City of Hastings
Zoning Board of Appeals
COMMUNICATION

DATE: **October 15, 2026**

TO: **City of Hastings Zoning Board of Appeals Members**

FROM: **Dan King, Community Development Director**

SUBJECT: **Information – October 20, 2026, ZBA Meeting**

Dear Zoning Board of Appeals Member:

The applicant, Marvin Helder of MJH Enterprises, LLC is seeking relief from Chapter 90, Section 90-474(b)(1), that if granted, will allow construction of a multi-family residential building in excess of the zero-feet minimum and five-feet maximum setback or “build to line”.

Respectfully submitted:
Dan King
Community Development Director

CITY OF HASTINGS
ZONING BOARD OF APPEALS
MEETING AGENDA
October 20, 2026

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1. Call to Order at 7:00 P.M.

2. Roll Call.

3. Pledge of Allegiance.

4. Approval/Additions/Deletions to Agenda.

5. Approval of the Minutes – August 18, 2026, Meeting

6. Public Hearings:

   A. Public Hearing to Hear Comments and Make a Determination on a Variance from Section 90-474(b)(1) by Marvin Helder of MJH Enterprises, LLC of 134 E. Court Street, Hastings, Michigan 49058, that if Granted would Allow Construction of a Multi-Family Residential Building in Excess of the Zero- Feet to Five-Feet Maximum Setback or “Build to Line”.

7. Old Business: None

8. New Business: None

9. Public Comments and Communications Concerning Items Not on the Agenda.

10. Board Comments.

11. Adjournment.

*Attachment included

CITY OF HASTINGS
ZONING BOARD OF APPEALS
MEETING MINUTES
August 18, 2026

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1. Call to Order: Vice-Chair Buehl Called the Meeting to Order at 7:00 PM

2. Roll Call -- Members Present: Baker, Buehl, Dickinson, Furrow, Mattson
   Members Absent: None
   Alternates Present: Anger, Hook
   Alternates Absent: None
   Staff Present: King and Tossava

3. Pledge of Allegiance.

4. Approval/Additions/Deletions to Agenda.

   Motion by Baker, second by Dickinson, to approve the agenda as presented.

   All Ayes: Motion Carried

5. Approval of the Minutes – September 19, 2023, Meeting.

   Motion by Furrow, second by Baker, to approve the minutes of the September 19, 2023, ZBA Meeting.

   All ayes.

   Motion Carried.

6. Public Hearings:

   A. Public hearing to hear comment and make a determination on a variance request from William and Rita Ferguson of 327 E. State Street, Hastings, Michigan 49058 that if granted would allow the construction of a detached accessory building with a front setback of 10-feet which is less than the required 25-foot setback.

King introduced the variance request and reminded the members of the standards of approval in Section 90-87(a) (1-6).

William Ferguson explained the nature of the variance request and verbally explained items 1 through 3 as outlined in the Zoning Board of Appeals application.

Vice-Chair Buehl opened the public hearing at 7:13 PM

Yvette Peterman of 323 E. State Street, Hastings, Michigan 49058 raised concerns regarding the structural integrity of the retaining wall/bank to the north of the subject property.

Peterman also inquired if the construction work, pending approval of the variance request would be completed by a licensed contractor.

Peterman also raised concerns regarding the length of time the subject property owner has taken in rehabilitating the subject property and whether, subject to approval of the variance request, the construction of a detached accessory building would take an extended period.

Vice-Chair Buehl closed the public hearing at 7:20 PM

Furrow asked if the construction of a detached accessory building would require issuance of a building permit by Professional Code Inspections. King replied in the affirmative.

Buehl solicited discussion from the board regarding the variance request.

Motion by Buehl, second by Furrow to approve the variance request finding that all six standards in Section 90-87(a) were satisfactorily met.

All ayes, motion carried.

7. Old Business: None

8. New Business: Election of Officers

The board discussed the current slate of officers.

Motion by Baker, second by Furrow to nominate Buehl as Chair,

Mattson and Vice Chair, and Furrow as Secretary.

All ayes, motion carried.

9. Public Comments: None

10. Board Comments: None

11. Adjournment:

Motion by Furrow, second by Dickinson to adjourn the meeting.

All ayes.

Meeting was adjourned at 7:46 PM.

_____

Jeff Buehl Chair

_____

Recording Secretary - King

City of Hastings

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Zoning Board of Appeals of the City of Hastings will hold a public hearing during its regular meeting on October 20, 2026, at 7:00 PM in the City Hall Council Chambers, 201 East State Street, Hastings, Michigan 49058.

The purpose of the public hearing is to hear comments and make a determination on a variance request by owner Marvin Helder of MJH Enterprises, LLC of 134 E. Court Street, Hastings, Michigan 49058

The applicant has requested a variance from Section 90-474(b)(1) of the City of Hastings Code of Ordinances, that if granted, will allow construction of a multi-family residential building in excess of the zero feet minimum and five feet maximum setback or "build to line".

Legal description of said property is:

LOT 603, ORIG PLAN OF THE VILLAGE (NOW CITY) OF HASTINGS.

Written comments will be received on the above request at Hastings City Hall, 201 East State Street, Hastings, Michigan 49058, until 4:00 PM on the day of the hearing. Requests for information of said hearing should be directed to Community Development Director, Dan King at 269-945-2468 or dking@hastingsmi.gov.

The City will provide necessary reasonable aids and services upon five days' notice to City Clerk (telephone number 269-945-2468) or TDD call relay services 1-800-649-3777.

Linda Perin
City Clerk

Please publish in the October 1, 2026, edition of the Hastings Banner.

Received by _____ on_____

as representative of the Hastings Banner.

