

HASTINGS PLANNING COMMISSION A G E N D A

Monday December 1, 2025

- 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** November 3, 2025, Draft Meeting Minutes of the Planning Commission Regular Meeting. *
- 5. Informative Items:** None
- 6. Public Hearings:**
 - A. Public hearing to review and consider North Ridge Estates Condominiums Planned Unit Development and final site plan approval for property located at 1700 N. Jefferson Street. *
- 7. New Business:**
 - A. Establish Meeting Schedule for 2026. *
- 8. Old Business:**
 - A. Receive JPA / JPC Update.
 - B. Consider Planning Commission 2025 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

PLANNING COMMISSION MEETING MINUTES

November 3, 2025

The meeting was called to order at 7:00 p.m. by Chairperson Hatfield with the following Commissioners present: Levi Bolthouse, Scott Darling, Chelsey Foster, David Hatfield, Nichole Lyke, Bill Mattson, Sarah Moyer-Cale, and Dave Tossava. Student member Meredith Ansorge was also present.
Absent: Jacquie McLean

Call to Order

Also present: Planning Consultant Rebecca Harvey and Community Development Director/Zoning Administrator Dan King.

It was MOVED by Foster and SECONDED by Lyke to approve the agenda as presented. All members present voting yes; motion carried.

Approval of the Agenda

It was MOVED by Mattson and SECONDED by Bolthouse that the proposed minutes of the Regular Meeting of October 6, 2025 and the minutes of the Special Workshop Meeting of October 6, 2025 be approved. All members present voting yes; motion carried.

Approval of the Minutes

None.

Informative Items

King and Harvey presented information about the application and summarized the findings of the staff report. The hearing was open for public comment at 7:13 p.m. The engineer representing the applicant spoke about the site plan and answered questions that were missing from the application such as the building height. The hearing was closed for comments at 7:23 p.m.

Public Hearing: St Rose of Lima church admin building

Discussion was held regarding the application, and it was noted that the application did not meet the setback standards, which cannot be altered by the Planning Commission. Landscaping and parking/driveways were also discussed.

It was MOVED by McLean and SECONDED by Bolthouse to approve the special land use permit and site plan for St Rose of Lima Church admin building based upon a finding of general compliance with the special land use standards of Section 90-1049, but subject to the following conditions in order to satisfy all applicable requirements and standards of approval:

1. A demonstration of compliance with maximum building height (35 ft) and lot coverage (30%) standards
2. A demonstration of compliance with applicable setback requirements, noting the general layout is acceptable
3. The 15 ft parking lot buffer strip requirement is waived, per Section 90-1082
4. The front yard landscaping requirements of Section 90-1011 are waived as they apply to S. Jefferson Street, South Michigan Avenue, and E. Clinton Street in consideration of the proposed building foundation plantings; however, additional trees are required to be added to the foundation plantings on the east side of the building
5. A demonstration of compliance with the driveway and parking lot design

standards (outlined in the staff report)

6. The stormwater drainage proposal is subject to Public Services review/approval.

All members present voting yes; motion carried.

Harvey summarized her staff report and the Planning Commission reviewed and discussed the updated site plan. It was noted that some information was still missing but would be updated for the final PUD review.

It was MOVED by Lyke and SECONDED by Tossava to schedule a public hearing on the PUD at the December 1, 2025 Regular Planning Commission meeting. All members present voting yes; motion carried.

King reported his approval of site plans for ATT and 1435 South Hanover.

The JPC will be holding a public hearing on various text amendments for the mixed-use district at its November meeting. The JPA met and discussed the Meijer project.

No changes to the work task list were noted.

No significant changes.

No public comment was received.

King invited the commissioners to participate in the upcoming DDA strategic planning focus sessions.

Moyer-Cale noted that a survey would soon be available for planning work related to the West State Street Corridor plan.

It was MOVED by Tossava and SECONDED by Foster to adjourn the meeting. All members present voting yes; motion carried. The meeting was adjourned at 8:13 p.m.

