

CITY OF HILLSDALE



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

PLANNING COMMISSION MINUTES

REGULAR MEETING

CITY HALL, 97 N. BROAD ST. 2nd FLOOR

February 21, 2017 at 5:30 PM

I. Call to Order 5:30 pm

- A. Pledge of Allegiance
- B. Members present: Vice Chair Samuel Nutter, Mayor Scott Sessions, Laura Smith, Eric Moore, Robert Schall, M.D., Kerry Laycock
- C. Others present: Alan Beeker (Zoning Administrator), Mary Wolfram (Economic Development), Jack McClain, Debra Connors
- D. Members absent: Amber Yoder (excused)

II. Consent Items/Communications

- A. Mayor Scott Sessions moved to approve the agenda as presented, Eric Moore seconded, motion passed.
- B. Mayor Scott Sessions moved to approve the minutes from the January meeting as presented, Eric Moore seconded, motion passed.

III. Public Comment

Mary Wolfram informed the Commission that after the last meeting she contacted Mr. Cogswell of MasTec discuss the possibility of looking at an alternate site for the new tower. She gave a brief summary regarding those discussions. MasTec is currently in communication with WCSR and will be asking ATT if they are interested in ordering the engineering and design for the WCSR site.

IV. Old Business

ATT Tower – WCSR property rezone – The Commission discussed the possibility of rezoning the property as an I-1 Light Industrial District. After a lengthy discussion, the Commission decided that it was not in agreement with the Master Plan to change the zoning of the WCSR property. Instead, the Commission would recommend that the Zoning Board of Appeals grant a variance to allow for the construction of a new communications tower.

V. New Business

- A. **Region 2 Planning Commission Update** – Mr. Beeker presented an overview of the recent R2PC meeting.

VI. Zoning Administrator Report

- A. Zoning Map Amendments – After a brief discussion regarding the proposed zoning map changes presented in the “Draft” zoning map, the Commission proposed a few amendments. Kerry Laycock moved to change the city owned property along railroad at E. Fayette St. and the I-1 Light Industrial parcels along E. Bacon, west of N. Wolcott be changed to PRD Planned Redevelopment District, Mayor Sessions seconded, motion passed.

- B. The Recreation Department is amending the Joint Recreational Plan that was created in 2011 between Hillsdale Township and the City of Hillsdale. The amended plan will need to be approved at a joint meeting between the Hillsdale City Planning Commission and the Hillsdale Township Planning Commission. The proposed date for the meeting is March 20, 2017. Mr. Beeker will contact the Commission members with more information in the near future.

VII. Economic Development

Ms. Wolfram spoke about the recent TIFA purchase of the Keefer Hotel and the Dawn Theater. TIFA will be soon be offering an RFP for the development of the Keefer Hotel. MEDC has asked for estimates in order to expand a grant to rehabilitate the Dawn Theater. Mary asked the Commission to consider addressing zoning in the B-2 district allowing only retail on the ground floor of storefront buildings.

VIII. Public Comment

Jack McClain asked about if the Commission was going to consider implementing zoning to monitor Airbnb type businesses. He also asked if the Commission had begun working on amending the sign ordinance after the ZBA suggested it at their last meeting. He also had concerns about signage at the College and at 42 Union.

- IX. Adjournment at 7:15 pm** – Kerry Laycock moved to adjourn, Eric Moore seconded, motion passed. Meeting adjourned.

Next meeting: March 21, 2017 at 5:30 pm.