



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

**Planning Commission Agenda**  
**October 20, 2020**

- 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 09-15-2020 minutes – **Action**
  - C. Communications
  
- IV. Old Business**
  - None
  
- V. New Business**
  - None
  
- VI. Master Plan Review**
  - Goals and Objectives – **Discussion**
  - Commercial Districts
  
- VII. Zoning Ordinance Review**
  - None
  
- VIII. Zoning Administrator Report**
  
- IX. Commissioner’s Comments**
  
- X. Adjournment**

Next meeting November 17, 2020 at 5:30 pm

**Planning Commission Meeting Minutes**  
**Hillsdale City Hall**  
**Council Chambers**  
**September 15, 2020**  
**5:30 pm**

**Call to Order**

Chairman Eric Moore called the meeting to order at 5:30pm, followed by the Pledge of Allegiance.

**Members Present**

Chairman Eric Moore, Vice-Chairman Ron Scholl, Mayor Pro-Tem Will Morrissey, Secretary Penny Swan, Commissioner Jacob Parker, Commissioner Elias McConnell.

**Members Absent**

None

**Public Present**

Alan Beeker Zoning Administrator, Jack McClain

**Public Comment**

Jack McClain commented on social discrimination in Hillsdale as it pertains to the Master Plan, and how it leaves out Jackson College and Hillsdale Beauty College, also how the colleges should be listed alphabetically. He also discussed the parking issues downtown and the overnight parking.

**Consent Agenda and Minutes**

Motion to approve the consent agenda with the amendment made by Alan Beeker to new business made by Commissioner Swan, seconded by Commissioner McConnell, motion passed unanimously.

Approval of Minutes from the meeting on 08-18-2020 made by Commissioner Morrissey, seconded by Commissioner Scholl, motion passed unanimously with some corrections as stated.

**Old Business**

None

**New Business**

Hillsdale College Request to rezone an area on Park St.

No action needed at this time, just some information given as to their plans and upcoming needs.

**Master Plan Review**

Commissioner Morrisey presented a plan to help streamline the outline of the Goals Section of the Master Plan so it is easier to read and understand. Further discussion on Master Plan ideas.

**Commissioner's Comments**

None

**Adjournment**

Motion to adjourn made by Commissioner Morrisey, seconded by Commissioner Parker at 6:59pm, motion passed unanimously.

**Next meeting: October 20, 2020 at 5:30 pm.**

## Commercial Development

### ■ Goals

- Encourage the development of commercial uses to support the needs of the City of Hillsdale and surrounding area that will provide convenient shopping and related services to area residents and assure compatibility of commercial areas with other areas.

### ■ Objectives

- Encourage clustered commercial development rather than sprawl or strip developments.
- Locate commercial establishments so that they are accessible to efficient transportation systems.
- Locate commercial uses so as to avoid incompatible adjacent uses.
- Promote commercial activities in areas easily accessible to the area's residents.
- Encourage diversification in the type of commercial and business establishments in order to meet a greater range of citizen needs.
- Develop commercial business that promote dollars to be spent locally rather than force residents to spend dollars outside the area.
- Preserve the architectural integrity of older commercial areas when being redeveloped or restored.

### ■ Action Steps

- Provide zoning requirements for greater green space and landscaping.
- Establish zoning ordinance safeguards to minimize the negative impacts of commercial activities on roads, adjacent land uses and the environment.
- Evaluate Form Based Zoning ordinances that encourage historic preservation in commercial areas.
- Encourage B-1 zones on major streets in residential areas.

### ■ Complementary Actions/Responsible Agency

- Encourage and invite niche entrepreneurs to the area
- Commercial Rehabilitation Exemption (CRE)

## M-99 Gateway (Broad Street)

- Goals
  - Promote the redevelopment of the M-99 commercial corridor to provide necessary commercial services, promote economic development and serve as an attractive gateway to the City.
- Objectives
  - Encourage walkability and limit the number of automobile access points in M-99 redevelopment projects.
  - Encourage a uniform streetscape and the development of an attractive gateway to the community.
  - Encourage pedestrian and bike traffic.
- Action Steps
  - Plan for and encourage a uniform streetscape for the M-99 corridor.
  - Align land use policy to economic development plans. – Ongoing
  - Incorporate bike lanes along M-99.
- Complementary Actions/Responsible Agency
  - New signage
  - Remove blight
  - Support Fairgrounds restoration
  - Create cohesive historic theme from north to south