



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

**Planning Commission Agenda**  
**August 20, 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 07.19.2019 minutes – **Action**
  
- IV. Site Plan Review**
  - A. 60 Logan Street – Hillsdale Senior Apartment Building – **Action**
  
- V. Old Business**
  - Annual Planning Commission Report – **Review**
  
- VI. New Business**
  - None
  
- VII. Master Plan Review**
  - None
  
- VIII. Zoning Ordinance Review**
  - None
  
- IX. Zoning Administrator Report**
  
- X. Commissioner’s Comments**
  
- XI. Adjournment**

**Next meeting September 17, 2019 at 5:30 pm**

**PLANNING COMMISSION MINUTES**

**HILLSDALE CITY HALL,**

**97 N. Broad Street**

**July 16, 2019 at 5:30 PM**

**I. Call to Order**

- A. Chairwoman Yoder called the meeting to order at 5:32 pm
- B. Members present: Chairwoman Yoder, Mayor Pro-tem William Morrissey, Commissioners Eric Moore, Ron Scholl and Penny Swan
- C. Members absent: Vice Chairman Samuel Nutter, Secretary Kerry Laycock
- D. Others present: Alan Beeker and representatives for the projects before the Planning Commission.

**II. Public Comment**

There was no public comment.

**III. Consent Items/Communications**

Commissioner Scholl moved to approve the agenda as presented. Commissioner Swan seconded. All were in favor. Commissioner Swan moved to approve the minutes as presented. Commissioner Scholl seconded. All were in favor.

**IV. Site Plan Review**

- A. Hillsdale County Fairgrounds – New Horse Barn: The drawings that are in the packet were submitted to the Planning Office on July 5, 2019. On July 8, 2019, a preliminary review meeting was held with the City Department Heads. Included in the packet are the results of that meeting. The Commission requested that stamped drawings with the information cited at the preliminary meeting be submitted to the Zoning Administrator. Comm. Swan asked about the existing storm drains. Mr. Fansler from the Fair stated that they were to be removed and replaced. Commissioner Scholl motioned to approve contingent on the revised, sealed site drawings be submitted to the Zoning Administrator. Commissioner Swan seconded.
- B. 37 North Street – New Parking Lot: MT Engineering has submitted documents for a new parking lot to be located at 37 North St. The drawings that are in the packet were submitted to the Planning Office on July 2, 2019. On July 8, 2019, a preliminary review meeting was held with the City Department Heads. Included in the packet are the results of that meeting. Commissioner Swan motioned to approve. Commissioner Scholl seconded.
- C. 54 North West Street – New Wells Apartment Building: Spire Development of Columbus, Ohio has submitted documents for a new multi-tenant housing development. The project would be located at the northwest corner of Westwood and N. West Streets. The drawings that are in the packet were submitted to the Planning Office on July 2, 2019. On July 8, 2019, a preliminary review meeting was held with the City Department Heads. Included in the packet are the results of that meeting. Spire Development submitted a revised set of drawings that show the proposed location of the sanitary line to the building. The project will be rent restricted and require a screening process for tenant acceptance. The Co-owner for the project, Fairfield Housing, will be the property managers once the building is completed. The future

goal is to have an on-site playground as some of the tenants are forecast to be young families. The project application will be submitted to the Michigan State Housing Development Authority (MSHDA) for approval. The application must be submitted in October and awards are granted in January. The final approval needed from the City will be a Payment in Lieu Of Taxes (PILOT) resolution by Council. Commissioner Scholl motioned to approve. Commissioner Swan seconded. The site plan was approved.

**V. Old business**

Annual Planning Commission Report: No Update

**VI. New Business**

There was no new business.

**VII. Master Plan review**

There was no discussion of the Master Plan update

**VIII. Zoning Ordinance Review**

There was no Zoning Ordinance Review

**IX. Zoning Administrator's Report**

Mr. Beeker gave a brief update re: the July Region 2 Planning Commission meeting. He also gave them an update on the Dawn Theater project.

