

NOTICE OF ELECTRONIC MEETING

The Planning Commission of the City of Hastings will offer an electronic option for public participation for the meeting at **7:00 PM on Monday, February 1, 2021** in response to the concerns of COVID-19. This is a regular meeting. You can see the agenda and meeting packet at

<https://hastingsmi.org/departments/city-clerktreasurer/agenda-minutes-packets>

If public would like to participate in the meeting, please join:

Internet:

<https://us02web.zoom.us/j/83395257438?pwd=MitmVEJIUUJtTjFMbWRud09OVGI2dz09>

Meeting ID: **833 9525 7438**

Password: **533004**

You can also dial in using your phone.

(312) 626-6799



HASTINGS PLANNING COMMISSION COMMUNICATION

DATE: January 26, 2021

TO: Members of the Planning Commission and Staff

FROM: Dan King

SUBJECT: Information – February 1, 2021 Planning Commission Meeting.

Items on the agenda for the regular meeting of the Planning Commission include:

Public Hearings:

Item 6.A. Public hearing to solicit comments on an amendment to Section 90-473 (i) to add density and design considerations for residential uses in the B-1 Central Business District. Rebecca Harvey has provided a staff report regarding the text amendments for consideration.

Old Business:

Item 7.C. The Master Plan will be presented for review. The Master Plan Part 2 document was sent prior to the agenda packet. Please contact Dan King if you need another copy sent.

Item 7.E. Rebecca Harvey has compiled comments from Planning Commission Members pertaining to the keeping of chicken ordinance. The draft ordinance will be open for discussion. If the consensus is to move forward with a draft ordinance, it would be prudent to have Planning Commission set a public hearing for the March 1st meeting.

New Business:

Item 8.A. Selection of officers for 2021.

Item 8.B. Consider setting a public hearing at the March 1st meeting to consider a text amendment to Division 90-VI-14 Section 90-552 by adding subsection (q) Commercial Recreational Facilities as a permitted use in the D-1 Industrial Zoning District

Item 8.C. Consider a request from Karen Zuver to set a public hearing at the March 1, 2021 meeting to consider a special use permit and site plan approval for a Commercial Kennel at 1005 E. State St.

This meeting will be held virtually in accordance with the current MDHHS directive. Instructions for the meeting have been included in the packet

Dan

HASTINGS PLANNING COMMISSION A G E N D A

Monday February 1, 2021

1. **Call to Order/Roll Call** (Regular meeting starts at 7:00 p.m.)
2. **Pledge of Allegiance**
3. **Approval / additions / deletions to agenda**
4. **Approval of Minutes** January 4, 2021 Regular Draft Meeting Minutes of the Planning Commission.*
5. **Informative Items: None**
6. **Public Hearings:**
 - A. Public hearing to solicit comments on an amendment to Section 90-473 (i) to add density and design considerations for residential uses in the B-1 Central Business District.
7. **Old Business:**
 - A. Receive JPA / JPC Update.
 - B. Consider Planning Commission 2021 General Work Task List.*
 - C. Review Final Draft of Part 2 of the Master Plan Update.
 - D. Report Regarding Tracking of Terms and Conditions Imposed by the Planning Commission.*
 - E. Discuss draft ordinance regarding the keeping of chickens prepared by Planning Consultant Harvey.*
8. **New Business:**
 - A. Selection of officers for 2021.
 - B. Consider Setting a Public Hearing at the March 1, 2021 meeting to consider a text amendment to Division 90-VI-14 Section 90-552 by adding subsection (q) Commercial Recreational Facilities as a permitted use in the D-1 Industrial Zoning District.
 - C. Consider a request from Karen Zuver to set a public hearing at the March 1, 2021 meeting to consider a special use permit and site plan approval for a Commercial Kennel at 1005 E. State Street.
9. **Open public discussion and comments**
10. **Commission comments**
11. **Adjourn**

*Indicates attachment

CITY OF HASTINGS
DRAFT PLANNING COMMISSION MEETING MINUTES
January 4, 2021

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

Members absent: None

Other staff present: King, Tate and Harvey.

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

Hatfield called the roll.

Hatfield asked for comment regarding the draft agenda for tonight's meeting.

Motion by Tossava, second by Bowers to approve the agenda for tonight's meeting as written.

Motion carried.

Hatfield asked for comment regarding the draft minutes of the December 7, 2020 regular meeting of the Hastings Planning Commission.

