

# CITY OF HILLSDALE



Planning Commission  
97 North Broad Street  
Hillsdale, Michigan 49242-1695  
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## PLANNING COMMISSION MINUTES HILLSDALE CITY HALL, 97 N. Broad Street October 17, 2017 at 5:30 PM

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

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

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

- A. Kerry Laycock moved to approve as presented, Laura Smith seconded, motion passed.

### **III. Public Comment**

No Public Comment

### **IV. Public Hearing**

**Chair Yoder opened the public hearing at 5:35 pm.**

- Kerry Laycock asked about Form Based code along Broad to include the large old homes.
- Mr. Beeker informed him that at this time, there were no plans to do so. Mr. Beeker also informed the Commission that the downtown ordinance was like a pilot and the same type of zoning could become city-wide. Lansing recently changed all of their city ordinances to form based. Mr. Beeker also told them that it took 15 years to accomplish.

**Chair Yoder moved to close the public hearing at 5:44.**

- A. **Chapter 36, Article III. – DOWNTOWN FORM BASED DISTRICT** – An amendment to the Zoning Ordinance, Central Business District.
- B. **Chapter 36, DIVISION 2. - OFF-STREET PARKING SPACES** – An amendment to the Zoning Ordinance, Parking
- C. **Chapter 36, DIVISION 3. - OFF-STREET PARKING AREAS** – An amendment to the Zoning Ordinance, Parking
- D. **Chapter 36, DIVISION 4. - OFF-STREET LOADING** – An amendment to the Zoning Ordinance, Parking

Samuel Nutter moved to approve and recommend the zoning amendments to Council as presented. Kerry Laycock seconded. Motion passed.

### **V. Old Business**

Discussion of the Planning Commission By-laws – in response to a question about voting in the by-laws, the City Attorney sent an email response to the questions.

## **VI. New Business**

- A. Region 2 Planning Commission Report – Mr. Beeker presented a brief overview of the R2PC meeting in October.

## **VII. Zoning Administrator Report**

Eric Moore, Ginger Moore and Samuel Nutter asked Mr. Beeker to RSVP to the Region 2 annual dinner to be held on November 9 at 6 pm at Johnny T's.

The PC discussed Bed and Breakfasts being allowed in the R-1 districts. The future amendments that are necessary due to the amendments to the zoning map would allow a B & B as a special use. The question is whether B & B's should be allowed in all other areas.

Mr. Beeker gave a brief summary of the proposed 425 Agreement with Fayette Twp. due to the possible future development by the Meijer Corporation.

## **VIII. Public Comment**

Mary Wolfram – encouraged the PC to consider form based code in other areas in the City in the future.

- IX. Adjournment at 6:21 pm** – Kerry Laycock moved to adjourn, Laura Smith seconded, motion passed. Meeting adjourned.

**Next meeting: November 21, 2017 at 5:30 pm.**