

**CITY OF HASTINGS**  
**DRAFT PLANNING COMMISSION MEETING MINUTES**  
**July 6, 2021**

The meeting was called to order at 7:00 p.m. by Chairman Hatfield with the following Commissioners present: Lois Bowers, Jordan Brehm, Lynn Denton, Chelsey Foster, Gregg Guetschow, Tom Maurer, John Resseguie, Dave Tossava, and Dave Hatfield. Commissioners absent: None

Also present: Community Development Director Dan King and Public Services Director Travis Tate.

**Approval of the Agenda.** It was moved by Commissioner Tossava and seconded by Commissioner Bowers to approve the agenda as printed with the addition of item 7F – Revisiting the parking ordinance amendment. Motion carried.

**Approval of the Minutes.** It was moved by Commissioner Resseguie and seconded by Commissioner Maurer that the draft minutes of the meeting of June 7, 2021 be approved as presented. Motion carried.

**PUBLIC HEARINGS:**

**Site Plan Review for Spectrum Health Pennock Hospital Parking Lot Reconstruction, 1009 W. Green Street.** Chairman Hatfield invited Mr. King to make some introductory remarks regarding the proposed project. Mr. King said that Planning Consultant Rebecca Harvey had another meeting and was unable to attend. She provided a staff report that had been provided to Commissioners. The report detailed several issues about which she could not find answers.

Mr. John Casserly, engineer for Nederveld representing Spectrum Health Pennock Hospital, spoke regarding the project and addressed the issues identified by Ms. Harvey. He said the project addresses pavement condition issues determined through soil borings. Landscape islands will be added to the parking lot to comply with the zoning ordinance. Pedestrian access and traffic flow are also addressed. He said that the zoning ordinance requires 372 parking spaces. The lot redesign will result in 303 spaces. An additional 80 spaces are provided in a lot south of Green Street and further parking is available through a lease in Fish Hatchery Park, bringing the total available parking to 489 spaces.

Mr. Casserly noted an issue with the layout near the corner by the fitness center where the traffic lane is 22 feet wide instead of the required 24 feet. This will be addressed through a revision to the final site plan. He also addressed landscaping requirements on both the north and south sides of

the lot. Properties on the north side have a 20-foot grade difference compared to the lot; the slope has trees providing buffering of the lot. Additional buffering at the top of the slope would not add much in the way of screening as the neighbors cannot see cars in the lot at present. Existing landscaping is being retained on the south side of the lot bordering Green Street.

Commissioner Resseguie asked about handicapped parking spaces near the emergency room that were not shown on the plan. Mr. Casserly said that this was an oversight and that this parking was being retained.

Commissioner Denton asked how long the arrangement regarding Fish Hatchery Park would last. Mr. King said that the agreement entered into two years ago was for ten years with the option of a ten-year extension.

Chairman Hatfield said there will always be a perception that there is not enough parking. Fears that hospital patrons would use on-street parking were addressed by the development of the additional lot on Green Street.

Commissioner Maurer asked about storm water drainage improvements. Mr. Casserly said that only minor improvements were being made to the existing system including the addition of a new catch basin and the replacement of others. The design reduces settlement causing pooling in the lot. It is believed that the landscape islands further would reduce run-off from the lot.

Commissioner Maurer asked about the helipad. This was decommissioned and there are no plans to re-establish it.

A question was asked about lighting in the lot. Mr. Casserly said a photometric plan will be provided to the consultant.

Chairman Hatfield opened the public hearing and invited comments.

Mr. Tate expressed concern about the phasing of the project and how that would affect where the public would seek parking during construction. He asked that this be addressed in the plans to avoid use of other parking in the area.

There were no other comments from the public in-person or online.

Chairman Hatfield declared the public hearing closed.

Chairman Hatfield said that he felt there was no need for additional landscaping on the north side of the property. He asked for a motion on the matter.

It was moved by Commissioner Resseguie and supported by Commissioner Foster to approve the site plan for the Spectrum Health Pennock Hospital parking lot improvement project subject to staff review and approval of actions taken to address the items identified in Ms. Harvey's report, provided that no additional landscaping will be required on the north side of the lot. Motion carried.

**OLD BUSINESS:**

**JPA/JPC.** No report was given as these committees had not met.

**General Work Task List.** Mr. King said that the master plan update and the ordinance regarding keeping of animals had been dropped from the list because these tasks were complete. An item was added to the list regarding ordinance amendments necessary to comply with the Redevelopment Ready Communities process.

**Tracking of Terms and Conditions.** Mr. King said that Pennock Hospital's surgical center expansion final occupancy permit had been approved and all site plan items had been addressed. Ravenna Holdings townhouse project is moving forward despite cost concerns. They have started the permit process but are still finalizing their plans.

**Accessory Dwelling Units and Multi-Family Dwellings.** Chairman Hatfield combined these items for discussion. He said the subcommittee is continuing to work. It has obtained significant information about nonconforming dwellings and has discussed where to increase duplexes and accessory dwelling units. The subcommittee is also starting to look at undeveloped land to increase economic diversity.

**Revisiting Text Amendment re: RV and Semi-Tractor/Semi-Trailer Parking.** Chairman Hatfield asked the Commission to revisit the ordinance amendment concerning RV and semi-tractor/semi-trailer parking. He said the city manager had raised some issues regarding the language and other Commissioners had commented on the complexity of the language and the need for interpretation. It was moved by Commissioner Resseguie and seconded by Commissioner Maurer to rescind the action taken during the June 7, 2021 meeting and return this matter to the Commission for further consideration. Motion carried.

Mr. King advised the Commission that an additional public hearing might be required depending upon the nature of the changes made to the ordinance amendment.

**NEW BUSINESS:** None

**Open Public Discussion and Comments.** None.

**Commissioner Comments.** Commissioner Guetschow referenced a statement he made at the previous meeting regarding a charter requirement for an additional public hearing on an ordinance amendment if the language is changed substantially. He said he was in error thinking this was in Hastings' charter; instead, it is in Ionia's charter.

**Adjournment.** It was moved by Commissioner Tossava and seconded by Commissioner Bowers that the meeting be adjourned. Motion carried at 7:33 p.m.

Respectfully submitted,

Gregg Guetschow  
Recording Secretary