

Planning Commission Meeting Minutes
Hillsdale City Hall
Council Chambers
September 21, 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, Secretary Jacob Parker, Commissioner William Morrissey, Commissioner Swan, Commissioner Kerry Laycock, Commissioner Elias McConnell
- B. Members Absent:
- C. Public Present: Zoning Administrator Alan Beeker, representatives from Meijer's, and representatives from College Baptist Church

III. Consent Agenda and Minutes

Motioned by Commissioner Laycock, seconded by Commissioner Swan to amend the Consent items as follows:

- A. Add the parcel split at 75 N. Broad St to the agenda before the site plan reviews due to a prior commitment of the owner

Motioned by Commissioner Laycock and seconded by Commissioner Morrissey to approve the prior minutes and communications. Motion passed unanimously.

IV. Public Comment

None

V. Parcel Split

A. 75 N. Broad St.

- a. Mr. Beeker gave a brief description of the proposed split at 75 N Broad. St which currently host the Hillsdale Justice Project and desires to sell the second parcel. Mr. Beeker indicated that all requirements were met.
- b. Motioned by Commissioner Laycock, seconded by Commissioner McConnell to recommend to council to approve the split.

VI. Site Plan Review

A. 3600 W. Carleton - Meijer

- a. Mr. Beeker gave a brief description of the project. The proposed project is to construct a new Meijer store location at 3600 W Carleton.
- b. Mr. Beeker further explained that due to two variances, the approval of the Zoning Board of Appeals would be required.

- c. Representatives from Meijer were on hand to answer questions about distance from the road, the proposed traffic light at Moore Rd. and projected additional traffic.
- d. Commissioner Parker moved to provide conditional approval pending ZBA approval of the required variances and permit acquirement, Commissioner Swan seconded, motion passed unanimously.

B. 200 N. Manning – College Baptist Church

- a. Mr. Beeker gave a brief recap of the project to construct an addition onto College Baptist Church at 200 N. Manning.
- b. Commissioner Swan moved to approve, Commissioner Parker seconded, motion passed unanimously.

VII. Old Business

None

VIII. New Business

A. Ordinance Review – Secs. 36-431 and 36-432

- a. Mr. Beeker gave a brief recap of the proposed ordinance changes primarily surrounded around renewable energy projects in the City. These would primarily fall under the regulation for accessory structures.
- b. The commission discussed the proposed changes and Commissioner Laycock asked Alan for copies of the sample ordinances to be reviewed.
- c. The commission set a timeline of reviewing the ordinance language at the October meeting with the plan to set a public hearing in November so the ordinance change could go to city council for approval in December.

IX. Zoning Administrator Report

Alan discussed the Keefer and the inability to find excavators to dig out the basement.

X. Commissioner's Comments

No comments

XI. Public Comment

None

XII. Adjournment

Commissioner Swan moved adjourn the meeting, Commissioner McConnell seconded. Motion passed unanimously. Meeting adjourned at 6:17 pm.

XIII. Next meeting: October 19, 2022 at 5:30 pm.