Zoning Board of Appeals Application

Return form with fee to:

City Clerk
City of Hastings
201 E. State Street
Hastings, Michigan 49058

APPLICANT: Name: Marvin Helder

Address: 4535 84th Street, Caledonia, Michigan 49316

Telephone: 616-893-5465

Applicant's Interest in Property: Operating Member of LLC

OWNER: (If Different from Above) MJH Enterprises, LLC

PROPERTY INFORMATION

Legal Description: (Use attachment, if necessary) Lot 603, Original Plan of the Village (Now City) of Hastings.

Parcel Number: 08-55-201-179-00

Property Address: 134 E. Court Street

Present Use of Property: Vacant

Zoning Classification: B1 – Central Business District

Size of Property: 135' X 66.4'- 8,964 square feet

1. Nature of the Variance Requested
    a) Section number(s) of Zoning Ordinance for which variance is being requested:

        90-474 (b) (1) the required setback from the right-of-way along the following street segments shall be a minimum of zero feet and a maximum of five feet from each right-of-way line abutting the lot; a minimum of 80 percent of the front wall of the building must be within the required setback, which is also called a build to line, along each street frontage. Street segments

        - State Street: Church Street to Boltwood Street both sides of street.
        - Jefferson Street: Center Street to Apple Street both sides of street.
        - Church Street: Center Street to Apple Street east side only.
        - Michigan Avenue: Center Street to Apple Street west side only.
        - East Court Street: Church Street to Michigan Avenue both sides of street.

    b) Description of variance being requested.

        – Increase the front setback or build to line from zero to five feet to 36.8 feet.

    c) Attach a detailed lot diagram, which shows size, location and present and/or proposed improvements. Include dimensions for lot and buildings, setbacks etc. Minimum 8 ½" x 11"

2. Describe why you feel you cannot comply with the Ordinance as currently written. Be as specific as possible. (Use and attachment if necessary).

    The cons of putting the building on the corner:

    1) Safety – The corner of E. Court St and Michigan Ave will be blind to traffic.

2) Parking - With the parking in the front of the building gives room for landscaping like the new Tyden Lofts on Main St.
3) Noise - By putting the building on the front corner causes much more noise for the tenants.
4) Drainage and grading issues – putting the building on the front corner on the lowest lot grade creates draining and grading issues.
5) Green Space – putting the building on the front corner creates additional pavement and less green space
6) Alignment – Putting the building on the corner with sidewalk on two sides does not line up with the house to the south.
7) Commercial vs Residential – this is a commercial lot that is being converted to a residential use with landscaping in the front making it look more residential.
8) Parking – by putting the parking in the back causes the tenant to pull out on the East Court Street blind because the building to the east is right on the sidewalk.
9) Comparisons – the building right on the northwest corner on East Court and Michigan is not on the sidewalk on either side.
    - The New Tyden Lofts down the street is not on the sidewalk on either street so they could landscape and make it look more residential.

3. Practical difficulties

1) this is a corner lot making it difficult to comply with the ordinance as written because I have two front yard setbacks. I am within the normal setback on East Court Street right on the sidewalk, which adheres to the ordinance. The intended use of this lot is high density residential. By placing, the parking in the front on Michigan Avenue clears the corner for view, gives room for landscaping, makes more sense for drainage, is more secure for the tenants and the public. A rear lot orientation would not be unique for the vicinity of the project. Ace Hardware located directly across the street, is orientated to the rear of the lot with an expansive front setback/build to line. Substantial justice would result with the allowance of a greater front setback/build to line.

Proposed 2 Bedroom Court Street Townhomes

134 East Court Street, Hastings, Michigan 49058

GENERAL NOTES

1. CONTRACTOR TO SITE VERIFY ALL SITE CONDITIONS AND COORDINATION OF ALL DIMENSIONS OF THIS DRAWINGS. IF ANY CONFLICTS OCCUR DURING CONSTRUCTION THE CONTRACTOR IS TO NOTIFY OWNER OR OWNER'S REPRESENTATIVE BEFORE PROCEEDING.
2. STRUCTURAL DRAWINGS TO BE PROVIDED BY OTHERS. ANY STRUCTURAL NOTES ON THESE DRAWINGS TO BE VERIFIED AND APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
3. CONTRACTORS AND SUB-CONTRACTORS ARE TO NOTIFY OWNER OR OWNER'S REPRESENTATIVE BEFORE CUTTING INTO, DRILLING OR OTHERWISE CHANGING ANY STRUCTURAL ELEMENT BEFORE PROCEEDING. ANY ISSUES CREATED BY CHANGING ANY STRUCTURAL ELEMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR THAT DID THE MANIPULATION.
4. ALL WORK SHALL BE DONE TO THE "BEST PRACTICE" QUALITY STANDARDS OF THE INDUSTRY AND IN A PROFESSIONAL WORKMANSHIP MANNER.
5. ALL WORK TO BE DONE TO THE CODE REQUIREMENTS/PRACTICES OF ALL GOVERNING BODIES WITH JURIDICTION OVER PROJECT.