Motion by Bowers, second by Foster to approve the draft minutes of the December 7, 2020 regular meeting of the Hastings Planning Commission as presented.

Motion carried.

Hatfield introduced the public hearing to solicit comments on adding Commercial Recreational Facilities to Section 90-1 and amend 90-472 by eliminating current subsection (d) and replace subsection (d) by adding Commercial Recreational Facilities and amend section 90-483 by eliminating subsection (b).

King gave summary.

Hatfield open public hearing at 7:16pm.

Hatfield closed public hearing at 7:16pm

Motion by Tossava, second by Brehm to approve amendments and recommend to City Council for consideration.

In favor: Bowers, Brehm, Czarnecki, Denton, Foster, Maurer, Resseguie, Tossava, and Hatfield
Opposed: None

Motion carried.

Hatfield introduced public hearing to solicit comments on amending section 90-553 (f).

King gave summary. Harvey gave wording suggestions.

Motion by Tossava, second by Bowers, to approve amendment to read **(f) Commercial Kennels, as regulated by Section 90-1083, subsection (c)** and recommend to City Council for consideration.

In favor: Bowers, Brehm, Czarnecki, Denton, Foster, Maurer, Resseguie, Tossava, and Hatfield
Opposed: None

Motion carried.

Hatfield asked for an update on JPA/JPC meetings. Czarnecki noted that JPA has not meet and JPC held a meeting to set meeting dates and elect officers.

Hatfield asked members of the Planning Commission to review the Work Task List. King suggested that PC consider prioritizing #14 Consider accessory use buildings in residential neighborhoods for additional residential housing alternatives. It was also mentioned to consider expanding the options for placement of duplex units.

Motion by Resseguie, second by Foster, to prioritize this work task item.

In favor: Bowers, Brehm, Czarnecki, Denton, Foster, Maurer, Resseguie, Tossava, and Hatfield
Opposed: None

Motion carried.

Harvey reported on progress for the Master Plan Part II. Final Draft has been provided to the Master Plan Steering Committee. Hatfield ask the committee members to review the Master Plan and work with King to set up a meeting. Presentation of the Master Plan to the PC will occur at the February meeting.

King gave an update on the tracking of the terms and conditions imposed by the Planning Commission.

Hatfield introduced discussion on ordinance regarding keeping of animals as it pertains to chickens. King provided information from survey that was conducted. Hatfield asked for vote to take up working on an ordinance.

In favor: Brehm, Czarnecki, Denton, Foster, Maurer, Resseguie, Tossava, and Hatfield
Opposed: Bowers

Hatfield asked for comments. Bowers would like to see site inspection and renewal of permits required. Tossava agreed and should not be allowed to roam. Maurer did not like having a requirement that neighbors must sign off on allowing chickens. If it is permitted, it should be permitted if resident meets requirements. Resseguie agreed.

Hatfield ask PC members to get comments to King in the next three days. Staff and Planning Consultant will bring recommendation for the wording of ordinance to the February meeting.

Hatfield introduced the review of the amended site plan for the Royal Coach PUD. Harvey recapped her report that was presented to PC and applicant. It was noted that the applicant did a very good job amending the site plan to meet the intent of the PUD under the conditions. Harvey recommended that PC consider the following:

- density is greater then allowed, but the same as what was approved on previous plan
- setback is less than required, but greater than the setback on previous plan that was approved because there was an existing building
- less parking is provided than is required, but PC can approve for the fewer spaces (applicant noted to stay out of flood plain and new footprint of building limited parking space, but with the number of one-bedroom units it is felt this parking is adequate)

The following is information that is lacking and can be approved by staff once provided.

- parking lot lighting detail
- stormwater management
- landscaping

Motion by Resseguie, second by Bowers, to approve site plan allowing for proposed density, setback, parking; and conditional of staff approval of parking lot lighting detail, stormwater management, and landscaping.

In favor: Bowers, Brehm, Czarnecki, Denton, Foster, Maurer, Resseguie, Tossava, and Hatfield
Opposed: None

Motion carried.

Hatfield introduced discussion on establishing meeting dates for 2021

Motion by Tossava, second by Bowers, to approve the meeting dates.

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

Opposed: None

Motion carried.

Hatfield opened discussion about setting a public hearing for 7:00pm on February 1, 2021 to solicit comments on amending Section 90-473 Special Uses in B-1 District as it relates to dwelling units in a building.

