

Planning Commission Meeting Minutes
Hillsdale City Hall
Council Chambers
April 20th, 2022
5:30 pm

I. Call to Order

Meeting opened at 5:30 pm followed by the Pledge of Allegiance, and Roll Call.

II. Members Present

A. Members Present: Chairman Eric Moore, Vice Chairman Ron Scholl, Secretary Jacob Parker, Commissioner William Morrissey, Commissioner Swan, Commissioner Kerry Laycock, Commissioner Elias McConnell

B. Members Absent:

C. Public Present: Zoning Administrator Alan Beeker, David Burke, Wes Wickham, Terry Stephens, Matt Taylor

III. Consent Agenda and Minutes

Motioned by Commissioner Laycock, seconded by Commissioner Morrissey to amend the Consent items as follows:

A. Add site plan review for 3007 W Carleton – Mystic Car Care

B. Cancel the public hearing for 901 Development Drive due to a date discrepancy

C. Add a discussion item for 901 Development Drive.

Motion passed unanimously.

Motioned by Commissioner Morrissey and seconded by Commissioner Parker to approve the prior minutes and communications. Motion passed unanimously.

IV. Public Comment

David Burke spoke to the original intent and purpose of the industrial park and urged the commission not to rezone part of the industrial park (901 Development Drive) to residential

V. Site Plan Review

A. 98 W. St Joe St.

a. Mr. Beeker gave a brief description of the project. The proposed project is to add a building to the parcel already owned by Kiwanis to store their flags they use for fundraising.

b. Commissioner Swan moved to approve, Commissioner McConnell seconded, motion passed unanimously.

B. 3007 W. Carleton

- a. Mr. Beeker gave a brief recap of the project to build a garage for use by Mystic Car Care at 3007 W. Carleton. There had previously been an issue with the access drive and MDOT.
- b. Commissioner Parker asked if an easement had been granted or MDOT had allowed an exception to their rules; an easement had been granted.
- c. Commissioner Parker moved to approve, Commissioner Swan seconded, motion passed unanimously.

VI. Old Business

A. 901 Development Drive

- a. Discussion ensued on the rezoning of 901 Development Drive from industrial I-1 to residential R-1 to satisfy the terms of a purchase agreement the city has entered.
- b. Commissioner Laycock expressed concern around rezoning the industrial park and the potential future impacts on tax revenues that are generally much higher from industrial properties.
- c. Commissioner Swan and Commissioner Morrissey both spoke to council accepting the purchase agreement with this stipulation and their desire to close the deal.
- d. Moved by Commissioner Morrissey, seconded by Commissioner McConnell to set the public hearing for May 11th to provide a recommendation to council on changing the zoning from I-1 to R-1 for 901 Development Drive. Motion passed unanimously.

VII. New Business

A. Landscape and Fence Ordinances

- a. Mr. Beeker informed the commission that it is his intent to start reviewing these ordinances. More information to come in future meetings.

VIII. Zoning Administrator Report

No report

IX. Commissioner's Comments

No comments

X. Public Comment

None

XI. Adjournment

Commissioner Swan moved adjourn the meeting, Commissioner McConnell seconded. Motion passed unanimously. Meeting adjourned at 6:07 pm.

XII. Next meeting: May 11, 2022 at 5:30 pm.