

Planning Commission Meeting Minutes
Hillsdale City Hall
Council Chambers
July 20, 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: Chairman Eric Moore, Vice Chairman Ron Scholl, Commissioner William Morrissey, Commissioner Penny Swan, Commissioner Kerry Laycock, Commissioner Elias McConnell
- B. Public Present: Zoning Administrator Alan Beeker, David Billington, Councilman Robert Socha
- C. Members Absent: Secretary Jacob Parker

III. Consent Agenda and Minutes

Motion to approve the Consent items as presented made by Commissioner Laycock, seconded by Commissioner McConnell, motion approved unanimously.

IV. Public Comment

Councilman Socha spoke about the number of complaints from neighbors of the Hope House in downtown Hillsdale. He asked the Planning Commission if they would explore avenues that would restrict any future Halfway Houses in the downtown in the future.

V. Site Plan Review

A. 150 Barber Dr.

- a. Mr. Beeker gave a brief description of the project. The proposed project is to remove the existing baseball diamond, build a new stadium along with the new baseball diamond.
- b. Commissioner Swan moved to approve, Commissioner Morrissey seconded, motion passed unanimously.

VI. Old Business

No Old Business

VII. New Business

A. Lighting Ordinance

- a. The light pole height requirement was removed from the ordinance.
- b. Chair Moore moved to amend the ordinance as presented and hold a public hearing at the next regular meeting, August 17, for the Lighting, Fencing and Landscape Ordinances. Commissioner McConnell seconded, motion passed.

B. Ordinance Planning

- a. Halfway Houses
 - i. At the request of Council, the Planning Commission looked at the possibility of adding Halfway House restrictions in the downtown.
 - ii. Consultations with the City Attorney and other research shows that restricting Halfway Housing in any district that permits residences is a violation of the Fair Housing Act.
- b. Tree Preservation
 - i. Commissioner Laycock would like to see a city-wide list of heritage trees. He would also like to see a policy created that attempts to save trees that may be impacted by street and utility improvements.
 1. Only remove trees that are unsafe
 2. Only remove trees that would adversely affect the success of the project.
 - ii. Could the Shade Tree Committee be an advisory committee?
- c. The Zoning Administrator asked the Planning Commission for a priority list of new ordinances. After some discussion, Commissioner Morrissey suggested creating the Alternative Energy ordinance should be the priority. The Commission agreed.

VIII. **Zoning Administrator Report**

Mr. Becker informed the Commission that Meijer had requested the execution of the 425 agreement between the City and Fayette Township. They hope to submit drawings to the Commission for review in the next two months.

IX. **Commissioner's Comments**

No comments

X. **Public Comment**

Dave Billington thanked the Commission for approving the latest college project.

XI. **Adjournment**

Commissioner Laycock moved adjourn the meeting, Commissioner Swan seconded. Motion passed unanimously. Meeting adjourned at 6:32 pm.

XII. **Next meeting: August 17, 2022 at 5:30 pm.**