Motion by Tossava, second by Bowers to set a public hearing for 7:00pm on February 1, 2021 to solicit comments on amending Section 90-473 Special Uses in B-1 District as it relates to dwelling units in a building.

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

Opposed: None

Motion carried.

Hatfield asked if there was any public discussion and comment.

None forwarded.

Hatfield asked for any commission comment.

A number of Commission members welcomed Denton to the Planning Commission.

Motion by Bowers, second by Tossava to adjourn at 8:14 p.m.

Motion carried.

Submitted by:

Jerry Czarnecki

Secretary



MCKENNA

January 26, 2021

Planning Commission
City of Hastings
201 East State Street
Hastings, Michigan 49058

Subject: Text Amendment – *B-1 District*

These amendments to the B-1 District are proposed to address/respond to questions recently raised regarding residential use and density allowed within the downtown area.

Proposed Amendment:

Sec 90-473 – Special Uses

- i) For property not provided frontage along or with direct drive access to the following street segments:

East State Street
Church Street: Court Street to Apple Street
Jefferson Street: Court Street to Apple Street

and subject to the regulations set forth in Sec. 90-474, Sec. 90-475, Sec. 90-477 and 90-478, the following uses are permitted as special land uses:

1. Three- and four-family dwelling units.
2. Multiple-family dwellings, with no more than eight units per building.
3. Single-family attached dwellings, with no more than eight attached units.
4. **Dwelling units located within a building(s) of two stories or greater and containing a commercial use, with no more than eight units per building.** [this amendment is proposed to clarify that a commercial use otherwise allowed within the B-1 District may

be located within a multiple-story building occupied by residential dwelling units authorized by this section]

The maximum density for residential uses may be modified by the planning commission based on the following standards. The residential uses shall:

1. Be designed, constructed, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the area in which it is proposed.
2. Be served adequately by essential public facilities and services, such as highways, streets, pedestrian ways, police and fire protection, drainage structures, refuse disposal, water and sewer.
3. Not create excessive additional requirements at public cost for public facilities and services.
4. Be developed in accordance with the intent of the B-1 District as contained in this article.

[This amendment proposes to retain the density standards that currently exist for residential land use within the B-1 District, but allows the PC/CC to modify the density standard in each case based on standards - - similar to the design-modification approach in the B-1 District (Sec 90-476). Applying this approach to density will further allow the City to consider existing/surrounding conditions and offer targeted solutions to housing development in the downtown area.]



ORDINANCE NO. 596

AN ORDINANCE TO AMEND CHAPTER 90 OF THE HASTINGS CODE OF 1970, AS AMENDED, BY AMENDING THE FOLLOWING: ARTICLE 90 - VI, DIVISION 90 – VI – 12 B-1 CENTRAL BUSINESS DISTRICT, BY **AMENDING SECTION 90-473 (I)**

As recommended by the Planning Commission on xx-xx-xxxx

THE CITY OF HASTINGS ORDAINS:

SECTION I.

Section 90-473 (i) is hereby amended to Chapter 90, Article 90 - VI, Division 90 – VI - 14 of the Hastings Code of 1970, as amended, to read as follows: (Additions/amendments in **bold**, existing text in *italics*).

Sec 90-473 Special Uses

The following uses may be permitted as special land uses in the B-1 zoning district subject to the applicable general and specific requirements and standards of article XIII of this chapter.

- a) Bed and breakfast establishments.*
- b) Housing for the elderly, retired or those requiring assisted care, including nursing homes.*
- c) Antennas and towers exceeding a height of 35 feet.*
- d) Essential public service buildings and structures.*
- e) Vehicle service and gas stations as regulated by section 90-1084 herein.*
- f) Public and institutional uses and hospitals.*
- g) Noncommercial parks, playgrounds and playfields.*
- h) Churches, synagogues or similar places of worship and customary related uses.*
- i) For property not provided frontage along or with direct drive access to the following street segments:*

East State Street Church Street: Court Street to Apple Street Jefferson Street: Court Street to Apple Street

and subject to the regulations set forth in Sec. 90-474, Sec. 90-475, Sec. 90-477 and 90-478, the following uses are permitted as special land uses:

- 1. Three- and four-family dwelling units.*
- 2. Multiple-family dwellings, with no more than eight units per building.*
- 3. Single-family attached dwellings, with no more than eight attached units.*

4. Dwelling units located within a building(s) of two stories or greater and containing commercial use, with no more than eight units per building.

