



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 December 19, 2017 at 5:30 PM

I. Call to Order 5:30 pm

- A. Members present: Chair Amber Yoder, Councilman William Morrissey, Vice Chair Samuel Nutter, Eric Moore, Ron Scholl, Eric Swisher, Kerry Laycock
- B. Others present: Alan Beeker (Zoning Administrator), Mary Wolfram, Penny Swan, Matt Taylor, Randy Rubin, Jack McLain
- C. Members absent:

II. Consent Items/Communications

- A. Eric Moore moved to approve the Consent Agenda as presented, Ron Scholl seconded, motion passed.

III. Public Comment

Jack McLain – asked where to find the packet, concerned that vacancies were not advertised in the paper in November. Questions the chart in Sec. 36-411, feels it is too confusing.

IV. Site Plan Review

Holy Trinity Church Parking Lot Expansion – The staff report was reviewed. Randy Rubin, the contractor for the project, asked about as-built plans and requirements. There was a discussion about existing utilities that might be altered or damaged. Utility changes are the responsibility of the owner. Ron Scholl asked about insurance requirements. Any insurance requirements are the responsibility of the owner and contractor. Kerry Laycock moved to approve, Eric Swisher seconded. Motion passed. Mr. Beeker will issue the zoning permit.

V. Old Business

VI. New Business

- A. Region 2 Planning Commission Report – Mr. Beeker presented a brief overview of the R2PC meeting.
- B. Officer Elections – Kerry Laycock moved to retain the current office positions, Eric Moore seconded.
Roll Call Vote – unanimous.

VII. Zoning Ordinance Review

- A. Section 36-142 Zoning Districts – the chart needs to be updated to remove abandoned districts and add districts that were not previously listed.
- B. Section 36-413 Average Lot Sizes – remove the lot size references from all residential lots and make a single minimum width.
- C. Section 36-414 Permitted and Special Conditional Uses – Removal of the discarded zoning districts, review lists and update categories.

VIII. Zoning Administrator Report

Update on Keefer and Dawn – Mr. Beeker gave a brief update. The architect has been hired to develop the drawings for the Dawn Theater project. TIFA continues to negotiate the agreement with the developer for the Keefer Hotel project.

IX. Public Comment

Jack McLain – He feels that 42 Union and the fence on north of parking lot is not being properly handled. He doesn't agree with the definitions of family in the ordinance. He feels that the PC should review the by-laws and update them.

Mary Wolfram – has an idea for the Mauck Elementary School to be redeveloped and possibly use the PRD or PUD.

X. Adjournment at 7:00 pm – Samuel Nutter moved to adjourn, Kerry Laycock seconded, motion passed. Meeting adjourned.

Next meeting: January 16, 2018 at 5:30 pm.