

# CITY OF HILLSDALE



Planning Commission  
97 North Broad Street  
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## PLANNING COMMISSION MINUTES HILLSDALE CITY HALL, 97 N. Broad Street July 18, 2017 at 5:30 PM

### **I. Call to Order 5:30 pm**

- A. City PC Members present: Chair Amber Yoder, Vice Chair Samuel Nutter, Kerry Laycock, Robert Schall, M.D., Mayor Scott Sessions
- B. Others present: Alan Beeker (Zoning Administrator), Mary Wolfram (Economic Development), Will Morrissey, Andre Watson, Ginny DuBois, Frank Engle, Robert LaValle, Peter Merritt, Andrew Gelzer, Michael Wagner, Reid Howard, Amos VanAuken, Pat Ransford, David Griffiths, Marion Griffiths, Patty Cruddock, Dennis Wainscott, Penny Swan, Wanda, Bidney, Barry Linnell, Al Ringenberg, Pai Ringenberg, Ryan Blakey, Ethan Yoder, Jeff LaRue
- C. Members absent: Laura Smith (excused), Eric Moore (excused)

### **II. Consent Items/Communications**

- A. Sam Nutter moved to approve the agenda and minutes as presented, Mayor Sessions seconded, motion passed.

### **III. Public Comment**

Jack McClain – concerned that there was not enough time for the PC to review the Hillsdale College Site plan.

### **IV. Public Hearing**

- A. City-wide Rezoning – HMC Sec. 36-143 – Chair Amber Yoder opened the public hearing at 5:40 pm.  
Jack McClain – his concern is that Dow is what he considers I-2 and questions why it is not currently zoned I-1. Mr. Beeker responded that it is currently legal con-conforming. Mr. Beeker indicates that all future I-2 use requests would be reviewed and allowed as a special use if the Planning Commission feels it is conducive to the area. Mr. Nutter stated that the PC is not against new business but wants to make sure that new businesses are in compliance with the Master Plan. Mr. McClain also questioned whether the residential area that is currently RM-1 on the south side of Spring St. should be RD-1.  
Eric Rowley – feels that the definitions of Heavy Industrial need to be more specific.  
Penny Swan – feels that I-2 should not be completely removed as a district.  
Jeff LaRue – concerned that his home is currently zoned O-1 and it should be enforced.  
Frank Engel – wanted to verify that cemeteries are allowed in the zoning where they exist and in any of the areas that are to be rezoned.  
Kerry Laycock – spoke to the goal that by eliminating and combining some of the districts would allow more flexibility and make things more attractive to a wider number of business and business types. The goal is to also strengthen and protect residential neighborhoods.  
Chris Bahash – questioned whether the current CBD would remain or not. Mr. Beeker responded that it would be dramatically amended with Form Based Code but would still remain.  
Chair Amber Yoder closed the public hearing at 6:20 pm.

Mr. Beeker explained the process required to adopt the new zoning map. Revisions will be made to the map and will be submitted to the PC at the August meeting for final review and recommendation to Council. Mr. Beeker will ask Council to hold a final public hearing prior to their vote to adopt.

## **V. Site Plan Review**

Hillsdale College Dormitory – Mr. Pewe gave a brief overview. The College will build a 54 bed dormitory adjacent to Benzing Dorm. The purpose of the dorm is to accommodate more of their students on campus. The desire is to have freshmen and sophomore students on campus. Currently over 400 students are forced to live off campus as the College currently does not have enough beds on campus. The desire is to break ground in the first weeks of August 2017 and completed in July 2018 so that it is available for the fall term 2018. There was a discussion of the items cited at the dept. head meeting and the desire to keep the trees. Kerry Laycock asked about the materials used from an aesthetic perspective. Mr. Pewe indicated that the goal is to have a look that is in keeping with the existing dorms adjacent but be in keeping with the new look of the campus while keeping the costs down. Mr. Beeker asked that approval be granted contingent on City Engineer approval of the stormwater calculations. Mayor Sessions made a motion to approve contingent on the stormwater review, Kerry Laycock seconded. Roll call vote, motion passes 5-0.

## **VI. New Business**

- A. Region 2 Planning Commission Report – Mr. Beeker presented an overview of the R2PC meeting in July.
- B. Lot Division – Mr. Beeker explained that the sale of the property from the parcel at 142 S. West St. to the parcel at 8 Armstrong St. is contingent on Planning Commission and Council approval. The Assessor and Zoning Administrator have both approved the request. Kerry Laycock moved to approve and recommend to Council, Samuel Nutter seconded. Roll call vote. Unanimous vote, 5-0.

## **VII. Zoning Administrator Report**

Woodland Drive Right-of-way vacation – Dr. & Mrs. Herbener have formally requested that the City vacate the Woodland Drive ROW. The east half has already been vacated and they are requesting that the remaining half be vacated as well. Mr. Beeker will be sending out notification of property owners within the required 300' radius and will be scheduling a public hearing for the August PC meeting.

At the request of Council, a Med. Marijuana Class by MSUE is scheduled for August 16. The class will be held at the City Library from 6-9 pm. The cost for PC members to attend will be covered by the Planning budget.

## **VIII. Public Comment**

Frank Engel – does not want any med marijuana in any of the residential areas.

Jack McClain – is not against the med. marijuana zoning for the City.

Thomas Defer – purchased a piece of property on Mechanic St. Is anticipating the zoning that may come from the medical marijuana legislation. Currently has \$1,000,000 earmarked for improvements to the building.

- IX. Adjournment at 7:00 pm** – Samuel Nutter moved to adjourn, Mayor Sessions seconded, motion passed. Meeting adjourned.

**Next meeting: August 15, 2017 at 5:30 pm.**