The maximum density for residential use may be modified by the planning commission based on the following standards. The residential uses shall:

1. Be designed, constructed, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the area in which it is proposed.
2. Be served adequately by essential public facilities and services, such as highways, streets, pedestrian ways, police and fire protection, drainage structures, refuse disposal, water and sewer.
3. Not create excessive additional requirements at public cost for public facilities and services.
4. Be developed in accordance with the intent of the B-1 District as contained in this article.

SECTION II.

If any article, section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION III.

This ordinance shall become effective upon its adoption and publication as provided by City Charter.

Moved by , with support by , that **Ordinance No. 596** be adopted as read.

YEAS:

NAYS: .

ABSENT: .

Adoption Date:

Effective Date:

First Reading:

Second Reading:

CITY OF HASTINGS

By: Jane M. Saurman
Hastings City Clerk

CERTIFICATE

The undersigned, being the duly qualified and acting Clerk of the City of Hastings, Michigan, does hereby certify that the foregoing is a true and complete copy of an Ordinance adopted by the City Council of the City of Hastings, at a regular meeting of the City Council on the day of 2020, at which meeting a quorum was present and remained throughout, and that the original of said Ordinance is on file in the records of the City of Hastings. I further certify that the meeting was conducted and public notice was given pursuant to and in compliance with Act No. 267, Public Acts of Michigan of 1976, as amended, and that minutes were kept and will be or have been made available as required thereby.

Dated:

Jane M. Saurman
City Clerk

City of Hastings
Planning Commission
Work Tasks for 2021
STATUS REPORT FOR FEBRUARY 2021

1. Continue to work with Hastings Charter Township, Rutland Charter Township and others in regional growth planning and management efforts.
2. Review the Court Street PUD using hypothetical build out scenarios.
3. Consider comprehensive review and adoption of new zoning districts to accomplish specific desired outcomes, as prescribed in the CCP, within commercial and residential zoning districts.

- Identify candidate streets for traffic calming
- Consider options for increasing density in existing residential zones
- Establish policies for street and infrastructure system master plan in developing areas
- Consider options to encourage high quality construction for new residential development (not simply the cheapest option)

4. Consider zoning amendments related to the M-37 Access Management Plan.
5. Monitor plan to construct sidewalks and trail system throughout the City of Hastings.
 - ***Ongoing. City seeking funding where available.***
6. Consider changes to the infrastructure requirements to accommodate denser or more traditional residential development.
 - ***Established R-1A Zone for this purpose.***
 - ***Additional analysis by PC required (see Item 3 above).***
7. Consider development of “Complete Streets” ordinance or policy.
8. Consider adding work tasks to the PC’s list to improve the Community’s Promoting Active Communities score.

- Offer incentives or expedited approvals for the following active living principals:
 - Locate new development adjacent to existing infrastructure
 - Create a mixed-use community
 - Build pedestrian amenities (sidewalks, lights, benches, etc) on both side of the streets
 - Create a grid street design
 - Provide public facilities for physical activity such as shared-use paths or trails
 - Create bike lanes and bike parking
 - Create opportunities for resident interaction
 - Build high density residence units
 - Create short blocks
 - Build narrow streets for slower traffic speeds

9. Continue Master Plan 2018 update.

10. Review Sec. 90-835 – Keeping of Animals

11. **Deal with outdated language in ordinances. (Example from 90-1)**

Service station or *filling station* means a place where gasoline or other motor fuel or lubricating oil or grease for operating motor vehicles is offered for sale at retail to the public, including sale of accessories, oiling and light motor service on the premises, but in no case to include major automotive repairs.

12. Review Sec. 90-973 Signs in the B-1, B-2, B-3, B-4, and B-6 districts (as related to portable sidewalk ground signs).

13. Consider development of a Planned Residential District zoning classification to allow for higher density housing through smaller lot sizes and smaller dwelling square footage requirements.