SITE/GRADE/CONCRETE WORK

1. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE ADEQUATE DRAINAGE AWAY FROM THE STRUCTURE WITH BOTH SOIL AND CONCRETE FINISH GRADES. CONCRETE CONTRACTOR TO WORK WITH EXCAVATION CONTRACTOR TO INSURE PROPER DRAINAGE.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE COMPACTED SUB GRADES/FINISH GRADES/ AND WELL DRAINED BACKFILLS PER ACCEPTED INDUSTRY STANDARDS AS REQUIRED FOR THE EXISTING SOIL CONDITIONS.
3. CONCRETE USED SHALL BE A MIN. OF A 6 SACK MIX RATED TO 4200 PSI. ANY VAPOR BARRIER/CONTROL JOINTS OR EXPANSION CONTROL ARE THE RESPONSIBILITY OF THE CONTRACTOR. SCOPE OF WORK TO BE INCLUDED IN CONTRACTOR'S QUOTE.
4. ALL AREAS TO RECEIVE WALL PLATES TO BE PROVIDED WITH INSET ANCHOR BOLTS PER CODE.
5. ALL FOOTINGS TO BE KEYED INTO EXISTING SOIL BY 2".
6. PROVIDE 4" PERFORATED SOCK DRAIN TILE AROUND OUTSIDE OF FOOTINGS AS REQUIRED/NEEDED FOR DRAINAGE.
7. CONCRETE WALLS: FOR 9' WALLS, PROVIDE #4 REBAR HORIZONTALLY EVERY 3', 5' AND 7' ABOVE TOP OF FOOTING SUPPORT WITH #4 VERTICAL REBAR 4' TO 6' O.C.
8. ALL 8" WALL FOOTINGS TO BE 16" WIDE X 8" DEEP. ALL 6" WALL FOOTINGS TO BE 12" WIDE X 8" DEEP.
9. PROVIDE FOUNDATION BLEEDERS AS NOTED ON FOUNDATION AND OR BASEMENT PLAN.
10. PROVIDE ALL CONCRETE SLABS AS NTOED ON PLANS.

WOOD FRAMING NOTES

1. SEE STRUCTURAL DRAWINGS FOR ROOF TRUSSES, BEAMS, FLOOR SYSTEMS, HEADERS & OTHER STRUCTURAL ELEMENTS.
2. ALL EXTERIOR DOOR HEADERS TO BE SET AT 83-1/4" ABOVE SUBFLOOR & DOORS ARE TO SET ON PANFLASHING WITH 3/4" PADDING BELOW DOOR
3. ALL INTERIOR DOOR HEADERS TO BE SET AT 82-1/2" ABOVE SUBFLOOR.
4. ALL BASE PLATES AGAINST CONCRETE TO BE ANTI-ROT TREATED LUMBER WITH FOAM INSULATION PAD AND SECURED BY ANCHOR BOLTS SET INTO CONCRETE.
5. ALL WALLS/CEILINGS BETWEEN GARAGE & HOUSE TO BE 1-HOUR RATED (FIRE) CONSTRUCTION AS PER MICHIGAN BUILDING CODE.
6. SQUASH BLOCKS TO BE INSTALLED UNDER ALL STACKED BEARING POINTS/POINT LOADS TO TRANSFER LOADS TO FOUNDATION.
7. CONTRACTOR TO VERIFY WITH OWNER OR OWNER'S REPRESENTATIVE LOCATIONS FOR BLOCKING SUPPORT.
8. TYPICIAL EXTERIOR WALL FINISH TO BE 1/2" OSB/TYVEC/AND VINYL SIDING UNLESS OTHER WISE NOTED.
9. EXTERIOR SHEATHING TO BE FLUSH WITH EXTERIOR FACE OF CONCRETE WALL - MUST ACCOUNT FOR THE 1/2" OF SHEATHING IN OVERALL FRAMING DIMENSIONS.
10. FRAMING AND SHEATHING FOR FRONT WALL ALONG PORCH TO BE SET BACK 2" FROM FACE OF FOUNDATION WALL FOR PORCH SLAB EDGE SUPPORT.
CONTRACTOR TO PROVIDE PROPER FLASHING TO INSURE WEATHER TIGHT JOINT.
11. FRAMER TO PUT IN ALL TOWEL-BAR, TOILET PAPER, TOWEL RING AND STAIR RAIL BLOCKING AS NEEDED.
12. FRAMER TO BUILD GARAGE STEPS.
13. FRAMER TO INSTALL BRACES FOR FRONT PORCH OFF TO SIDE TO SUPPORT PORCH ROOF SO THAT CONCRETE STOOP AND STONE CAN BE INSTALLED.
14. FRAMER TO SHEATH UNDERSIDE OF SUN ROOM WITH 1/2" OSB AFTER INSULATION.
15. FRAMER TO INSTALL HOUSEWRAP 1" BELOW TOP OF FOUNDATION WALL.
16. FRAMER TO BUILD AND INSTALL SITE BUILT STAIRS.
17. ALL FRAMING TO BE 16" O.C. FOR WALLS/FLOORS/CEILINGS UNLESS OTHERWISE NOTED. SEE STRUCTURAL DRAWINGS FOR OTHER SPACING.
18. ALL FRAMING SHALL BE PLUMB/SQUARE.
19. FRAMER TO FIX/REPLACE ANY BOWED STUDS

FINISH & MATERIAL NOTES

1. ALL INTERIOR WALL FINISH MATERIAL TO BE 1/2" DRYWALL.
2. ALL CEILINGS WITH 24" O.C. SPACING TO BE 5/8" DRYWALL UNLESS OTHERWISE NOTED.
3. INSULATION AND INCLUDING ATTIC VENTING AND ENERGY SAVING HEAL BLOCKING TO BE PROVIDED BY CONTRACTOR TO MEET ALL CODE REQUIREMENTS.
4. ALL FASTENING SYSTEMS AND PRODUCTS TO BE PROVIDED BY CONTRACTOR AND THEY MUST MEET CODE REQUIREMENT PER SITUATION.
5. ALL FRAMING TO BE 16" O.C. FOR WALLS/FLOORS/CEILINGS UNLESS OTHERWISE NOTED. SEE STRUCTURAL DRAWINGS FOR OTHER SPACING.
6. ALL FRAMING NOT PLUMB/SQUARE IS TO BE CORRECTED PRIOR TO INSTALLATION OF FINISH MATERIAL.
7. ALL WINDOWS/DOORS/EXTERIOR & INTERIOR COLOR SPECIFICATIONS/OTHER PRODUCT SPECIFICATIONS TO BE SPECIFIED BY OWNER. CONTRACTOR TO PROVIDE SAMPLES FOR APPROVAL AS REQUIRED.
8. ALL DETAILS FOR INTERIOR PRODUCTS, CABINETS, PLUMBING FIXTURES, BUILT-IN CABINETS/LIGHT FIXTURES/ WINDOW COVERINGS AND MISCELLANEOUS PRODUCT REQUIRED TO BE PROVIDED BY OWNER. VENDOR TO SUPPLY DETAIL DRAWINGSAND SAMPLES WHEN REQUIRED.
9. INSTALLATION FOR INTERIOR AND EXTERIOR MATERIALS/PRODUCTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED BY THE OWNER.
10. ALL INERIOR TRIM WOOD SPECIFICATIONS AND LOCATIONS (NOT SHOWN ON THE DRAWINGS) TO BE SPECIFIED BY OWNERS REPRESENTATIVE.

