



HASTINGS PLANNING COMMISSION

COMMUNICATION

DATE: February 27, 2026

TO: Members of the Planning Commission and Staff

FROM: Dan King

SUBJECT: Information – March 2, 2026 Planning Commission Meeting

Since it has been a few months since the Planning Commission convened, this communication will serve as a quarterly information update.

The public hearing for the special use permit and site plan review for the nine-unit townhome project at 134 E. Court Street will likely require postponement due to insufficient site plan information.

Marv and Greg Helder have requested an unofficial review of a site plan for the construction of several multi-family townhomes on a seven-acre parcel at the southern truncation of Orchard and Hayes Streets. The section of the Zoning Code pertaining to Unofficial Review is as follows:

Sec 90-128 Unofficial Review

Any person who may eventually file for official review of a site plan by the planning commission can first informally discuss the plan with the commission. In order to do this, a person can request the city clerk/treasurer to place such item on the commission agenda. This request must be made at least seven days before the commission meeting. The commission, in discussing the proposed plan, may give guidance to the person regarding compliance with the regulations for site plan review contained in this chapter. The commission shall make no decision on this unofficial site plan, and any comments made by the commission shall not be considered as a final decision on the site plan if it is subsequently submitted for official review.

(Code 1970, § 3.277(f))

Per Section 2-149 (d) of the Municipal Code, the Planning Commission must prepare an annual report on the status of planning activities, including recommendations regarding legislative actions related to planning and development. The 2025 annual report has been included in the packet for review and referral to City Council.

The following projects have been deleted from the site plan tracking sheet due to the issuance of Occupancy Permits:

- Barry County Central Dispatch 911 Tower.
- Meadowstone Apartments III. Three of the additional buildings have been constructed. Once the additional two buildings commence construction, site plan progress will be monitored by staff.
- Trumble Agency at 128 S. Jefferson Street.
- Chad Stora at 1000 Enterprise Drive.

The Woodlawn Meadows project at the north end of East Street has commenced with excavation and site preparation.

A public open house to share ideas and identify preferred designs for the West State Street corridor is scheduled for Thursday March 19th from 6:00 PM to 8:00 PM at the Flexfab Training and Conference Center, 1150 W. M-43 Highway. (Flyer attached)

We look forward to seeing you on Monday evening!

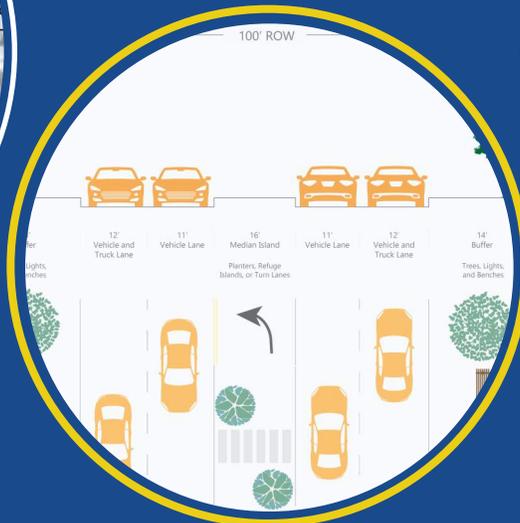
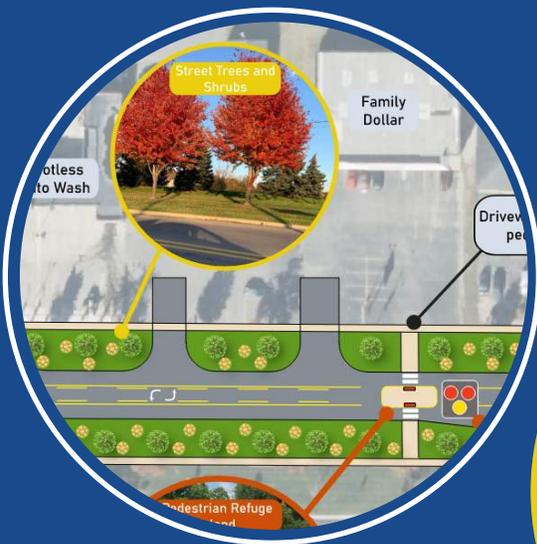
Give Us Your Feedback on the Future of State Street!