**X. Commissioner Comments**

Commissioner Scholl questioned whether one elevation in the proposed housing development was wise. He would like to consider opening a discussion with the Developer to include an additional elevator.

**XI. Adjournment**

Commissioner Morrissey motioned to adjourn. Commissioner Moore seconded. All in favor. Meeting adjourned at 6:40 pm.

**Next meeting: August 20, 2019 at 5:30 pm.**



**TO: Planning Commission**

**FROM: Zoning Administrator**

**DATE: August 20, 2019**

**RE: Hillsdale Senior Apartments Project**

**Background:** Wallick Communities of New Albany, Ohio has submitted documents for a new multi-tenant senior housing development. The drawings that are in the packet were submitted to the Planning Office on August 5, 2019. On August 8, 2019, a preliminary review meeting was held with the City Department Heads. Included in the packet are the results of that meeting.



## Affordable housing and senior living redefined.

From leading the way in affordable assisted living, to innovative historic tax-credit developments, to engaging in public policy education, Wallick proves that innovation, caring for people, doing the right thing and succeeding in business really do belong together.

# **WALLICK** *Communities*

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years as a  
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in affordable  
housing.

**190+**  
managed  
communities  
across the  
midwest.

**400+**  
constructed  
family, senior  
and affordable  
communities.

**700+**  
dedicated  
associates  
helping families  
and seniors.



The most powerful path is working together.

At Wallick, we are a team that strives to do business with integrity, excellence and a joy in helping others. We're a company that respects people, helps individuals grow, encourages innovation and promotes hard work balanced by family time and a fair amount of fun. We don't just say the right things, we do them—without compromise.

## OUR MISSION

Opening doors to homes,  
opportunities and hope.



## Why Wallick?

We could tell you some pretty cool things about our HUD experience, service innovations, levels of quality, and our compliance expertise. Or maybe a bit about our 50 years of providing safe, quality homes, care and dignity to thousands of fixed-income seniors and low-income families.

And all of it would be true.

**But at the heart of it all are three genuine reasons:**

### Genuine **CARE**

It costs nothing to show compassion. It costs everything if you don't.

### Genuine **CHARACTER**

Trusting us is your call. Proving worthy of it is ours.

### Genuine **COLLABORATION**

Alone we can do some things. Together we can do anything.



## The Landings at Maysville High School

- Maysville, KY
- 29-units
- 9% LIHTC KHC
- Historic Tax Credits
- Family

### Preserving historic architecture.

After closing in 1991, this old high school has a new mission.

Utilizing 9% low income housing tax credits and state historic preservation tax credits, the rehabilitation transformed this historic building from 1909 in downtown Maysville, KY into a pristine affordable housing community. The building is on the National Register of Historic Places and emphasis was placed on preserving the original doors, with overhead transoms, classroom chalkboards, hardwood floors and windows.







## St. Aloysius Apartments

- Covington, KY
- 44-units
- 9% LIHTC KHC
- Historic Tax Credits
- Section 8
- Family and Senior

### Preserving local history.

Substantial rehab in the Main Strasse Historic District.

Originally constructed as a Catholic primary school campus in the 1930's, and converted to senior affordable housing in 1983, this 3 building complex received a major overhaul inside and out. Utilizing multiple funding sources the reconfiguring units, including kitchens and baths, enhance accessibility throughout, enabling the senior residents to age easily in-place.





## Taylor Ridge Apartments

- Independence, KY
- 99-units
- 9% LIHTC KHC
- Section 8
- Family

Excellence is in the details.  
Upgraded community space, energy star  
and green features.

Originally build in 1982, it was time this community came into the 21st century. Not only did the renovation refresh the curb appeal and provide residents with a place they are proud to call home, the addition of numerous energy star and green feature upgrades will allow Taylor Ridge to succeed and operate more efficiently for many years to come.