ELECTRICAL NOTES

1. ALL POWER OULETS TO BE PROVIDED PER CODE, AND AT 18" TOP OF BOX ABOVE FLOOR PER LOCATIONS SPECIFIED BY OWNER.
2. ALL SWITCH CONTROLS TO BE PROVIDED AT 47" TOP OF BOX PER LOCATIONS SPECIFIED BY OWNER.
3. ALL POWER/LIGHTING/UTILITY OUTLETS IN WET LOCATIONS TO BE PROVIDED WITH SAFETY PROTECTIONS PER CODE.
4. LIGHTING LOCATIONS TO BE PROVIDED/SPECIFIED BY OWNER OTHER THAN THOSE REQUIRED BY CODE AT EXITS, ETC.

RELEASE OF LIABILITY

DSN DESIGN SALES AND SERVICES LLC has made every attempt in the preparation of these drawings to be as accurate as possible, however we cannot accept liability against human error and faulty construction practices. The contractor and subcontractors are responsible for all dimensions and other details in the construction of this project. The contractor must conform to all local and state codes. All footings shown must rest on undisturbed stable soil. All dimensions are figured as rough. Example 2X4 being 1-1/2"x3-1/2". All dimensions rule over scale of this drawing.

SINGLE USE COPYRIGHT RELEASE

THESE PLANS AUTHORIZE A SINGLE-USE LICENSE TO CONSTRUCT THIS HOUSE. UNAUTHORIZED USE OF THE PLANS MORE THAN ONE TIME, IS A COPYRIGHT VIOLATION SUBJECT TO PROSECUTION BY FEDERAL LAWS TO THE FULLEST EXTENT. RESALE OF THE PLANS TO A THIRD PARTY, ANYONE OTHER THAN THE ORIGINAL PURCHASER OF THE SINGLE-USE LICENSE, CONSITITUTES COPYRIGHT INFRINGEMENT AND IS STRICTLY PROHIBITED.

WALL KEY

GLASS PANEL WALL

GLASS BLOCK WALL

EXT. SIDING - WOOD FRAMING - EXT. SIDING

WOOD REAMED SCREEN WALL

1/2" EXT SHELL - WOOD STUD 16" OC - VAP. DEB - BUILDING WRAP - EXT. SIDING

1/2" DRYWALL - WOOD STUD 16" OC - 1/16" BUILDING WRAP - EXT. SIDING - STONE VENEER

FRAMED WARM WALL 24" O.C.

2 HR FIRE SEPARATION WALL

FRAMED INT. SOUNDWALL

INTERIOR PARTITION WALL 16" O.C.

POST FRAME WALL / POLE BARN WALL

FRAMED BEARING WALL ON FOOTING

O/L WALL UP INT. FULL WALL ON FROST WALL/TYP.

O/L WALL @ INT. KNEE WALL ON FROST

BALCONY WALL ON CONCRETE WALL/FOOTING

ZERO STEP FOUNDATION WALL (REFV. BRICK LEDG.)

CONCRETE FOUNDATION WALL ON FOOTING

STONE RETAINING WALL WITH CAST CAP

GENERAL STRUCTURAL NOTES

1. ALL DESIGN AND CONSTRUCTION SHALL CONFORM TO THE MICHIGAN RESIDENTIAL BUILDING CODE 2015
2. DESIGN LOADS:
   LIVE LOAD: SNOW 35 PSF (GROUND)
   WIND: 90 MPH EXPOSURE "B"
   SEISMIC: SITE CLASS "A"
   DESIGN SOIL BEARING: 1500 PSF
   SOILS:
3. TRUSS MFGR TO SUBMIT CERTIFIED PLOTS TO BUILDING AUTHORITY.

CODE INFORMATION - RESIDENTIAL

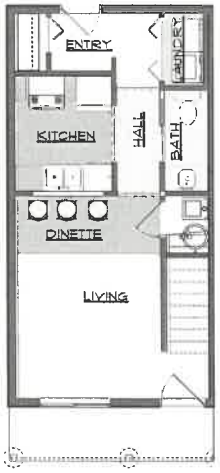
DESIGN PARAMETERS:
2015 MRC BUILDING CODE
2021 MRC MECHANICAL CODE
2021 MRC PLUMBING CODE
2023 MRC ELECTRIC CODE
ICC/ANSI A117.1-2017
OCCUPANCY:
R-3
CONSTRUCTION:
TYPE 5-B UNPROTECTED
NON-SPRINKLERED
EXT. BEARING WALLS - 2 SPF
ROOF CONST. - WOOD TRUSS
SEPARATION:
NONE

DRAWING TITLE / PAGE

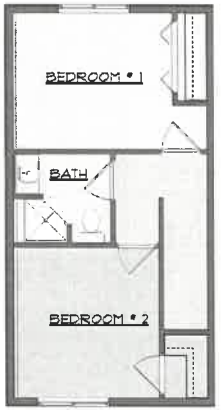
DRAWING TITLE	PAGE #
PROJECT INFORMATION	1
ELEVATIONS	2
2ND FLOOR	3
MAIN FLOOR	4
FOUNDATION	5
ROOF PLAN - FLOOR LAYOUT	6
SECTIONS	7

AREA / SQ. FT.

