



Planning Commission
97 North Broad Street
Hillsdale, Michigan 49242-1695
(517) 437-6440 Fax: (517) 437-6450

Planning Commission Agenda
January 15, 2019

- I. Call to Order 5:30**
 - A. Pledge of Allegiance
 - B. Roll Call

- II. Public Comment**
 - Any Commission related item – 3 min. limit

- III. Consent Items/Communications**
 - A. Approval of agenda – **Action**
 - B. Approval of Planning Commission 12.18.2018 minutes – **Action**

- IV. Old Business**
 - Annual Report Update – **Discussion**

- V. New Business**
 - A. Officer Elections – **Action**
 - B. 2020 Master Plan Amendment – **Discussion**

- VI. Zoning Ordinance Review**

- VII. Zoning Administrator Report**

- VIII. Commissioner’s Comments**

- IX. Adjournment**

Next meeting February 19, 2019 at 5:30 pm



PLANNING COMMISSION MINUTES

HILLSDALE CITY HALL,

97 N. Broad Street

December 18, 2018 at 5:30 PM

I. Call to Order 5:30 pm

- A. Members present: Vice Chairman Samuel Nutter, Mayor Pro-tem William Morrissey, Commissioner Eric Swisher, Commissioner Eric Moore and Commissioner Ron Scholl
- B. Others present: Alan Beeker, Councilman Matt Bell
- C. Members absent: Chairwoman Amber Yoder, Secretary Kerry Laycock

II. Public Comment

None

III. Consent Items/Communications

Commissioner Nutter asked to add the Annual Report to New Business on the agenda. Commissioner Morrissey moved to approve with the amendment, Commissioner Swisher seconded, motion passed.

Commissioner Swisher moved to accept the October meeting minutes as presented, Commissioner Morrissey seconded, motion passed.

IV. Old Business

Chapter 26 Sign Ordinance – Councilman Bell attended the meeting to discuss his proposed revisions to the Sign Ordinance. Mr. Beeker had sent Councilman Bell’s suggested revisions to Mr. Thompson, City Attorney for legal review and comments. Mr. Thompson’s comments were included with Councilman Bell’s in the packet. The Commission and Councilman Bell agreed with all of Mr. Thompson’s comments. There was some discussion regarding the need to clarify the requirement of a “clear path” in Sec. 26-4(h). It was agreed that citing the path width of 5’-0” and referencing Sec. 36-276 of the zoning ordinance would satisfy all concerns. It was also agreed that the signs could remain out until the close of the business. All references to “Sandwich Board” signs would be reduced to a referral back to Sec. 26-4 in order to remove unnecessary words and any possible confusion. In Sec. 26-31(2) needed to be changed to say “signs may not be placed in the right-of-way”. In Sec. 26-37(a), the distance requirement needed to be removed. Commissioner Morrissey moved to request the Zoning Administrator make the agreed revisions suggested by Councilman Bell and reviewed by Tom Thompson and submit to Council at the next regular meeting, seconded by Commissioner Moore, All in favor.

V. New Business

- A. 2019 Meeting Schedule – Commissioner Morrissey moved to approve the 2019 meeting dates, Commissioner Scholl seconded. Motion passed.
- B. Sec. 36-436 Prohibition of Marihuana Establishments Ordinance – Dickenson/Wright supplied the original ordinance. Mr. Beeker made revisions needed to customize it to the City of Hillsdale and then sent it to Tom Thompson who reviewed and sent it back with his revisions. The Commissioners discussed the need for the new zoning amendment. Commissioner Morrissey moved to set the public hearing for the new ordinance during the regular February meeting. Commissioner Scholl seconded. Motion passed.

- C. Annual Report – Commissioner Nutter is developing the Annual Report for 2017-18. Items to be included;
- a. IP
 - b. Updating Zoning Map
 - c. Form Based Code
 - d. Parking Ords.
 - e. Zoning District
 - f. Site Plan Reviews
 - g. Joint Rec Plan
 - h. Temp Rental Ord.

VI. Zoning Ordinance Review

None

VII. Zoning Administrator's Report

Mr. Beeker updated the Planning Commission on the Dawn Theater project. The plans for the Theater rehabilitation have been released for bidding and the bids are due on January 8, 2019 at 2:00 pm.

The City of Hillsdale has also acquired the property at 23/25 N. Broad St. TIFA is helping to locate a developer to demolish the structurally condemned building and develop the property.

VIII. Commissioner's Comments

None

IX. Adjournment

Commissioner Morrisey moved to adjourn. Commissioner Swisher seconded. All in favor. Meeting adjourned at 6:49 pm.

Next meeting: January 15, 2019 at 5:30 pm.



TO: Planning Commission

FROM: Zoning Administrator

DATE: January 15, 2019

RE: 2020 Master Plan Amendments

Background: The Zoning Enabling Act, PA 33 of 2008 requires that a city with zoning must also have a Master Plan. The City Master Plan must be updated every five years. The Master Plan was last updated in 2015 and will need to be amended in 2020. Since we are only one year out, this would be a good time to do a final analysis of what was accomplished and what still needs to be accomplished. To look at new trends and whether any of those trends should be included in our City Master Plan. Bring your thoughts and ideas and we will begin the discussions.

Link to the 2015 City Master Plan

https://www.cityofhillsdale.org/sites/default/files/fileattachments/planning_and_zoning/page/133/master_with_resolution_2015.pdf