# WALLICK *Communities*

## Recent New Construction Projects



**Cornerstone Crossing**  
Location: Elsmere, Kentucky  
Unit Count: 50  
Population Served: Senior  
Status: Under Construction



**Daines Village**  
Location: London, Ohio  
Unit Count: 48  
Population Served: Family  
Status: Under Construction



**Hillsdale Senior Apartments****60 Logan Street, Hillsdale, MI 49242**

According to a 2017 Economic and Demographic Outlook Report by the Institute of Labor, Employment, and the Economy at the University of Michigan, the Senior population, and more specifically the baby boomer generation, is disproportionately large for the state of Michigan. In fact, by 2045, almost 23% of Michigan's population will be over the age of 65. This follows a trend for the United States as a whole, but the growth seems to be more pronounced in Michigan due to a higher out migration. With the rise in the senior population comes a major challenge to address: where do these individuals and couples find a place to call home that can also provide them physical safety, financial comfort, and social interaction as they age out of their own houses? Though there is no straightforward answer, Wallick Communities is bringing forth a distinct development that strives to provide an affordable place for seniors to call home in the Hillsdale Community.

Located on a 5.17-acre site in close proximity to Downtown Hillsdale, Hillsdale Senior (Project name TBD) is a unique, affordable, and independent living community in a 3-story congregate building that serves individuals age 55 and older. This 60-unit community will consist of fifty-four (54) one-bedroom units and six (6) two-bedroom units. One-bedroom units will be approximately 684 square feet, and two-bedroom units will be 902 square feet, which are sized competitively. Hillsdale Senior will be located on a wooded lot in a mostly residential neighborhood with access to Central Hillsdale via a greenway and trail located on the southern portion of the property. As part of the site design, Hillsdale Senior will have a walkway connection that begins at the entrance of the building and connects residents safely to the greenway. Aside from this impressive location-based amenity, the building will have a laundry facility, elevator, fitness room, activity and community space, and a computer/business center. Individual units will include fully equipped kitchens, vinyl plank flooring, and central HVAC.

The project will utilize the Federal Housing Tax Credit Program, administered by the Michigan State Housing Development Authority (MSHDA). It is important to note that all residents will be responsible for their own rents, and no units will be subsidized. Rents will be geared toward individuals earning moderate incomes and will range from approximately \$300 to \$700 for a one-bedroom and \$300 to \$900 for a two-bedroom unit. In regards to projected timeline, if housing tax credits are awarded, construction is expected to commence in the Fall 2020 with a completion date set for Fall 2021. It is anticipated that the project will be fully stabilized in Spring 2022.

With over five decades of experience in the housing industry, Wallick Communities intends to be the long-term owner of this property. Wallick is not in the business of building and immediately selling its assets and intends to be a valuable member of the Hillsdale community. Through its related entities, Wallick Communities will be the manager of Hillsdale Senior as well as the general contractor throughout the construction process. This creates a centralized office for all work as it relates to this development.

Lastly, this \$10,000,000 development provides an opportunity for the City of Hillsdale to continue its upward trajectory. With an estimated 70 construction jobs created during the construction period, Hillsdale Senior will provide a boost to the local economy and continue the city's development momentum. Recently, there has been significant investment in the community from downtown façade improvement and adaptive reuses to the expansion of Hillsdale College. Hillsdale Senior begins another phase of growth for the city as it looks to begin enhancing and expanding its housing options for all citizens. Whether seniors are looking for a place to downsize or a more social place to call home, Hillsdale Senior provides the ideal setting and design to allow seniors to thrive.



DEVELOPER:



**WALICK COMMUNITIES**  
 160 West Main Street, Ste 200  
 New Albany, Ohio 43054  
 Phone: 614-863-4640  
 Fax: 614-863-5649

DEVELOPMENT PLAN OF:

**HILLSDALE SENIOR**  
 60 LOGAN STREET  
 HILLSDALE, MICHIGAN 49242

THE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS AND CONCEPTS ARE THE PROPERTY OF RDL ARCHITECTS AND SHALL BE LOANED TO THE PROJECT OR PROJECT OWNER AND NOT PART OF ANY OTHER PROJECT OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY ARE PREPARED. CONTRACTORS SHALL VERIFY ALL DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER ANY OTHER DIMENSIONS SHOWN ON ANY OTHER DRAWINGS FROM THIS SITE, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