2nd Floor Finished Area	390 sq ft.
Main Floor Finished Area	390 sq ft.
Sq. Ft. per Unit	780 sq ft.
Total Sq. Ft. (8 units)	6,240 sq ft.



MAIN FLOOR LAYOUT
SCALE: 1/4" = 1'-0"



SECOND FLOOR LAYOUT
SCALE: 1/4" = 1'-0"

DSN DESIGN & MERIDIAN CONCEPTS LLC
315 N SHERWOOD AVE
PLAINWELL, MI 49080
PHONE: 616-318-5654
EMAIL: SCOTT@DSNDESIGN.NET

DRAWN BY: SCOTT NEUBERG

DATE: Wednesday, August 26, 2020

SCALE: As Noted

SECTION LETTER

PAGE NUMBERS

SOFTPLAN

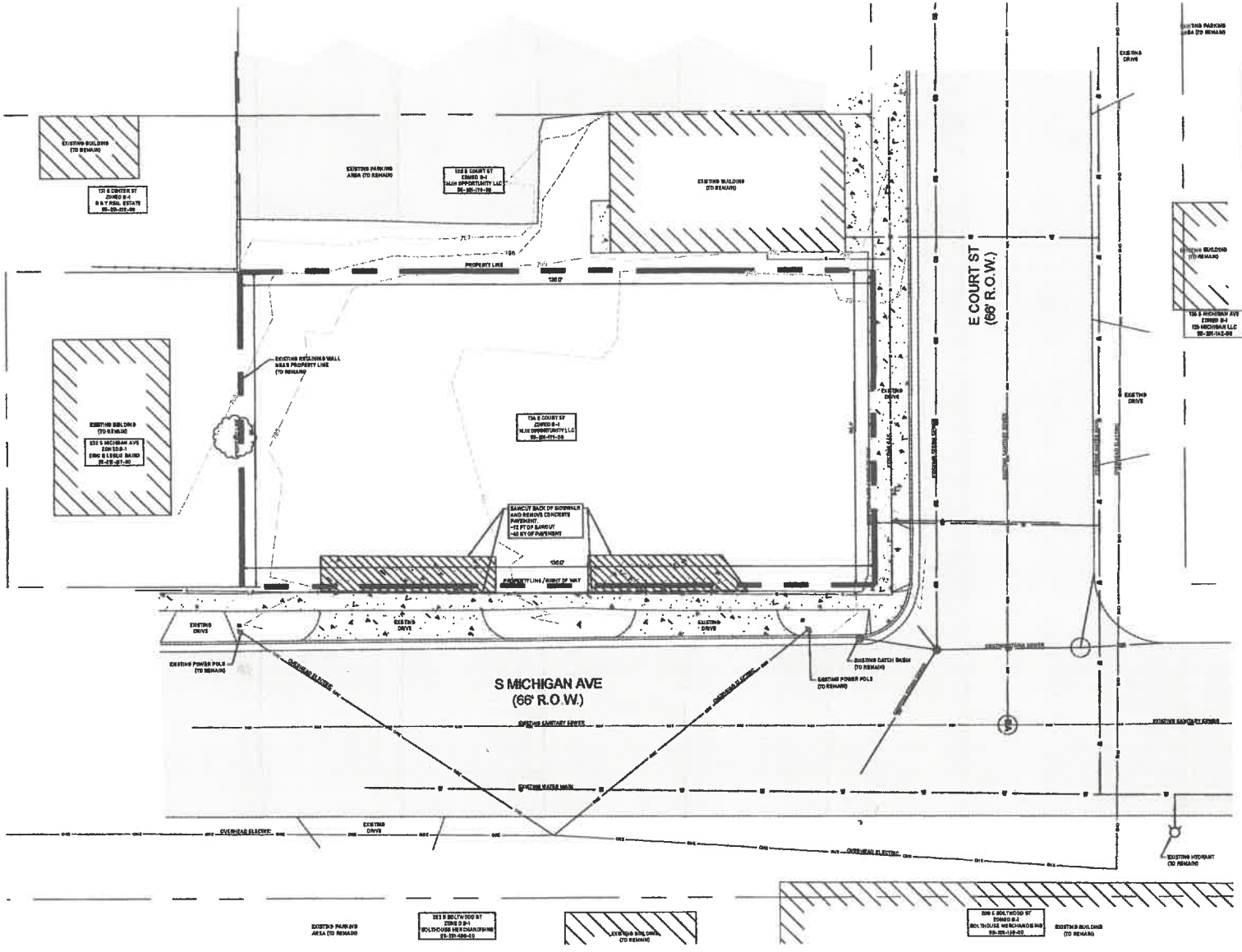
PROJECT INFORMATION

PAGE #: 1

Proposed 2 Bedroom Court Street Townhomes
134 East Court Street
Hastings
Michigan
49058

YOUR HOME SHOULD TELL THE STORY OF WHO YOU ARE, AND BE A COLLECTION OF WHAT YOU LOVE

DSN DESIGN



0 10 15 20

1 inch = 10 ft.

