

CITY OF HASTINGS
PLANNING COMMISSION MEETING MINUTES
October 4, 2021

The meeting was called to order at 7:01 p.m. by Chairman Hatfield with the following Commissioners present: Jordan Brehm, Lois Bowers, Lynn Denton, Chelsey Foster, Tom Maurer, Sarah Moyer-Cale, John Resseguie, Dave Tossava, and Dave Hatfield. Commissioners absent: none.

Also present: Community Development Director Dan King and planning consultant Rebecca Harvey.

Approval of the Agenda. It was moved by Commissioner Foster and seconded by Commissioner Bowers to approve the agenda with no changes. All members present voting yes, motion carried.

Approval of the Minutes. It was noted that Commissioner Maurer's name had been misspelled in the draft September meeting minutes. It was moved by Commissioner Bowers and seconded by Commissioner Foster that the draft minutes of the meeting of September 7, 2021 be approved with this correction. All members present voting yes, motion carried.

INFORMATIVE ITEMS: Mr. King noted that the city had received a notice from Rutland Township regarding its intent to update their Master Plan.

PUBLIC HEARINGS: None.

OLD BUSINESS:

Receive JPA/JPC Update. No update was available.

General Work Task List. Mr. King said there were additions or deletions to the work task list.

Tracking of Terms and Conditions. Mr. King provided the commission with an update on projects that had been approved. A December 2019 approval by Julie Fox for a glamping site plan and SLU is nearing expiration if an extension is not requested soon. Thornapple Credit Union is working on a sidewalk extension and Ravenna Holdings, LLC is awaiting a permit from EGLE for water and sewer service extensions. No other projects had significant updates.

Accessory Dwelling Units and Multi-Family Dwellings. Chairperson Hatfield provided an overview of the need to increase options for housing diversity within the City of Hastings and the work that the subcommittee had done to suggest text amendments for ADUs and duplexes. Mr.

King also highlighted the various efforts of the subcommittee. Ms. Harvey provided further explanation and highlighted how the efforts had been driven by the housing strategies included in the recently approved Master Plan.

Ms. Harvey provided an explanation of the suggested text amendment to allow for ADUs. She identified the different forms that ADUs could take and emphasized that the draft rules would require the use be clearly accessory to the primary use being single family residential. Either the primary or accessory residence must be owner occupied. Discussion ensued about whether this would have an effect on variance requests being made to the ZBA and what would occur if land division applications were made in the future on parcel that contained ADUs.

Ms. Harvey also outlined the proposal for allowing duplexes as an overlay district. Ms. Harvey described how the overlay district would function and the design requirements for duplexes. Properties would be rezoned into this district on a case-by-case basis rather than rezoning several parcels at once. Discussion ensued about both the concerns and potential benefits of this approach in contrast to allowing duplexes as a Special Land Use.

Chairman Hatfield thanked the commissioners for the discussion and the thought given to the ADU and duplex standards. He also encouraged participation in the November 1st joint meeting with the City Council.

NEW BUSINESS:

Administrative Approval of Site Plan at 1310 W. State St. Mr. King provided a brief overview of the site plan approval for the addition of a drive thru lane at Burger King. Planning Commission approval was not required; no vote was taken.

Workshop with Hastings City Council. It was suggested the Planning Commission have a joint meeting with the City Council prior to the regular meeting of November 1st at 6:00pm. The Regular Planning Commission meeting would be moved from 7:00 pm to 7:30 pm to ensure there was adequate time for discussion and questions. It was the consensus of the Planning Commission to make this request to Council and to delay the Regular meeting by half an hour.

Open Public Discussion and Comments: None.

Commissioner Comments: Commissioner Denton noted that he would not be present at the next Commission meeting.

Adjournment: It was moved by Commissioner Tossava and supported by Commissioner Maurer that the meeting be adjourned. All members present voting yes, motion carried at 8:13 p.m.

Respectfully submitted,

Sarah Moyer-Cale,
Recording Secretary