
Planning Commission Meeting Minutes
Hillsdale City Hall
Council Chambers
May 17, 2023
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, , Secretary Elias McConnell, Commissioner Roma Rogers, Commissioner Ron Scholl
- B. Public Present: Zoning Administrator Alan Beeker, Dave Billington, Dan Lewis, Quinn O’Heeney, Matt Taylor, Sam Fry, Brian Farkas, Mike West
- C. Members Absent: Vice Chair Kerry Laycock, Commissioner William Morrissey, Commissioner Penny Swan

III. Public Comment

No public comment

IV. Consent Agenda and Minutes

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

Motion to approve the April minutes items as amended to correct Vice Chair Kerry Laycock’s name made by Commissioner Moore, seconded by Commissioner Rogers, motion approved unanimously.

V. Communications

R2PC May Packet

VI. Site Plan Review:

- A. 111 E Fayette – Hillsdale College, Sajak Media Center
 - Hillsdale College is proposing the construction of a new media center educational building. The building will be located at 111 E. Fayette St. on the west side of the lot located at 113 E. Fayette St, formerly the Mauck Elementary building. The building will be constructed in two phases. The project includes a 21,682 s.f. structure and site improvements. City Department heads and project designers met on May 3, 2023 to discuss the project.
 - Discussion
 - Motion to approve entire project by Commissioner Rogers, supported by Commissioner Scholl, unanimous approval
- B. 248 Hillsdale – Hillsdale College, Classical Education Building
 - Hillsdale College is proposing the construction of a new educational building on the “Quad”. The building will be located at 248 Hillsdale St. on the west side of the quad located east of the Searle Center between Central Hall and the Chapel buildings. The project includes a two

story structure and site improvements. City Department heads and project designers met on April 19, 2023 to discuss the project. All revisions have been completed except sanitary. 90% completed drawings are submitted for Planning Commission review. The College and City are requesting that approvals be contingent on resolution of sanitary flow requirements prior to any permits are issued.

- Discussed contingency for sewer.
- Commissioner Scholl moved to approve contingent on the resolution of sanitary design with the City BPU, second by Commissioner Rogers. Unanimous approval.

VII. Old Business

None

VIII. New Business

A. Rezoning of 440 & 450 Hidden Meadows.

- Hillsdale EDC (Economic Development Corporation) who owns the vacant properties in and around the Three Meadows sub-division has a purchase agreement for the sale of the remaining vacant properties. The Developer, Green Development Ventures, LLC, intends to develop the vacant properties into middle income properties. The first lot to be developed will be 440 Hidden Meadows (450 Hidden Meadows is the retention pond for the front 20 acres of the original development).

Green Development Ventures, LLC is requesting to rezone the properties from R-1, Single Family Residential to RM-1, Multiple Family Residential in order to construct 6 semi-detached duplexes on the lot. The layout and renderings of the proposed project are included. The remaining vacant properties will be developed as medium density single-family project.

- Rezoning discussion
- Motion to set public hearing for rezoning of 440 & 450 Hidden Meadows from R-1 to RM1 during the June regular meeting made by Commissioner Moore, supported by Commissioner Scholl.
- Unanimous approval.

IX. Zoning Administrator Report

- Keefer is still dealing with water in basement
- Meijer site development is underway
- County Annex building sold

X. Commissioners' Comments

No Commissioners' comments

XI. Public Comment

No Public Comment

XII. Adjournment

Commissioner Scholl moved to adjourn the meeting, Chair Moore seconded. Motion passed unanimously. Meeting adjourned at 6:11 pm.

XIII. Next meeting: June 21, 2023 at 5:30 pm.