DEMOLITION NOTES

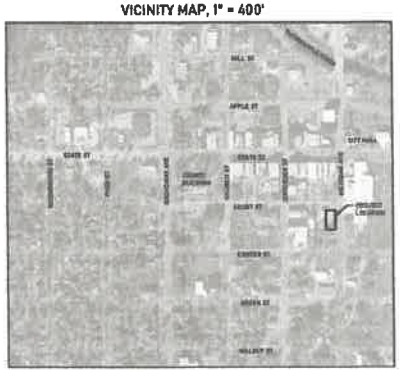
1. ALL SITE FEATURES SHOWN IN MI-83 STATE PLANE COORDINATES, MICHIGAN SOUTH ZONE, INTERNATIONAL FEET, ELEVATIONS AT NAVD-88.
2. EROSION CONTROL BMPS SHALL BE IN PLACE PRIOR TO ANY DEMOLITION WORK
3. DISPOSED MATERIAL SHALL BECOME PROPERTY OF THE CONTRACTOR UNLESS AN AGREEMENT IS IN PLACE WITH THE OWNER OR OTHER ENTITY. THE CONTRACTOR SHALL DISPOSE OF ALL DEBRIS, TRASH, AND OTHER MATERIAL'S RESULTING FROM DEMOLITION OPERATIONS. DISPOSAL OF SUCH ITEMS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
4. ANY DAMAGE TO ADJACENT PROPERTIES, UTILITIES TO REMAIN, OR ANY OTHER ITEMS TO REMAIN SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
5. THE CONTRACTOR SHALL RECEIVE WRITTEN PERMISSION PRIOR TO ANY OFFSITE DISTURBANCE, UNLESS SPECIFICALLY MENTIONED ON THIS SHEET OR AN AGREEMENT IS IN PLACE.
6. THE CONTRACTOR SHALL NOTIFY MISS DIG (800-482-7171) TO COORDINATE FIELD LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
7. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN. UTILITY LOCATIONS SHOWN ARE BASED OFF FRONT SIDE RECORD DRAWINGS AND FIELD MEASUREMENTS WHERE APPLICABLE. THE INFORMATION IS NOT TO BE RELIED UPON AND MUST BE CONFIRMED BY THE UTILITY COMPANY. THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANY AT LEAST 72 HOURS PRIOR TO THE EXCAVATION TO REQUEST FIELD LOCATING.
8. ANY DEMOLITION WITHIN THE RIGHT-OF-WAY MUST BE COORDINATED WITH THE LOCAL JURISDICTION. FURTHERMORE, THE CONTRACTOR SHALL ENSURE THAT ALL REQUIRED TRAFFIC CONTROL IS IN PLACE PRIOR TO WORK WITHIN THE RIGHT-OF-WAY.
9. THE CONTRACTOR SHALL USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST.
10. THE CONTRACTOR SHALL FILL ALL VOIDS RESULTING FROM DEMOLITION ACTIVITIES. MATERIAL SHALL BE IN ACCORDANCE WITH MDOT SPECIFICATIONS FOR BACKFILL.

EXISTING UTILITY LEGEND

G	NATURAL GAS LINE
T	COMMUNICATIONS LINE
OHE	OVERHEAD ELECTRIC LINE
W	WATER LINE
SS	SANITARY SEWER LINE
SD	STORM SEWER LINE

DEVELOPER: MJH OPPORTUNITY LLC
MARVIN HELDER
MARVH@CHARTER.NET
(616) 893.5464

VICINITY MAP, 1" = 400'



