

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 November 21, 2017 at 5:30 PM

I. Call to Order 5:30 pm

- A. Members present: Chair Amber Yoder, Councilman William Morrissey, Kerry Laycock, Vice Chair Samuel Nutter, Eric Moore, Ron Scholl
- B. Others present: Alan Beeker (Zoning Administrator), Mary Wolfram (Economic Development), Jack McLain, Eric Swisher
- C. Members absent: Laura Smith, Robert Schall, M.D. (final meeting excused)

II. Consent Items/Communications

- A. Kerry Laycock moved to approve as presented, Eric Moore seconded, motion passed.

III. Public Comment

Jack McLain – had a questions regarding the ordinances, public hearing and pc by-laws.

IV. Old Business

V. New Business

- A. Region 2 Planning Commission Report – Mr. Beeker presented a brief overview of the R2PC Annual meeting that was held at Johnny T's. Mr. Moore and Mr. Nutter also attended.
- B. 2018 Meeting Dates - information
- C. PC Member term review – the Commission reviewed the chart kept by the clerk and noted the members that would have terms expiring in 2018.

VI. Zoning Ordinance Review

- A. Section 36-171, R-1 Residential – Mr. Nutter asked about (9)1. – The phrase of 'principles of good design'. Mr. Laycock feels that the phrase is arbitrary. Mr. Beeker suggested that the BnB ord. review be tabled and other ordinances be reviewed before moving forward. The Commission agreed.
- B. Section 36- 311, I-1 Industrial – Mr. Laycock is concerned that several of the items on the list may not be wanted as special uses. Mr. Beeker suggested that he look for a 21st century list of heavy industry uses. Mr. Laycock suggested that there be a criteria instead of an actual list. The Commission suggested moving away from lists and have criteria instead. The Commission asked if there should also be an allowance for technology and business uses beyond the TOD? Mr. Morrissey suggested finding ordinances that have stood up to court challenges. The Commission also tabled the Industrial District review.
- C. Section 36-411 Schedules and Regulations – Mr. Beeker suggested that review of the regulations be tabled to see if anything would change due to the research for the I-1 District and the BnB. The commission agreed to table the ordinance review.

VII. Zoning Administrator Report

Nothing to report.

VIII. Public Comment

Jack McLain – Foundries have changed. He cited several that are new and clean processing. He felt that there was a lot of good discussion at the meeting this evening.

Eric Swisher – he brought attention to the word ‘shall’ which means ‘will’

Mary Wolfram – she is not aware of any hazardous chemical oversight within the City. Should the PC include that in their review process?

IX. Adjournment at 7:00 pm – Councilman Morrissey moved to adjourn, Samuel Nutter seconded, motion passed. Meeting adjourned.

Next meeting: December 19, 2017 at 5:30 pm.