

**Planning Commission Meeting Minutes**  
**Hillsdale City Hall**  
**Council Chambers**  
**March 16<sup>th</sup>, 2022**  
**5:30 pm**

**I. Call to Order**

Meeting opened at 5:30 pm followed by the Pledge of Allegiance, and Roll Call.

**II. Members Present**

- A. Members Present: Vice Chairman Ron Scholl, Secretary Jacob Parker, Commissioner William Morrissey, Commissioner Swan
- B. Members Absent: Chairman Eric Moore, Commissioner Kerry Laycock, Commissioner Elias McConnell
- C. Public Present: Zoning Administrator Alan Beeker, Tim Mills, Michael Beard, Rick Jenkins, Matt Taylor, Steve Stoll

**III. Consent Agenda and Minutes**

Motion to approve the Consent items, Communications, and Minutes from February 16th, 2022 as amended meeting made by Commissioner Morrissey, seconded by Commissioner Morrissey, motion approved unanimously.

**IV. Public Comment**

No public comment

**V. Site Plan Review**

**A. 101 Hillsdale St.**

- a. Mr. Beeker gave a brief description of the project. The proposed project is to add on to the existing Edward Jones building on Hillsdale St.
- b. Commissioner Parker moved to approve, Commissioner Morrissey seconded, motion passed unanimously.

**B. 183 Hillsdale St.**

- a. Mr. Beeker gave a brief description of the project. The proposed project is to add on to the existing Health and Wellness building at Hillsdale College on Hillsdale St.
- b. Commissioner Scholl asked about the possibility of burying the low hanging powerlines in the back. Mr. Beeker said that was the intent.
- c. Commissioner Parker moved to approve, Commissioner Swan seconded, motion passed unanimously.

**VI. Old Business**

- a. Mr. Beeker included the brief one page that is going to council explaining what form-based code is.

- b. Commissioner Morrisey asked for clarification that we are not completely doing away with separation of uses.

**VII. New Business**

**A. 901 Development Drive**

- a. Commonwealth Developments, LLC has entered into a purchase agreement with the City for 30 acres in the industrial park. They are looking for the land to be rezoned from I-1 to R-1 to allow for the development of single-family residential units.
- b. Discussion ensued about the positive benefits to the city and how this fit into the master plan.
- c. Commissioner Morrisey made a motion to hold a public hearing at the April 20<sup>th</sup>, 2022 meeting on changing the zoning, seconded by Commissioner Swan, motion carried unanimously.

**B. Land Division – 237 E. South St.**

- a. The owner of the parcel at 237 E. South St would like to divide and sell the rear of the lot.
- b. Mr. Beeker explained that there are several “No’s” on the application simply due to a legal non-conforming residence on the lot that has been there for over 50 years.
- c. Commissioner Parker moved to recommend the parcel split to council, Commissioner Swan seconded, motion carried unanimously.

**VIII. Zoning Administrator Report**

No report

**IX. Commissioner’s Comments**

No comments

**X. Public Comment**

None

**XI. Adjournment**

Commissioner Swan moved adjourn the meeting, Commissioner Parker seconded. Motion passed unanimously. Meeting adjourned at 6:07 pm.

**XII. Next meeting: April 20, 2022 at 5:30 pm.**