**ISSUE**

- △ 8-02-19 Zoning Submittal
- △ 8-08-19 Zoning Submittal Rev. 1
- △ 8-12-19 Zoning Submittal Rev. 2
- △
- △
- △
- △
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**2019 ZONING SUBMITTAL**

ELEVATIONS

3/32" = 1'-0"

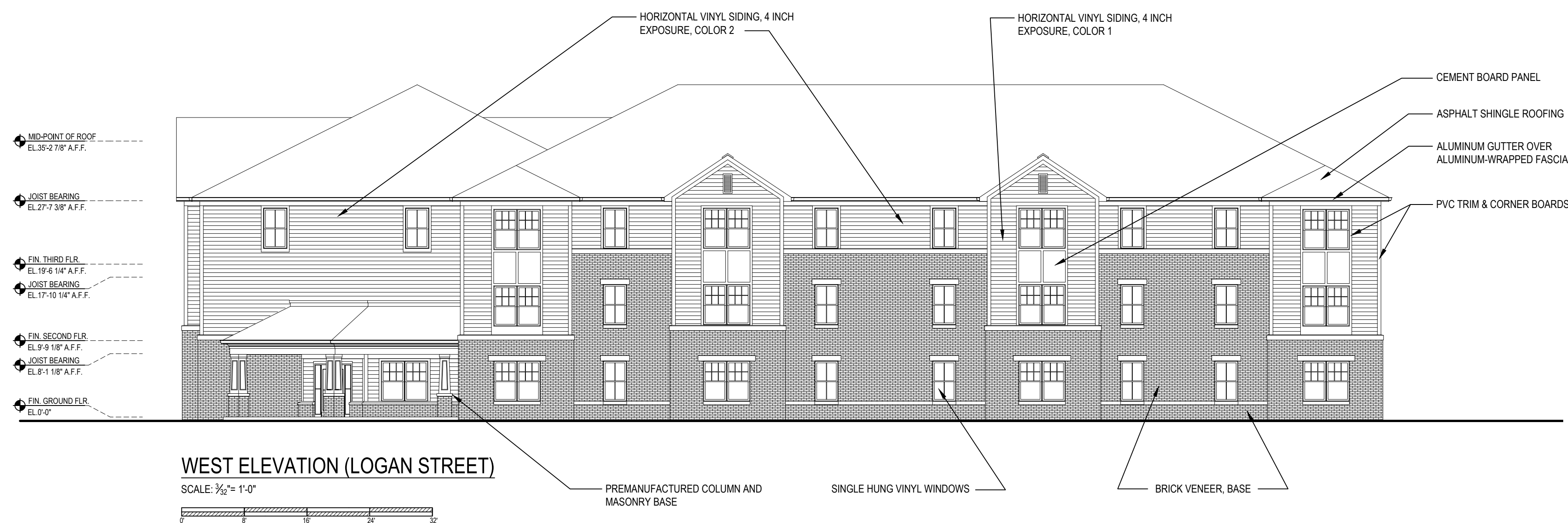
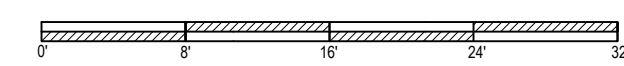
PROJECT # 19140  
 DRAWN BY  
 CHECKED BY RDL  
 FILE NAME  
 PLOT DATE August 12, 2019

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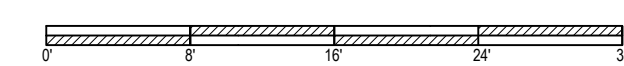
**NORTH ELEVATION**

SCALE: 3/32" = 1'-0"



**WEST ELEVATION (LOGAN STREET)**

SCALE: 3/32" = 1'-0"



DEVELOPER:



**WALICK COMMUNITIES**  
 160 West Main Street, Ste 200  
 New Albany, Ohio 43054  
 Phone: 614-863-4640  
 Fax: 614-863-5649

DEVELOPMENT PLAN OF:

