

Planning Commission Meeting Minutes
Hillsdale City Hall
Conference Room
June 21, 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, Commissioner Roma Rogers, Commissioner Ron Scholl, Vice Chair Kerry Laycock, Commissioner William Morrissey, Commissioner Penny Swan
- B. Public Present: Zoning Administrator Alan Beeker, Sam Fry, Brian Farkas, Scott Morrison, Mike West, Mike Nichlowitz, Mike Lennox, Jeffrey Cassell, Kimberly Cassell, Ginger Mach, Nancy Ziegler, Claire Zeigler
- C. Members Absent: Secretary Elias McConnell

III. Public Comment

Jack McLain – asked for clarification of the Uran St. site plan review minutes that had a college reference

Kimberly Cassell asked about the developer not paying property taxes. Wants to know who will maintain the properties. Asked about the deed restriction requirement of Three Meadows.

IV. Consent Agenda and Minutes

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

V. Communications

R2PC June Packet

VI. Public Hearing

- A. Rezoning of 440 & 450 Hidden Meadows Dr.
 - 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.

Public hearing opened at 5:35 pm

Public Comment:

- Jeffrey Cassell – concerned about it not requiring the deed restrictions, concerned that the properties will not match what is currently built in Three Meadows. Feels that all development should be single family and be similar to Three Meadows for continuity.
- Greg Bailey – owns the first house built in the subdivision. Would like it to stay single family residential. Recognizes that the property used to be office and is now business but EDC was unable to find a buyer. Supports the nice looking proposed duplexes. Concerned about the street development and amount of future traffic load.
- Mike West – clarified request for conditional rezoning, summarized application and development. Knew that there would be some opposition which was the reason they proposed a conditional rezoning. Low to moderate density development. Sidewalk continuity would be part of the project. Each unit will be two story, 3 bed, 2 bath, 1640 s.f. semi-detached development. The company will maintain the units and property.
- Sam Fry – spoke on behalf of EDC. The discussions to sell the property and work with this developer have been active since January of this year. The development is sensitive to the overall master plan of the vacant property in the Three Meadow area. The rezoning is in keeping with the overall vision of the area. EDC has discussed at length and are fully supportive of the project.
- Jack McLain – asked about the current zoning and what the rezoning request is.
- Kimberly Cassell – concerned about the screening. Would like to see a fence or wall instead of trees. Concerned the 10' setback is not enough.
- Mike West - mentioned that they will consider increasing the setback. Does not feel that a wall is conducive to the overall plan.
- Ginger Mach - not happy about the increased number of houses proposed and wants it to stay like a rural setting.

Public Hearing closed at 5:50 pm.

Commissioner comments:

- Penny asked what the rents will be.
- Developer will seek a PILOT so that the rents will be 125% market rate.
- Ron spoke to the history of lack of sale commercial
- The development will look like condominiums, not apartment buildings.
- Eric spoke to increase desire for mid-level, work-force rentals and it is keeping with the master plan vision.
- Roma is concerned with maintenance.
- Developer will maintain it as if it were a condominium project with an HOA.
- Kerry stated that since it is consistent with the master plan, it should be encouraged.

Kerry moved to recommend the rezoning to Council for adoption, Will seconded.

Roll call vote:

- Eric-yes
- Will-yes
- Kerry-yes
- Roma-no
- Penny-no
- Ron-yes

Motion passed 4-2.

VII. Site Plan Review:

- A. 188 Hillsdale – Hillsdale College, Phi Sigma Pavilion
- The College and Phi Sig alumni are proposing constructing a new pavilion on Hillsdale St. across from Broadlawn. The plans were submitted for review in May. City Department heads and project designers met on June 1, 2023 to discuss the project.
 - Scott Morrison (architect) described the project – indoor and outdoor kitchen area, lined up with Broadlawn with similar architectural style.
 - Discussion with the architect.
 - Motion to approve entire project by Commissioner Laycock, supported by Commissioner Swan, unanimous approval.
- B. 181 Uran – Lennox Distillery
- Mike & Brandie Lennox purchased a building in the manufacturing park to convert into a micro distillery. The plans were submitted for review in May. City Department heads met on June 1, 2023 to discuss the project.
 - Discussion with the architect and owner. The distillery will make bourbon, rum, honey liqueur, along with beer and wine. Plans to use as much local produce and honey as possible.
 - Commissioner Scholl asked for number of employees.
 - Initially there will be approx. 6 with increase to 15.
 - Motion to approve entire project by Commissioner Morrisey, supported by Commissioner Swan, unanimous approval.

VIII. Old Business

None

IX. New Business

- A. Sec. 36-6 Definitions Review.
- During the April regular meeting, the Commission asked to review the definitions in the zoning ordinance in order to update content and language. The Zoning Administrator is including Sec. 36-6 Definitions as New Business as a start to that review. The section is submitted to begin the discussion.
 - The Commissioners will review the definitions and discuss suggested revisions at the July meeting.

X. Zoning Administrator Report

- Meijer site development continues.
- Keefer Hotel has completed repair to basement walls and is waiting for the basement to fully dry out.
- Residential developments are underway in multiple sectors of the City.

XI. Commissioners' Comments

Commissioner Scholl gave a quick update on the Wurlitzer organ restoration and reinstallation in the Dawn Theater.

XII. Public Comment

Jack McLain – still concerned about the lack of fire escapes in the downtown. Feels there should be more fire suppression requirements.

XIII. Adjournment

Commissioner Swan moved to adjourn the meeting, Commissioner Morrisey seconded. Motion passed unanimously. Meeting adjourned at 6:45 pm.

XIV. Next meeting: July 19, 2023 at 5:30 pm.