Please Join Us to Share Your Ideas and Identify Your Preferred Design for the Corridor



Thursday, March 19
6:00pm - 8:00pm

Flexfab Conference Center
1150 W M-43 Highway
Hastings, MI 49058



HASTINGS PLANNING COMMISSION A G E N D A

Monday March 2, 2026

1. **Call to Order/Roll Call** (Regular meeting starts at 7:00 p.m.)
2. **Pledge of Allegiance**
3. **Approval / additions / deletions to agenda**
4. **Approval of Minutes** December 1, 2025, Draft Meeting Minutes of the Planning Commission Regular Meeting. *
5. **Informative Items:** None
6. **Public Hearings:**
 - A. Public hearing to review and consider the request for a special use permit and site plan review for construction of a multi-family building at 134 E. Court Street. *
7. **New Business:**
 - A. Unofficial site plan review for construction of multi-family buildings at a parcel commonly known as S. Orchard Street, 1200 block. *
 - B. Review and approve 2025 annual report and forward to City Council. *
8. **Old Business:**
 - A. Receive JPA / JPC Update.
 - B. Consider Planning Commission 2026 General Work Task List. *
 - C. Report Regarding Tracking and Terms and Conditions Imposed by the Planning Commission. *
9. **Open Public Discussion and Comments**
10. **Staff Comments**
11. **Commissioner Comments**
12. **Adjourn**

*Indicates attachment

City of Hastings

NOTICE OF PUBLIC HEARING ON THE SPECIAL USE PERMIT FOR 134 E. COURT STREET

The Planning Commission for the City of Hastings will hold a Public Hearing for the purpose of hearing written and/or oral comments from the public regarding the request for the Special Use Permit and Site Plan Review for construction of a Multi-Family Building at 134 E. Court Street. The public hearing will be held at 7:00 PM on Monday March 2, 2026, in the Council Chambers, second floor of City Hall, 201 East State Street, Hastings, MI 49058. Please check the City of Hastings website at www.hastingsmi.gov or contact City Hall at 269-945-2468 for details.



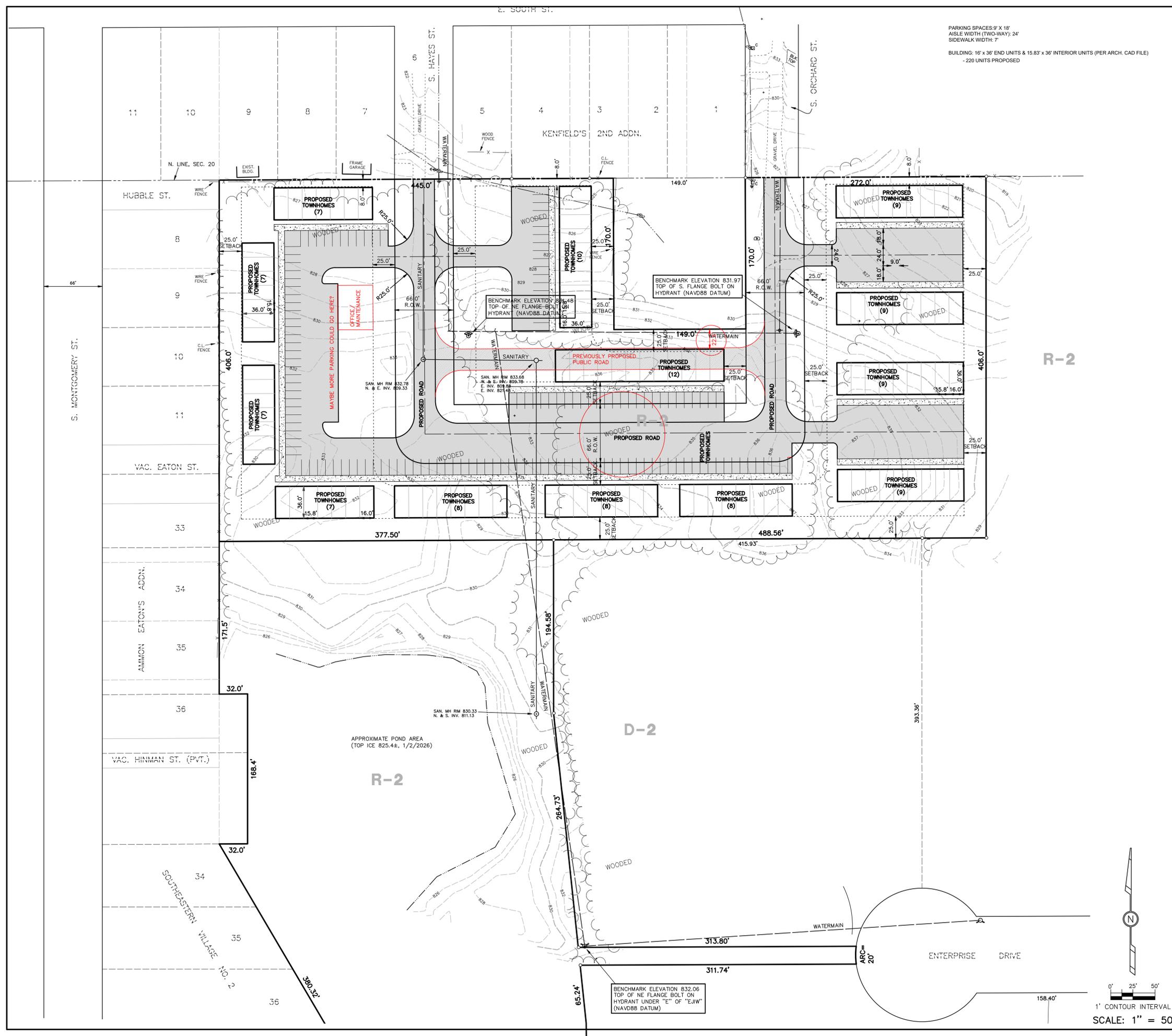
All interested citizens are encouraged to attend and to submit comments.