**HILLSDALE SENIOR**  
 60 LOGAN STREET  
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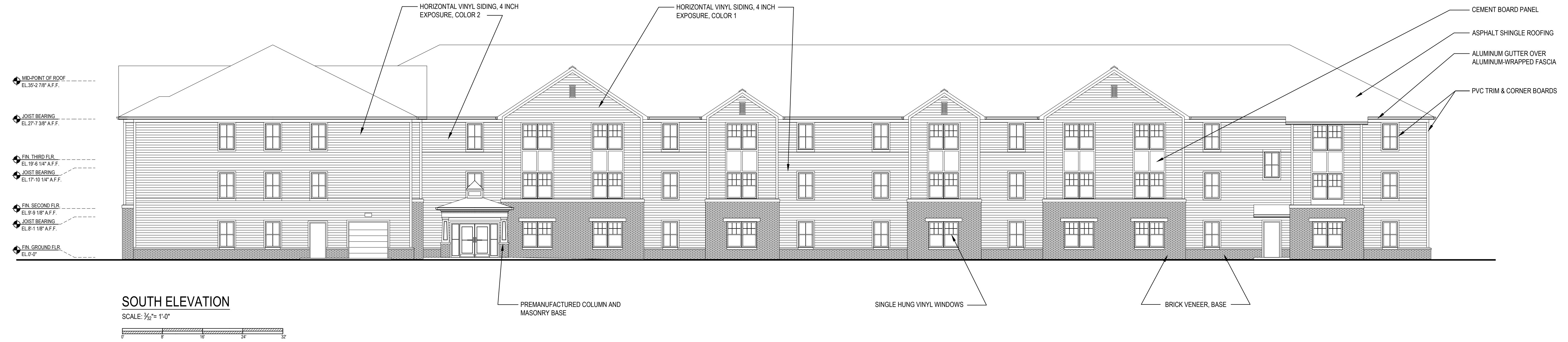
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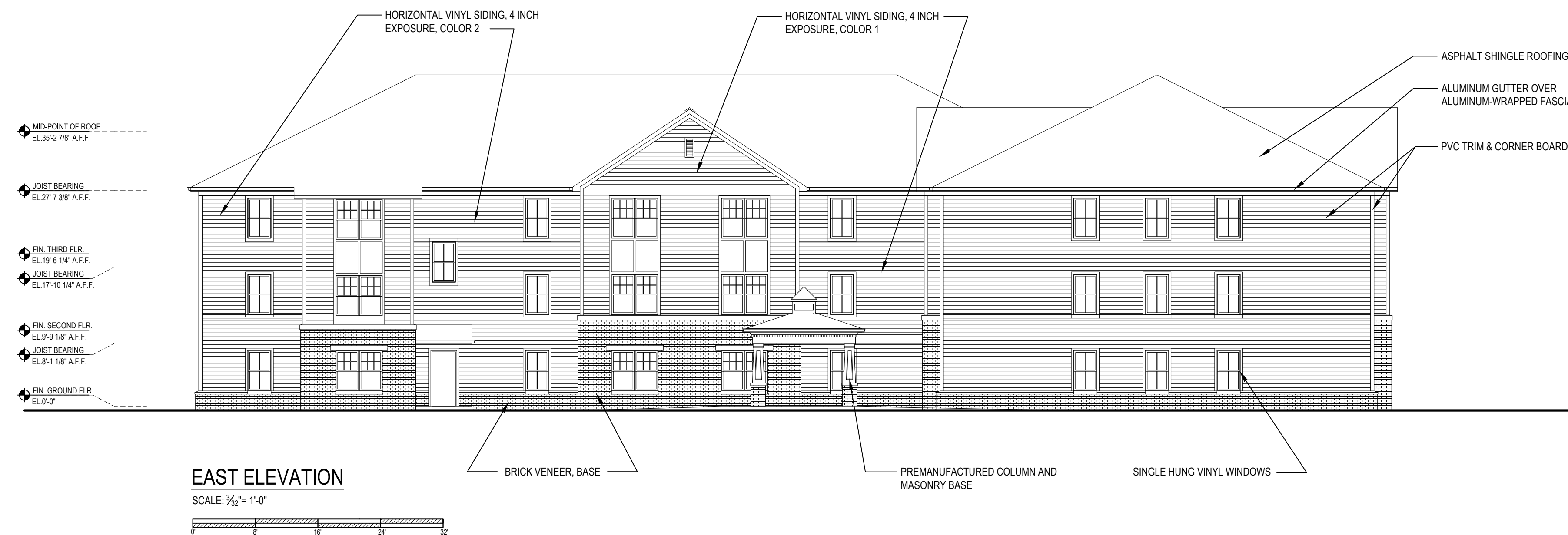
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**SOUTH ELEVATION**  
 SCALE: 3/32" = 1'-0"



