

CITY OF HILLSDALE



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

PLANNING COMMISSION MINUTES

JOINT MEETING with HILLSDALE TOWNSHIP PLANNING COMMISSION HILLSDALE CITY HALL, 97 N. Broad Street June 20, 2017 at 5:30 PM

I. Call to Order 5:30 pm

- A. City PC Members present: Chair Amber Yoder, Eric Moore, Robert Schall, M.D., Mayor Scott Sessions, Vice Chair Samuel Nutter
- B. Twp. PC Members present: Chair Joe Sanford, Secretary Margaret Braman, Paul Karlovich, Chuck Keefer, Tim Wilcox, Mark Williams
- C. Others present: Alan Beeker (Zoning Administrator), Michelle Loren (Recreation Director), Mary Wolfram, Dennis Wainscott
- D. Members absent: Laura Smith (excused), Kerry Laycock (excused)

II. Consent Items/Communications

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

III. Public Comment

No Public Comment

IV. Old Business

- A. Joint Recreation Plan Amendment
 - Ms. Loren gave an update of the recreation plan.
 - The focal point should be the survey so that Kerry Laycock and Michelle Loren can have it ready by the school start up.
 - Joe Sanford spoke that he would like more emphasis on winter sports on the survey.
 - Ms. Loren asked if the township wanted to offer and include in the Rec plan to move things outside the City.
 - Mr. Sanford suggested an ice skating area on the township's Fire Department property.
 - Other areas suggested for ice skating: Horse arena at Fairgrounds, Fields of Dreams.
 - Ms. Loren reminded everyone that the plan is to look at the future vision as well as existing. As items are listed, they help with grant eligibility.
 - In future planning, Ms. Loren would like to include the School Districts, Jonesville and Fayette Township.
 - Charles Keefer asked about keeping the sidewalk to Lewis Emery Park open in the winter.
 - Mr. Laycock has volunteered to help Ms. Loren create the online survey.
 - Ms. Loren will take the information given and create a new survey to be presented at the next meeting.
 - There will be a survey for High School, College and Adult age groups.

- The consensus was to remove some of the trail oriented questions.
- Discussion ensued regarding including the new survey in the tax mailing.
 - The consensus was to use an online survey.
 - A mailed survey could be accomplished with the winter tax bill mailing.
 - Dr. Schall suggested giving the survey cards to Dr. Offices for distribution.

V. New Business

- A. Region 2 Planning Commission Report – Mr. Beeker presented an overview of the R2PC meeting in June.
- B. Form Based Code – Mr. Beeker went over the proposed code. The Commissioners were pleased with the draft code. Dr. Schall suggested that we move forward with the process to adopt.
- C. City-wide Rezoning – Mr.

VI. Zoning Administrator Report

Dwelling unit square footage minimum requirements. Tiny House overlay district. Mr. Beeker is considering amending the single family minimum square footage requirements. There have also been discussions in the past, specifically at the September 2016 workshop, about creating a “tiny house” form based ordinance. Mr. Beeker asked the PC to consider the ideas. He would discuss his ideas in the future.

Med. Marijuana Class by MSUE in late August. Mr. Beeker has been asked by Council to schedule an information public meeting where MSUE would explain the new Medical Marijuana law and progress the State is making in implementation.

Request by Dr. Herbener for ROW Vacation of Woodland Drive. Mr. Beeker informed the Commission that the Herbeners would be making the request in the near future.

Mr. Pewe from Hillsdale College had contacted Mr. Beeker to let him know plans for a new dormitory would be submitted in July for site plan review.

VII. Economic Development Report

Mary Wolfram will not be doing overall Economic Development any longer. Her new focus will be the downtown, and more specifically the Keefer Hotel and Dawn Theater. She is currently putting out an RFQ for A/E for the Dawn Theater. She will also be working on an RFQ for the Keefer Hotel in the hope of finding an interested developer.

VIII. Public Comment

No Public Comment

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

Next City Planning Committee meeting: July 18, 2017 at 5:30 pm.