A copy of the plans and additional background materials are available for public inspection from 9:00 AM to 4:00 PM Monday through Friday at the Office of the Community Development Director, 201 E. State Street, Hastings, MI 49058. Questions or comments can be directed to Dan King, Community Development Director at 269-945-2468 or dking@hastingsmi.gov.

The City will provide necessary reasonable aids and services upon five days' notice to the City Clerk at 269.945.2468 or TDD call relay services 800.649.3777.

Linda Perin
City Clerk

Please publish in the February 12, 2026, edition of the
Hastings Banner.



PARKING SPACES: 9' X 18'
 AISLE WIDTH (TWO-WAY): 24'
 SIDEWALK WIDTH: 7'

BUILDING: 16' X 36' END UNITS & 15.83' X 36' INTERIOR UNITS (PER ARCH. CAD FILE)
 - 220 UNITS PROPOSED

- GENERAL NOTES:**
- PARCEL NUMBER: 55-240-105-00
 - EXISTING ZONING: R-2 - ONE FAMILY RESIDENTIAL DISTRICT
 - ZONING REQUIREMENTS:
 - MINIMUM LOT AREA = 8,000 SF
 - MINIMUM LOT WIDTH = 66'
 - MINIMUM BUILDING SETBACKS:
 - FRONT YARD = 25'
 - REAR YARD = 25'
 - SIDE YARD = 15' TOTAL / 6' MINIMUM ON ONE SIDE
 - MAXIMUM BUILDING HEIGHT = 35'
 - MAXIMUM LOT COVERAGE = 30%
 - SITE DATA
 - LOT AREA = 326,252 SF (7.5 ACRES)
 - EXISTING BUILDING AREA = 0 SF (0.0 ACRES)
 - EXISTING LOT COVERAGE = 0.0%
 - PROPOSED BUILDING AREA = ___ SF (___ ACRES)
 - PROPOSED LOT COVERAGE = ___%
 - PROPOSED USE: SINGLE-FAMILY ATTACHED DWELLINGS (TOWNHOUSES)
 - PARKING REQUIREMENTS
 - PROPOSED SPACES = ___ (ADA)
 - REQUIRED SPACES: 2 SPACES PER DWELLING UNIT
 - 110 UNITS x 2 = 220 SPACES REQUIRED (5 ADA)
 - BUFFER ZONE
 - LANDSCAPE REQUIREMENTS

EXCEPT FOR NECESSARY DRIVEWAYS, FRONTAGE ROADS, SERVICE DRIVES OR WALKWAYS, THE FRONT YARD SHALL BE LANDSCAPED ACCORDING TO THE FOLLOWING MINIMUM REQUIREMENTS. IF THE BUILDING IS NOT SET BACK SUFFICIENTLY TO ALLOW ADEQUATE AREA FOR SUCH LANDSCAPING, THE PLANNING COMMISSION, SITE PLAN REVIEW COMMITTEE OR ZONING ADMINISTRATOR AS THE CASE MAY BE, SHALL DETERMINE THE PROPER AMOUNT OF PLANTINGS.