**EAST ELEVATION**  
 SCALE: 3/32" = 1'-0"



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**2019 ZONING SUBMITTAL**

**ELEVATIONS**

3/32" = 1'-0"

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**NORTH ELEVATION**  
 SCALE: 3/32" = 1'-0"



**WEST ELEVATION (LOGAN STREET)**  
 SCALE: 3/32" = 1'-0"

# CITY OF HILLSDALE



ALAN C. BEEKER  
ZONING ADMINISTRATOR  
97 NORTH BROAD STREET  
HILLSDALE, MICHIGAN 49242-1695  
(517) 437-6449 FAX: (517) 437-6450

August 8, 2019

Below is a list of the items cited during the meeting to review the plans of the proposed multi-unit senior apartment building to be located at 60 Logan Street. The project comprises a single three story structure with a total of 60 units. 54-one bedroom and 6-two bedroom apartments. 6 of the units will be 100% ADA compliant.

Owners indicated this was for preliminary site plan approval and if receive MSHDA funding for project will submit final construction documents for final permit approval. The final documents will include a topographical survey and final storm water calculations.

Present: Matt Taylor (City Engineer), Scott Hephner (Police & Fire Chief), Mark Hawkins (Deputy Fire Chief), Jake Hammel (Dept. of Public Services Director), Jason Blake (Dept. of Public Services Foreman), Bill Briggs (Board of Public Utilities Water Dept.), Alan Beeker (Zoning Administrator), Scott Keiser (Board of Public Utilities Director), Joe Hall (Wallick Communities) and Jimmie McCune (Wallick Communities).

Present by Conference Call: Meg Kavourias (RDL Architects)

## Zoning

- Landscape plan to be part of final construction documents.
- Dumpster location and enclosure.
  - There will be no exterior dumpster.
  - Internal compactor and the garbage will be set out on the day of collection and taken back inside after.

## City Engineer

- Approves of the preliminary storm water retention concept but looks forward to the final calculations prior to making comments.
- Reminded the developer that the City will require site lighting plan and photometrics.

## Public Services

- Drive Approaches to be 24'-0" wide MDOT "M" style with curb tapers. (send detail to Architect)
- Walking trail connection will need to be developed after topo is complete. Proposed connection crosses a ravine.
- Storm drain shown on drawings is not accurate. (DPS sketch to be sent to Architect)

## Public Safety

### Fire Department

- New Fire Hydrant will need to be installed in Logan ROW near proposed drive.
- Building Fire Protection connections to be “Y” style Siamese.
  - Specify clearances at connections on drawings.

### Police Department

- Security Site lighting and CCTV cameras.
- Fully secured building
  - Key fob access
  - Owner to supply means of access to public safety in case of emergency

### Board of Public Utilities (BPU)

- Existing sanitary runs under proposed retention area.
- The project may require abandoning the existing line and installing a lift station.
- New 8” water main will have to be brought to the site from the existing 12” main located under Marion St.
  - Both the sanitary and water main proposals will require EGLE approval and permits.

The Planning Commission will review the drawings at the regular meeting which will be held on August 20, 2019 at 5:30 pm. The location will be at City Hall, 97 N. Broad St. in the 2<sup>nd</sup> Floor Conference Room.