PROPERTY DESCRIPTION

LOT 683 OF THE ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF HASTINGS

PRELIMINARY
NOT FOR CONSTRUCTION

SOURCO ENGINEERING
6447 PINE LAKE ROAD,
DELTON, MI 49046
(269) 716-0175
TYLER@SOURCOENG.COM

134 E COURT ST APARTMENTS
HASTINGS, MI

EXISTING CONDITIONS AND DEMOLITION PLAN

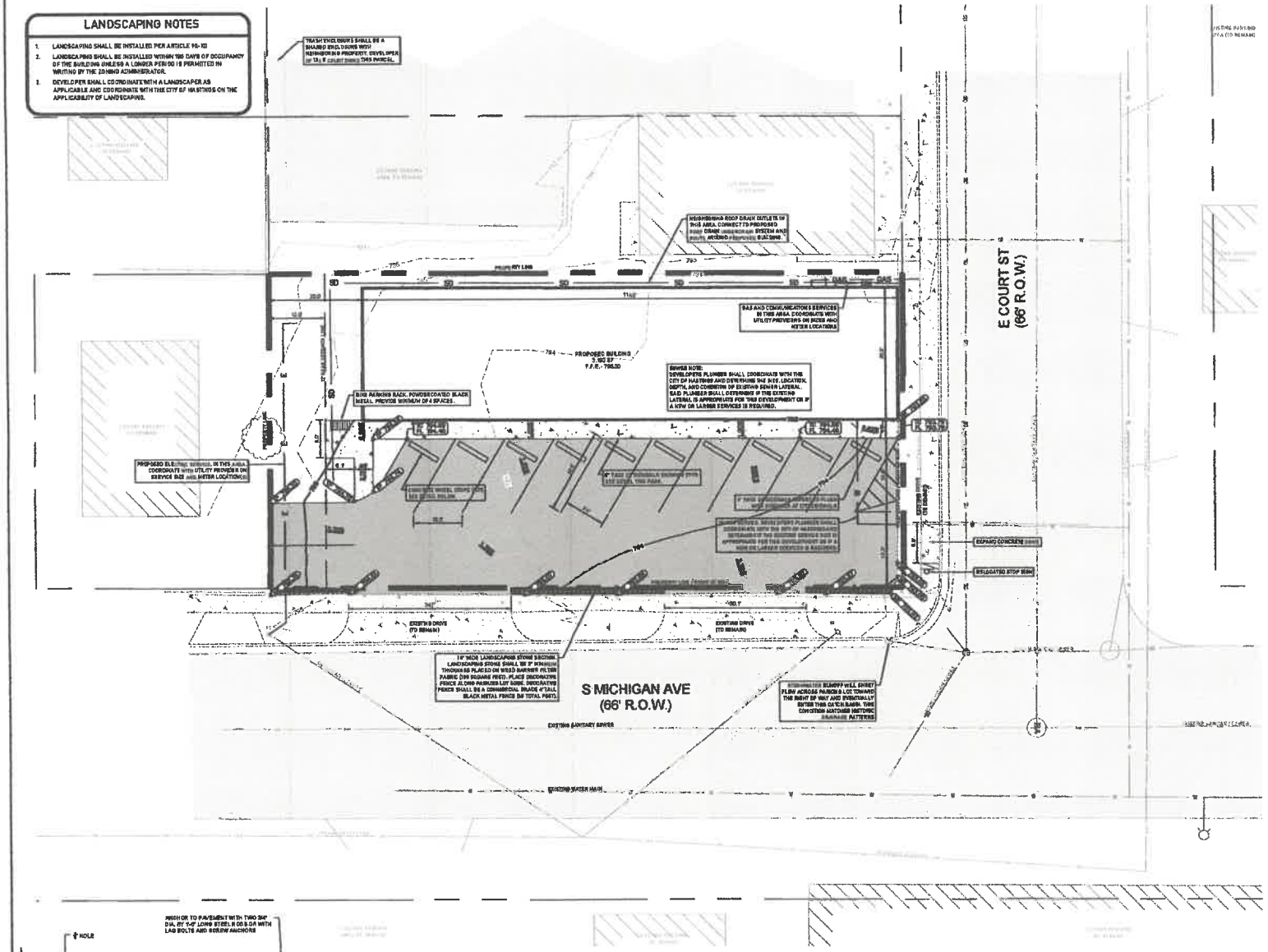
		SKE	BF

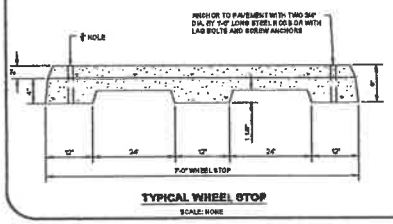
STATE OF MICHIGAN
TYLER SOURCO ENGINEER
No. 6201079010
REGISTERED PROFESSIONAL ENGINEER
CHECKED BY: TLS

ORIGINAL ISSUE: 08/14/2026
PROJECT NUMBER: 26021
SHEET NUMBER: C100

LANDSCAPING NOTES

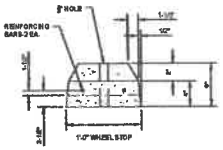
1. LANDSCAPING SHALL BE INSTALLED PER ARTICLE 9b-10
2. LANDSCAPING SHALL BE INSTALLED WITHIN 180 DAYS OF OCCUPANCY OF THE BUILDING UNLESS A LONGER PERIOD IS PERMITTED IN WRITING BY THE ZONING ADMINISTRATOR.
3. DEVELOPER SHALL COORDINATE WITH A LANDSCAPER AS APPLICABLE AND COORDINATE WITH THE CITY OF HASTINGS ON THE APPLICABILITY OF LANDSCAPING.





TYPICAL WHEEL STOP

SCALE: NONE



SITE INFORMATION

ZONING:	B-1, CENTRAL BUSINESS DISTRICT
USE:	MULTI-FAMILY HOUSING
SITE AREA:	0.36 ACRES (15,708 SF)
BUILDING AREA:	3,528 SF (22.5%)
NUMBER OF STORIES:	2
IMPERVIOUS COVERAGE:	13,584 SF (86.5%)
PROPOSED GREEN SPACE:	1,144 SF (13.5%)

BUILDING SETBACKS:

FRONT:	0 FT
SIDE:	0 FT EXCEPT ABUTTING RESIDENTIAL, THEN 10 FT
REAR:	10 FT

OFF-STREET PARKING REQUIREMENTS:

STANDARD PARKING SPACE: 9 FT X 18 FT W/ 25 FT DRIVE AISLES (ONE-WAY MIN.)
1.5 PARKING SPACE PER UNIT:
1.5 SPACES X 8 UNITS = 12 REQUIRED PARKING SPACES
12 PARKING SPACES PROPOSED

SITE GENERAL NOTES

1. DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED
2. CONTRACTOR TO FIELD VERIFY ALL EXISTING TOPOGRAPHY, STRUCTURES, AND MEASUREMENTS ON SITE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
3. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING, UNLESS NOTED OTHERWISE.
4. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.

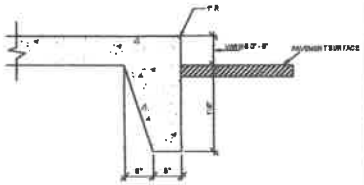
PAVEMENT LEGEND

CONCRETE SIDEWALK: SEE DETAIL BELOW

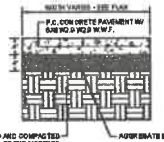
EXISTING SIDEWALK / CONCRETE DRIVE

EXISTING ASPHALT

STANDARD DUTY PAVEMENT:
1.5" HMA (1459/5YC5, 5E) TOP COURSE
1.0" HMA (1459/5YC5, 4E) LEVELING COURSE
6" AGGREGATE BASE, 22A
12" SUBBASE, CIP



CURB & GUTTER - THICKENED SIDEWALK CURB



SUBGRADE SCARIFIED AND COMPACTED TO AT LEAST 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY

NOTES

1. ALL SIDEWALK SHALL BE CONSTRUCTED WITH CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 14 DAYS.
2. PROVIDE 1/2" EXPANSION JOINTS AT 20' MAXIMUM SPACING AND FILLED WITH PREMOLDED BITUMINOUS EXPANSION JOINT FILLER MATERIAL OR REDWOOD. EXPANSION JOINTS SHALL HAVE #4 DOWELS, LUBRICATED, 18" LONG, AT 12" CENTERS, 9" FROM EDGE.
3. PROVIDE 1/8" BROOMED CONTROL JOINTS AT 5' CENTERS.
4. WELDED WIRE FABRIC (6X6-W1.4XW1.4) SHALL BE INSTALLED THROUGH DRIVEWAYS AT 3" ABOVE SLAB BOTTOM.
5. PROVIDE 1/2" BITUMINOUS EXPANSION JOINT FILLER MATERIAL WHERE WALK ABUTS EXISTING IMPROVEMENTS AND AT ALL CHANGES IN GRADE.
6. USE 3#4 REINFORCING BARS, 10' LONG OVER ALL UTILITY TRENCHES FOR NEW SIDEWALK AND CONNECTIONS TO EXISTING SIDEWALK.
7. AT DRIVE APPROACHES, SIDEWALK PCC AND BASE THICKNESS SHALL MATCH THAT OF THE DRIVE.

