

**Planning Commission Meeting Minutes**  
**Hillsdale City Hall**  
**Council Chambers**  
**August 16, 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
- B. Public Present: Zoning Administrator Alan Beeker, Mike West, John Lovely, Brian Farkas
- C. Members Absent: Commissioner Penny Swan, Secretary Elias McConnell

**III. Public Comment**

No public comment.

**IV. Consent Agenda and Minutes**

Motion to approve the Consent agenda as presented made by Commissioner Morrissey, seconded by Commissioner Laycock, motion approved unanimously. Commissioner Morrissey asked for minor changes to the minutes from the July meeting, he moved to approve the minutes as amended, Commissioner Rogers seconded. Motion approved.

**V. Site Plan Review:**

- A. 440 Hidden Meadows – Hidden Meadows Housing Development
  - Green Development Ventures LLC is proposing a new residential development on Hidden Meadows Drive. The project will entail 4 semi-detached units. Each unit will consist of two, two-story, 1600 + s.f. units with two-car garages. The City Department heads reviewed the project with the developer on August 8, 2023.
  - Commissioner Morrissey asked if all of the department head issues had been resolved.
  - Mike West also added that test digs indicated undesirable soil on the west side of the lot that would make construction more expensive.

Commissioner Morrissey moved to approve, Commissioner Scholl seconded. Motion approved.

**VI. Old Business**

No old business.

**VII. New Business**

No new business

**VIII. Zoning Administrator Report**

- Discussed amending Sec. 36-431 in order to add definitions and allowances for Accessory Dwelling Units (ADU).

- Gave a brief overview and discussion of the Keefer House Hotel project.

**IX. Commissioners' Comments**

No Commissioners' comment.

**X. Public Comment**

No public comment.

**XI. Adjournment**

Commissioner Scholl moved to adjourn the meeting, Commissioner Laycock seconded. Motion passed unanimously. Meeting adjourned at 6:10 pm.

**XII. Next meeting: September 20, 2023 at 5:30 pm.**