and provide any comments.

Hatfield noted that included in the packet of information for tonight's meeting was a Notice of Intent to Plan from Rutland Charter Township and an invitation to a training session on Opportunity Zones hosted by the Barry County Economic Development Alliance.

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

Hatfield asked for comments from the members of the Planning Commission.

Foster noted that there was a lot of new residential construction occurring along North Street.

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

Motion by Bowers, second by Maurer to adjourn at 7:53 p.m.

Motion carried.

Submitted by:

Jeff Mansfield
Secretary