CONCRETE SIDEWALK

SCALE: NONE

PRELIMINARY
NOT FOR CONSTRUCTION

BOURDO ENGINEERING
6469 PINE LAKE ROAD,
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(269) 716-0175
TYLER@BOURDOENG.COM

134 E COURT ST APARTMENTS
HASTINGS, MI

SITE PLAN

No.	REVISIONS	DATE	BY

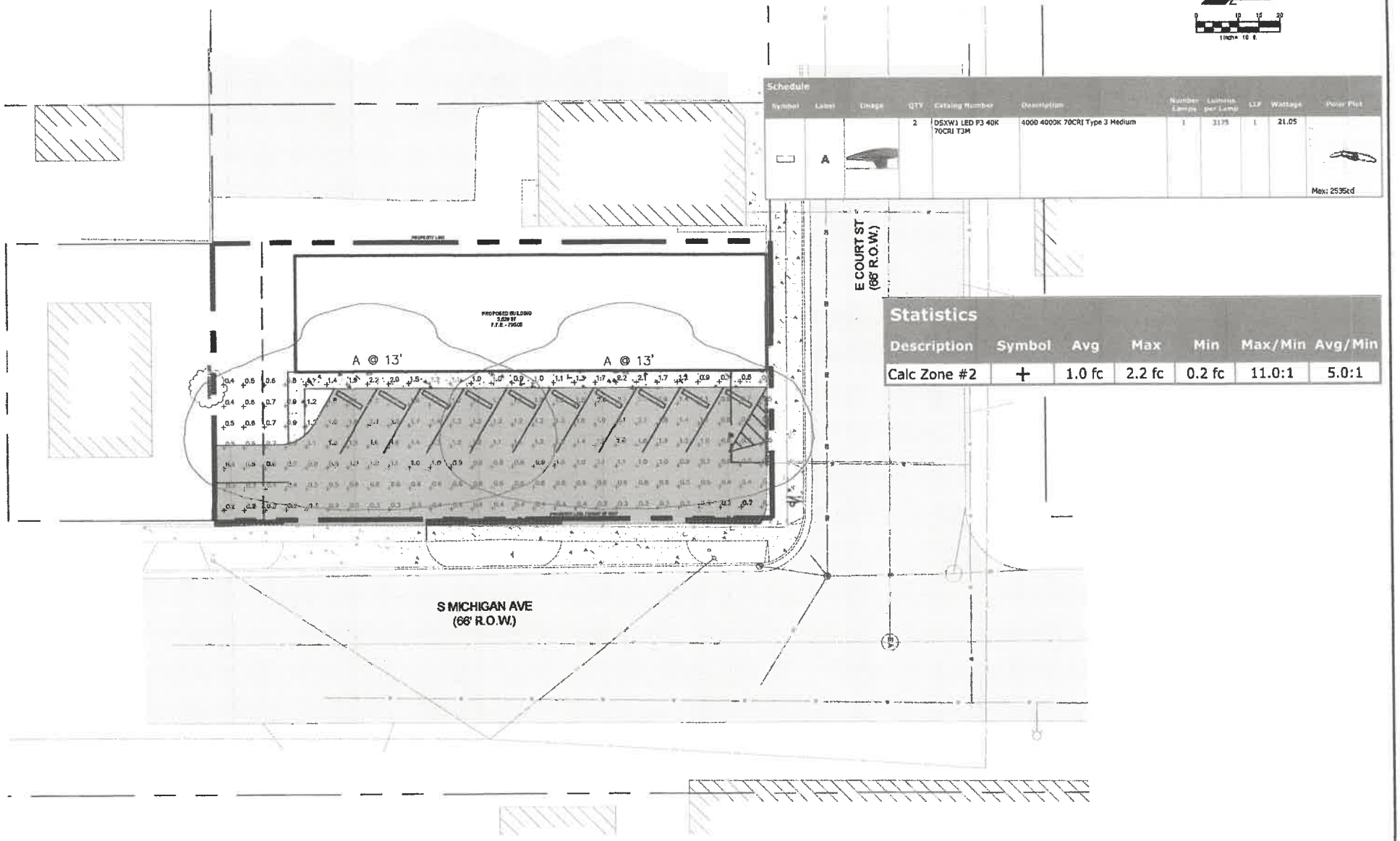
STATE OF MICHIGAN — TYLER BOURDO — ENGINEER — No. 6201070010 — PROFESSIONAL ENGINEER

CHECKED BY: TLB

ORIGINAL ISSUE: 08/14/2026

PROJECT NUMBER: 26021

SHEET NUMBER: C101



Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	1.0 fc	2.2 fc	0.2 fc	11.0:1	5.0:1

PRELIMINARY
NOT FOR CONSTRUCTION

BOURDO ENGINEERING
6449 PINE LAKE ROAD,
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134 E COURT ST APARTMENTS
HASTINGS, MI

PHOTOMETRIC PLAN

No.	REVISIONS	DATE	BY

STATE OF MICHIGAN
TYLER BOURDO
ENGINEER
No. 6201070010
PROFESSIONAL ENGINEER
CHECKED BY: TLB

ORIGINAL ISSUE: 08/14/2024
PROJECT NUMBER: 24021
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