 - ONE CANOPY TREE AND TWO EVERGREEN TREES PLUS ONE ADDITIONAL CANOPY AND EVERGREEN TREE FOR EACH 75 FEET IN LENGTH OF ROAD FRONTAGE.
 - ONE ORNAMENTAL TREE PLUS ONE FOR EACH 75 FEET IN LENGTH OF ROAD FRONTAGE.
 - SHRUBS AT A RATE OF ONE PER EACH TREE REQUIRED.

- PARKING LOT:**
 ALL PARKING AREAS HAVING 20 OR MORE PARKING SPACES SHALL BE LANDSCAPED ACCORDING TO THE FOLLOWING MINIMUM REQUIREMENTS:
- ONE CANOPY TREE FOR EVERY 20 PARKING SPACES, WITH A MINIMUM OF TWO TREES, SHALL BE PLANTED ADJACENT TO AND WITHIN THE PARKING AREA.
 - TREES SHALL BE LOCATED TO PREVENT DAMAGE BY MOTOR VEHICLES.
 - LANDSCAPING ISLANDS SHALL BE DISPERSED THROUGH THE PARKING LOT IN ORDER TO BREAK UP LARGE EXPANSIONS OF PAVED SURFACES AND IMPROVE TRAFFIC FLOW AND LINE OF SIGHT FOR DRIVERS. EACH LANDSCAPE ISLAND SHALL BE A MINIMUM OF SIX FEET WIDE AND SHALL CONTAIN AT LEAST ONE CANOPY TREE.
 - LANDSCAPING SHALL BE ARRANGED SO AS NOT TO OBSCURE TRAFFIC SIGNS OR FIRE HYDRANTS, OR OBSTRUCT DRIVERS' SIGHT DISTANCE WITHIN THE PARKING AREA AND AT DRIVEWAY ENTRANCES.
 - ALL LANDSCAPE AREAS SHALL BE PROTECTED BY RAISED CURBS, PARKING BLOCKS OR OTHER SIMILAR METHODS.
 - WHERE ANY PARKING AREA, EXCEPTING AREAS SERVING ONE-FAMILY OR TWO-FAMILY DWELLINGS, ABUTS OR FACES A PUBLIC RIGHT-OF-WAY, A THREE-FOOT-HIGH CONTINUOUS OBSCURING SCREEN AT LEAST THREE BUT NO MORE THAN FOUR FEET HIGH MAY BE REQUIRED BETWEEN THE PARKING AREA AND THE PUBLIC ROAD RIGHT-OF-WAY LINE. THE SCREEN MAY BE COMPRISED OF NATURAL OR MANMADE MATERIAL OR ANY COMBINATION OF THESE ELEMENTS. SUCH SCREENING MAY BE REQUIRED FOR PARKING LOTS ACROSS THE STREET FROM RESIDENTIAL USES WHERE VEHICLE LIGHTS, NOISE OR APPEARANCE MAY CREATE A NUISANCE OR SAFETY HAZARD FOR RESIDENTS.
 - LANDSCAPING REQUIRED FOR BUFFER ZONES AND FRONT YARD LANDSCAPING THAT ABUTS OFF-STREET PARKING AREAS MAY SUBSTITUTE FOR UP TO 50 PERCENT OF THE REQUIRED PARKING LOT LANDSCAPING.

SITE LAYOUT PLAN
RE:
 FOR: HGC STRUCTURES
 ATTN: GREG HELDER
 2263 4TH STREET
 SHELBYVILLE, MI 49344
 PART OF THE NE 1/4, SECTION 20, T3N, R8W, CITY OF HASTINGS, BARRY COUNTY, MICHIGAN

WORKSHEET
 2/17/2026

exxel engineering, inc.
 planners • engineers • surveyors
 5252 Clyde Park, S.W. • Grand Rapids, MI 49509
 Phone: (616) 531-3660 www.exxelengineering.com

| | | |
|--------------------|-----------------------|--------|
| DRAWN BY: JJS | PROJ. ENG.: RTL | SHEET |
| APPROVED BY: _____ | PROJ. SURV.: _____ | 1 of 1 |
| DATE: _____ | DATE: 1/7/2026 | |
| REVISION: _____ | BY: FILE NO.: 252045E | |

SCALE: 1" = 50'

P:\Projects\2025\252045\Drawings\252045_ws_2026-02-03.dwg, \$01-SLP, 2/24/2026 10:37:09 AM, jbove