14. Consider accessory use buildings in residential neighborhoods for additional residential housing alternatives.

15. Consider two family dwellings as a permitted use in the R-1, R-2, R-R, R-S, and R1-A Residential Zoning Districts.

Date	Project Name	Description	Conditions of Approval	Compliance Date	
2.4.19	Ravenna Holdings, LLC	Townhouse Construction	Max 35 ft. building height		
			Exterior masonry material		
			3 BF parking spaces		
			Extension of sidewalk int./ext		
			Front yard and pk lot landscape		
			1 Year Site Plan Extension	1/6/2020	XXXX
2.4-19	Spectrum Health Pennock Hosp.	Surgical Center Expansion	30% lot coverage compliance		
			Off street parking compliance	5/28/2019	XXXX
			Proposed lighting fixtures		
			Boundary vegetation		
			Lot and front yd. landscaping		
			Side yard setback	2/19/2019 ZBA app	XXXX
4.1.19	Todd Porritt	Building Expansion	Applicable setback requirements		
			Building design standard compliance		
			Second floor egress		
			1 Year Site Plan Extension	3/2/2020	XXXX
9.3.19	Royal Coach Apartments	Planned Unit Development	Density		
			Setbacks		
12.2.19	Julie Fox	Site Plan and Special Use Permit	First Floor Elevations (Glamping)		
			Setbacks (Glamping)		
			Parking to be reviewed in 1 year		
			1 Year Site Plan Extension	11/2/2020	XXXX
3.2.20	Meadowstone MH Park	Final Site Plan Approval	PED X Insulation from roadway		
			Natural Feature Buffer		



MCKENNA

January 26, 2021

Planning Commission
City of Hastings
201 East State Street
Hastings, Michigan 49058

Subject: Text Amendment - *Keeping of Chickens*


On January 4, 2021, after review of a Model Ordinance, several sample ordinances, and draft text prepared for the City regarding the ‘keeping of chickens’, the Planning Commission agreed to move forward with an amendment of the Zoning Ordinance to allow chickens in the City of Hastings.

Following the meeting, Planning Commission members provided feedback on specific elements of the ordinances studied, to support an informed revision of the original draft text for further consideration in February. The revised draft text follows:

Proposed Amendment:

Sec 90-835 – Keeping of animals

- e. The keeping of chickens is allowed as an accessory use to an owner-occupied single-family dwelling in any residential district, subject to the following requirements:
 1. The keeping of chickens shall be done on a noncommercial basis and be exclusively used by the people occupying the property as a locally grown food source for the consumption of eggs or meat.
 2. A maximum of four chickens are allowed per lot if the lot is ½ acre or less in area; a maximum of five chickens are allowed per lot if the lot is ½ to one acre in area; and, a maximum of six chickens are allowed per lot if the lot is over one acre in area. Roosters are prohibited.

- 
3. Chickens shall be provided with a covered enclosure and must be kept in the covered enclosure or an adjoining fenced enclosure at all times. Chickens may be allowed to roam outside of the covered or fenced enclosure if within a fully fenced rear yard. Fenced enclosures shall be subject to Division 90-IX-4 – *Fences, Walls and Screens*.
 4. All covered and fenced enclosures shall be located in the rear yard and shall be located no closer than 10 feet to any property line and no closer than 40 feet to any residential dwelling on an adjacent property.
 5. All covered enclosures shall be constructed in such a way as to prevent rats, mice, or other rodents or vermin from being harbored underneath or within the walls of the enclosure. Materials for the covered enclosure shall exclude tarps, plastic, fabric, rubber, paper, cardboard, or other non-traditional building materials. The enclosure shall be constructed in a workmanlike manner.
 6. All feed and other items associated with the keeping of chickens likely to attract rats, mice, or other rodents or vermin shall be secured and protected in sealed containers.
 7. The enclosed area where the chickens are kept shall be maintained in a clean and neat manner at all times. The keeping of chickens is subject to the nuisance provisions of _____ and any private restrictions on the use of property that may be contained within deed restrictions or similar instruments.
 8. The outdoor slaughtering of chickens is prohibited.
 9. Any person who keeps chickens in the City of Hastings shall obtain a permit from the City prior to acquiring the chickens. Application shall be made to the City Clerk and the fee for the permit shall be as determined by Council resolution.

Prior to the issuance of a permit, there shall be an inspection of the proposed site by the City to determine compliance with the requirements of this Ordinance. A permit shall not be issued until all requirements are met.





Permits expire and become invalid five (5) years after the date of issuance. A person who wishes to continue keeping chickens shall have obtained a new permit on or before the expiration date of the previous permit. Application for a new permit shall be pursuant to the procedures and requirements that are applicable at the time the person applies for a new permit.

If the above requirements are not complied with, the City may revoke any permit granted under this section and/or initiate prosecution for a civil infraction violation.

