



CITY OF HILLSDALE

Planning Commission
97 North Broad Street
Hillsdale, Michigan 49242-1695
(517) 437-6449 Fax: (517) 437-6450

PLANNING COMMISSION MINUTES HILLSDALE CITY HALL, 97 N. Broad Street October 10, 2017 at 5:30 PM

I. Call to Order 5:30 pm

- A. City PC Members present: Chair Amber Yoder, Laura Smith, Robert Schall, M.D., Mayor Scott Sessions, Kerry Laycock, Eric Moore
- B. Others present: Alan Beeker (Zoning Administrator), Jack McLain, Mary Wolfram (Economic Development), Dennis Wainscott, Eric Swisher (ZBA)
- C. Members absent: Samuel Nutter

II. Consent Items/Communications

- A. Ms. Wolfram asked to add the Econ Dev Report after the ZA Report. Kerry moved to approve with amendment, Mayor Sessions moved to approve the agenda and minutes as presented, motion passed.

III. Public Comment

Jack McLain feels that the Council did not respect the Commissions wishes and that the Commission should be upset that there was not a second public hearing in front of Council regarding the re-zoning. He also wanted clarification regarding the 2/3 vote rule in the By-laws as well as the item that mentions voting more than once.

IV. Old Business

City-wide Rezoning – Mr. Beeker updated the Commission on the adoption of the new zoning map. He addressed the reasons behind Council not having the recommended second public hearing. Mr. Beeker presented the recommendation to the City Manager. When Mr. Mackie was told that the letter of the law had been satisfied with the July public hearing before the Planning Commission and that the costs of notice for the second hearing would be prohibitive, the decision was to not have it. The City Council passed the ordinance amendment unanimously. The Planning Commission was satisfied with the reasons and consider the matter closed.

V. New Business

- A. Region 2 Planning Commission Report – Mr. Beeker presented a brief overview of the R2PC meeting in September.
- B. Lot Division – The owner of the parcels located along the west side of W. Carleton Road (M-99), at the north limits of the City, known as 3980 W. Carleton Road is requesting a division of the existing parcel. The subdivision in question was platted in 1966 but never developed. Gas Light Lane is now part of the parking lot for the former Jonesville Tool building and would have to be extended to access the new parcel. Initially, the applicant planned to sell the new parcel to an adjacent owner, but he is exploring other options as well so the recommendation should be based on this being a stand-alone property. Therefore, the Assessor's recommending that any approval be conditional upon a private road

agreement or sale to and combination with an adjacent property to guarantee access. Laura Smith moved to approve with conditions laid out by the Assessor and recommend to Council, Mayor Sessions seconded. Motion passed.

- C. Kensington Heights Alley Vacation – The City is considering the vacation of some of the unimproved alley right-of-ways in the Kensington Heights addition. The area is along Spring, Glendale and Highland Streets. The Planning Commission would like to hold off on the vacation at this time to see how housing development progresses in the City over the next few years.

VI. Zoning Administrator Report

One way to Two Way Street conversions – Mr. Beeker informed the Commission that he is doing the fact finding to move toward achieving one of the Master Plan goals. In the recent amendment to the Master Plan, the Commission included the goal to convert all of the City one-way streets back to two-way.

Zoning Map-related Ordinance Amendments – Mr. Beeker let the Commission know that the ordinances affected by the zoning map changes would be coming before them shortly.

Vacancy notice on City website – A banner advertising the upcoming vacancies on the Commission was posted on the City website.

Vacant Property Ordinance – The Assessor has asked the Commission to consider developing an ordinance that will hold owners of vacant properties to a higher standard of maintenance. Mr. Beeker will be developing an ordinance for their review in the near future.

VII. Economic Development Report

Ms. Wolfram discussed the concept of expanding the Bed & Breakfast ordinance to allow for owner operated temporary rentals rather than just owner occupied businesses. The ordinance would only need to add owner occupied and/or managed to the language. The second thing was that she wanted to encourage the PC to continue pushing for the vision in the Master Plan. She visited a town in Maryland that is very much like Hillsdale that has succeeded in achieving the same vision that the PC has for Hillsdale.

VIII. Public Comment

Dennis Wainscott spoke to a Collegian article that suggested the he was wanting a medical marijuana dispensary but he had only been supportive of a new business. On behalf of Jack McLain, Mr. Wainscott asked for the amount that it would have cost to have done the mailing.

Eric Swisher spoke to the one way street conversion back to a two way street. His concern is that it will increase traffic on S. Manning from the hospital. He also spoke to the idea that most new families can't spend over \$200,000 for a starter home and usually spend \$150,000. He wants the City to look at how to create reasonable housing that are not duplexes or more.

- IX. Adjournment at 7:35 pm** – Laura Smith moved to adjourn, Mayor Sessions seconded, motion passed. Meeting adjourned.

Next meeting: October 17, 2017 at 5:30 pm.