

CITY OF HASTINGS
DRAFT PLANNING COMMISSION MEETING MINUTES
December 2, 2019

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

Members absent: None.

Other staff present: King, 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

Motion by Foster, second by Brehm to approve the agenda for tonight's meeting.

Motion carried.

Hatfield asked for comment regarding the draft minutes of the November 4, 2019 regular meeting of the Hastings Planning Commission, the draft minutes of the November 6, 2019 meeting of the Rutland Township Planning Commission, the draft minutes of the November 19, 2019 of the Zoning Board of Appeals meeting, the draft minutes for the November 21, 2019 Downtown Development Authority meeting, the draft minutes for the November 27, 2019 meeting of the Local Development Finance Authority, the draft minutes of the November 20, 2019 meeting of the Joint Planning Commission, and the draft minutes of the November 18, 2019 meeting of the Joint Planning Alliance. No comment was forwarded.

Motion by Bowers, second by Foster to approve and place on file the draft minutes of the November 4, 2019 regular meeting of the Hastings Planning Commission, the draft minutes of the November 6, 2019 meeting of the Rutland Township Planning Commission, the draft minutes of the November 19, 2019 of the Zoning Board of Appeals meeting, the draft minutes for the November 21, 2019 Downtown Development Authority meeting, the draft minutes for the November 27, 2019 meeting of the Local Development Finance Authority, the draft minutes of the

November 20, 2019 meeting of the Joint Planning Commission, and the draft minutes of the November 18, 2019 meeting of the Joint Planning Alliance.

Motion carried.

Hatfield introduced and opened the public hearing to solicit comment regarding the request for a Special Use Permit for an Open Use Business for 1400 and 1402 E. Center Rd. King introduction stated that this permit was tabled from the October meeting. The PC packet also included a staff report from Rebecca Harvey.

Harvey stated that the properties were recently rezoned to Flood Plain District and the use proposed is a Special Land Use. PC must find compliance with 5 criteria for Flood Plain District and 5 criteria for Special Land Use. The applicant was given the review prior to meeting so issues could be addressed.

Julie Fox (owner of 1400 & 1402 E Center Rd) was given an opportunity to address PC. Buildings on the property are only existing buildings, no new structures. Platforms for glamping will be removeable and not placed when the river is in flood stage.

Hatfield asked Fox to give an overview of the business plan to help put the request in context.

Fox stated that the livery has been in business for 50 years. The goal is to keep bringing people to Hastings. Business is growing and the current site is not able to accommodate. Has been looking for years to acquire property along the river. The two sites on E Center Rd will be utilized for launching a small number of tubes and glamping. Business transaction will still be conducted at the Apple St. property. Most tubes will be launched from property outside the City.

Fox stated that she is asking for no buildings, five temporary glamping sites, some parking and being able to walk to the river's edge and launch. There will be underground GFI from existing stone house to sites. Motion detection lights near parking. Stone house will have showers and restrooms for the glamping sites. There is currently a drive that will continue to be access to the river on the west end of 1400 E Center Rd. Requesting grass parking area.

PC members asked clarifying questions of Fox. Harvey noted that first floor elevations will need to be confirmed. Harvey stated that an area should be designated that meets appropriate setbacks where the glamping platforms can be placed.

PC members asked for clarification on grass parking, attendants for parking, and how parking will be maintained. Fox addressed the stated concerns.

Public Hearing was opened at 7:53pm.

Jennifer Rosselle (1405 E Center Rd) located across the road from glamping sites.

- Original plan stated that a pole barn would be constructed (Fox confirmed that none would be built at this location)
- Metal structure was on property most of the summer, why was this allowed?
- The request for parking and special use appeared incomplete
- 700 people a day is a lot in a small neighborhood
- Plan is not bad, but the location is not appropriate. Does not fit with the flow of the area
- The use is supposed to be harmonious with the environment — this absolutely changes the neighborhood
- No shoulder in that area for people that may be walking between sites.
- Not appropriate use — need more information before the plan should move forward.

Fox restated information to address concerns brought up by resident.

Public Hearing was closed.

Hatfield asked Harvey how to move forward. Harvey stated that there are only a handful of issues. The PC can act on the issues or make conditions. PC must determine if meets Flood Plain District requirements and then determine if site plan is appropriate for Special Land Use Permit. Harvey noted that Fox has received the required permits from EGLE. If the PC requires a different surface for parking, Fox would have to go back to EGLE to have permits reviewed. Hatfield asked if PC could allow grass parking for a limited time and the review. Harvey stated that the PC could.

Hatfield asked PC if satisfied that plan meets Flood Plain District criteria. All members agreed.

Motion by McLean, support by Brehm to approve the site plan and grant special land use permit with compliance to Flood Plain District and special land use requirements based on information provided by applicant and conditional upon updated site plan approved by staff and to revisit parking conditions in one year.

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

Opposed: Bowers

Absent: None

Motion carried.

Hatfield asked Czarnecki to comment on the activities of the JPA and JPC. Czarnecki gave a summary of discussion at both the JPA and JPC.

Hatfield asked if there were any comments on the work tasks identified by the Planning Commission for completion in 2019. King stated that there were no changes.

Hatfield introduced discussion regarding the Part 2 Master Plan Update. Harvey shared that work was on schedule and reminded everyone that the SWOT Analysis was scheduled for Wednesday December 4th from 3-5 pm.

Hatfield asked King to comment on efforts to track progress on the requirements imposed by the Planning Commission as a condition of project or site plan approval. King shared that projects that have been completed have been removed from the tracking list.

Hatfield stated that because of the length of the meeting that the discussion on By-laws and Rules of Procedure review will be deferred to the next meeting.

Hatfield introduced the discussion on an unofficial site plan review from Four Leaf Properties to expand the Meadowstone PUD. Proposed project was presented to the PC and members were given an opportunity to ask questions. This site plan will be brought back at a later date.

Hatfield introduced setting a public hearing for the January 6, 2020 meeting to hear comment on suggestions recommended by the ZBA to Section 90-81 (a) & (b).

Motion by Tossava, second by McLean to set the public hearing for January 6, 2020.

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

Opposed: None

Absent: None

Motion carried.

Dates for the 2020 meetings and deadlines for submissions was presented to the PC.

Hatfield asked if there was any public discussion and comment. No comment was forwarded.

Hatfield asked for any commission comment. No comment was forwarded

Motion by Foster, second by Bowers to adjourn at 9:11 p.m.

Motion carried.

Submitted by:

Jerry Czarnecki
Secretary