CITY OF HASTINGS
Year in Review Synopsis of Activity
PLANNING COMMISSION 2025

| DATE | AUTHORITY | REQUEST | ACTION |
|-----------------|----------------------|---|--|
| Jan. 06 | Planning Commission | Commission conducted a preliminary site plan review for Bachman Field PUD | No action taken. |
| | Planning Commission | Commission established meeting schedule for 2025. | Meeting schedule established. |
| | Planning Commission | Commission reviewed the 2024 annual report. | Annual report forwarded to City Council. |
| Feb. 03 | Planning Commission | Commission scheduled a public hearing for the March 3, 2025, meeting to review maximum driveway text amendment. | Public hearing scheduled for March 3, 2025. |
| | Zoning Administrator | King provided an administrative site plan approval for Consumers Energy at 312 E. Center. | Commission acknowledged administrative approval. |
| Mar. 03 | Planning Commission | Public hearing to review and consider text amendment to Section 90-883 (b)(4) regarding maximum driveway width. | Commission approved and referred to City Council with an approval recommendation. |
| | Planning Commission | Commission reviewed an unofficial site plan for Julie Fox at 210 N. Washington. | No action taken. |
| April 07 | Planning Commission | Commission conducted a public hearing for PUD and final site plan review for Bachman Fields. | PUD and final site plan approved with conditions. PUD rezoning and final site plan with conditions referred to City Council with an approval recommendation. |

| | | | |
|-----------------|----------------------|---|---|
| | Planning Commission | Commission scheduled a public hearing for the May 5, 2025, meeting to review a site plan and special use permit for museum. | Public hearing scheduled for May 5, 2025. |
| May 05 | Planning Commission | Commission conducted a public hearing for site plan review and special use permit request from Terry Dennison to establish a museum at 220 W. Colfax. | Commission approved with conditions. |
| Sept. 02 | Planning Commission | Commission conducted a public hearing for final site plan and special use permit for BMG at 1504 S. Hanover. | Commission approved final site plan and special use permit with conditions. |
| | Planning Commission | Commission scheduled a public hearing and special meeting for September 26, 2025, to review an amendment to the 420 E Mill PUD. | Public hearing scheduled for a special meeting to be held on September 26, 2025. |
| | Planning Commission | Commission conducted an unofficial review of a site plan for North Ridge Estates Condominiums. | No action taken. |
| | Zoning Administrator | Administrative approvals were presented to the Commission. | Commission acknowledged the administrative approvals. |
| Sept. 26 | Planning Commission | Commission conducted a public hearing for an amendment to the 420 E Mill PUD | Commission approved the amendment to the 420 E Mill PUD and referred to City Council with an approval recommendation. |
| Oct. 06 | Planning Commission | Commission conducted a workshop to hear information pertaining to the land division and site condominium regulations. | No action taken. |
| Oct. 06 | Planning Commission | Commission conducted a public hearing to hear comment on adding Division 90-VI-18 regarding a 3-4 Family Overlay District. | Commission approved and referred to City Council with an approval recommendation. |

| | | | |
|----------------|----------------------|---|--|
| | Planning Commission | Commisson reviewed a site plan for 148 E. State for the addition of a second floor for residential housing use. | Commission approved with conditions. |
| | Planning Commission | Commisson scheduled a public hearing for the November 3, 2025, meeting for site plan and special use permit for St. Rose Church at 805 S Jefferson Street. | Public hearing scheduled for November 3, 2025. |
| | Zoning Administrator | King provided and administrative site plan approval for Meadowstone Apartments. | Commission acknowledged the administrative review. |
| Nov. 03 | Planning Commission | Commission conducted a public hearing for site plan and special use permit for St. Rose Church at 805 S Jefferson. | Commission approved both site plan and special use permit with conditions. |
| | Planning Commission | Commission conducted a preliminary site plan review for North Ridge Estates Condominium PUD and scheduled a public hearing for the December 1, 2025, meeting. | Commission scheduled a public hearing for PUD rezoning and final site plan review for North Ridge Estates Condominium at 1700 N Jefferson. |
| Dec. 01 | Planning Commission | Commission conducted a public hearing for PUD rezoning and final site plan review for North Ridge Estates Condominiums. | Commission approved PUD rezoning and final site plan with conditions and referred to City Council with an approval recommendation. |
| | Planning Commission | Meeting schedule for 2026 was established. | 2026 meeting schedule approved. |

City of Hastings
Planning Commission
Work Tasks for 2026
STATUS REPORT FOR DECEMBER 2026

1. Consider development of “Complete Streets” ordinance or policy and review subdivision text regarding street width.
2. Review zoning map for consolidation/simplification. Review to include, but not be limited to, Action Items identified in the GAP analysis of the Master Plan. **Planning Consultant Harvey to provide recommendation.**
3. Review Division 90-IX-6 Open Space Preservation Projects for lot size, cap limits, and other regulations. Master Plan action item. Open for discussion in 2025.
4. Review Section 90-425 and others requiring Planning Commission approval for parking reduction and Section 90-472(1) to consider increasing distance from municipal parking lots from 300 feet to 500 feet for off-street parking requirements. Master Plan action item.
5. Review live-work standards for occupancy and total square footage adjustments. Master Plan action item.
6. Review landscape buffer requirements between multiple family zones and the B-1 district for waste of developable space. Master Plan action item.
7. Review Article 90-VII Planned Unit Development for complete amendment consideration.
8. Consider development of a Planned Residential District zoning classification to allow for higher density housing through smaller lot sizes and smaller dwelling square footage requirements. **Refer to Housing Committee for discussion.**
9. Review text regarding multi-family dwellings for possible modification. Master Plan action item.
10. Review and consider text amendments to Section 90-835 (d) regarding the keeping of chickens per the City Council’s referral.

Items highlighted in **green** are currently under consideration by the Planning Commission.

Items highlighted in **yellow** are currently under consideration by the Housing Committee.

Items highlighted in **red** require no further action at this time.

Site Plan Tracker

| Project Name and Address | App and fees paid | Site plan and prints to staff | PC Agenda Date | PC Decision | Conditions for completion | COI |
|--|-------------------|-------------------------------|----------------|-------------|--|-----|
| Meadowtone Mobile Home Park 1812 Lavender Drive Maintenance Building | 1.13.22 | 1.13.22 | 1.13.22 | Approved | Refuse disposal enclosure Landscaping Driveway width Elevations to be reviewed for façade Sidewalk installation prior to COI | |
| 420 E Mill Street PUD 328 and 420 E. Mill Street | 5.30.23 | 5.31.23 | 5.31.23 | Approved | 24.5 units/acre 40 ft building height 5 feet front setback 30 ft building separation Delineation of phased development Lighting, landscaping, building exterior to be approved administratively. Acceptance of parking lot/100 yr FP DPS and Fire approval. | |

Site Plan Tracker

| Project Name and Address | App and fees paid | Site plan and prints to staff | PC Agenda Date | PC Decision | Conditions for completion | COI |
|---|-------------------|-------------------------------|----------------|-------------|---|-----|
| Woodlawn Meadows Retirement Village II 1813 N. East Street | 9.17.24 | 9.17.24 | 11.04.24 | Approved | <p>The modified lot sizes (7,700 sq ft - 18,000 sq ft) and lot widths (56-66 ft) are approved as proposed and the ordinance authorizing the proposed PUD will list the modified requirements</p> <p>The zoning notes of the Final Development Plan will reflect the R-1 lot width requirements</p> <p>The 25-foot front, and 25-ft rear, and 15/6 foot side setbacks are approved as proposed and the ordinance for the proposed PUD will list the modified requirements</p> <p>Proposed extension of East Street as private road with 28 feet width and rolled curb. Stormwater management plan, utility system, and private street extension approved by City</p> <p>Master Deed and PUD conform to S/C</p> | |
| Bachman Fields 900 Bachman Road | 2.11.25 | 2.11.25 | 4.7.25 | 4.7.25 | Several. See draft ordinance | |
| Terry Dennison 220 W. Colfax | 4.9.25 | 4.9.25 | 5.5.25 | 5.5.25 | <p>Proposed plan for refuse disposal</p> <p>Lighting plan</p> <p>Landscape plan</p> | |

Site Plan Tracker

| Project Name and Address | App and fees paid | Site plans and prints to staff | PC Agenda Date | PC Decision | Conditions for Completion | COI |
|---|-------------------|--------------------------------|----------------|-------------|---|-----|
| Broadmoor Motors 1504 S Hanover | 8.11.25 | 8.11.25 | 9.2.25 | 9.2.25 | Lighting Plan Landscaping plan Parking Space and Locations | |
| Kevin Anderson 148 E State St | 9.4.25 | 9.4.25 | 10.6.25 | 10.6.25 | Administrative Review of Façade Materials | |
| St. Rose of Lima Church 805 S. Jefferson | 10.14.25 | 10.14.25 | 11.3.25 | 11.3.25 | Compliance with height and lot coverage Compliance with setback requirements Additional tree plantings on east side Compliance with drive/parking design | |