Respectfully submitted,

Sarah Moyer-Cale,
Secretary

New Business:
Review
Preliminary PUD
for North Ridge
Estates Condos

Administrative
approvals

Old Business
JPA/JPC Update

Work Task List

Tracking Terms
and Conditions

Public Comment

Staff Comments

**Commission
Comments**

Adjournment

City of Hastings

NOTICE OF PUBLIC HEARING NORTH RIDGE ESTATES CONDOMINIUMS PLANNED UNIT DEVELOPMENT AND FINAL SITE PLAN APPROVAL

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 concerning North Ridge Estates Condominiums Planned Unit Development and final site plan approval for property located at 1700 N. Jefferson Street Block parcel #08-55-155-000-00. The Planning Commission will review and consider final site plan approval for the development and construction of eight (8) three (3) unit attached residential site condominiums, three (3) four (4) unit attached residential site condominiums, and one (1) two (2) unit attached residential site condominium. The public hearing will be held at **7:00 PM on Monday December 1, 2025**, in the City Council Chambers on the second floor of City Hall, 201 East State Street, Hastings, Michigan 49058.



A copy of the proposed site plan and map 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 East State Street, Hastings, Michigan 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 November 13, 2025, edition of the Hastings Banner.

Received by _____ on _____ as
representative of the Hastings Banner.

Received by _____ on _____ as representative
of the Hastings Banner.



LEGEND



DECIDUOUS CANOPY TREE
2-1/2" CALIPER



DECIDUOUS ORNAMENTAL TREE
2" CALIPER



EVERGREEN TREE
7' HEIGHT



STREET LIGHT (4)



GRASS



EXISTING WATER

TREE NAME	AMOUNT
DECIDUOUS CANOPY TREE 2-1/2" CALIPER	6
DECIDUOUS ORNAMENTAL TREE 2" CALIPER	17
EVERGREEN TREE 7' HEIGHT	23

**NORTH RIDGE
CONDOMINIUMS
LANDSCAPING PLAN**

HASTINGS, MI

PREPARED FOR:
WOODLAWN MEADOWS HASTINGS, LLC
PREPARED BY:

Pathfinder
Engineering, Inc.

2335 Byron Center Ave. S.W. Wyoming, MI 49315
Phone 1-616-878-3885 Fax 1-616-878-4559

DATE: 11-14-25 PROJECT NO.: 25030

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City of *Hastings* Michigan

201 E. State St.
Hastings, MI 49058
(269) 945-2468
FAX (269) 948-9544

The following is a list of the 2026 meeting dates for the Hastings Planning Commission, and the application deadline dates for site plan reviews. Deadline extension possible with approval by staff.

Planning Commission Meeting Dates

Deadline Dates for Application Submittal

January 5, 2026	December 15, 2025
February 2, 2026	January 12, 2026
March 2, 2026	February 9, 2026
April 6, 2026	March 16, 2026
May 4, 2026	April 13, 2026
June 1, 2026	May 11, 2026
July 6, 2026	June 15, 2026
August 3, 2026	July 13, 2026
September 8, 2026 *	August 17, 2026
October 5, 2026	September 14, 2026
November 2, 2026	October 12, 2026
December 7, 2026	November 16, 2026
January 4, 2027	December 14, 2026

* Meeting to be held on Tuesday September 1, 2026, due to Labor Day holiday.

City of Hastings
Planning Commission
Work Tasks for 2025
STATUS REPORT FOR DECEMBER 2025

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.



Regular Council Agenda Item Memorandum

To: Hastings Planning Commission

From: Sarah Moyer-Cale, City Manager

Subject: City Council Request Regarding the Keeping of Animals

Meeting Date: December 1, 2025

Recommended Action:

Motion to incorporate text amendments related to the keeping of hens into the Planning Commission's work plan.

Background Information:

At the City Council meeting of November 10, 2025, the Council voted to have the Planning Commission review and consider text amendments to allow for a greater maximum number of hens on larger residential lots.

The ordinance already does this to some extent. The maximum number of hens based on lot size is as follows:

- ½ acre or less – 4 hens
- ½ to 1 acre – 5 hens
- Greater than 1 acre – 6 hens

My understanding of the council's request is that they would like to include more than 6 hens on lots greater than 1 acre with maximum amounts and regulations as to be recommended by the Planning Commission.

Attachments:

- Sec 90-835 Keeping of Animals existing ordinance

Sec 90-835 Keeping Of Animals

- (a) The keeping of household pets, including dogs, cats, fish, birds, hamsters, nonpoisonous spiders, snakes and reptiles and other animals generally regarded as household pets is permitted as an accessory use in any district.
- (b) No more than three dogs or three cats or any combination thereof totaling three that are six months of age or older shall be kept in a dwelling unit in any residential district.
- (c) The keeping or sale of pigeons having free access outside their cages, the keeping of poultry, pigs, hogs, wild animals, horses, donkeys, mules, other species of equine, cows, oxen, and other species of bovine, sheep, goats, geese, turkeys and other species of fowl is prohibited in all districts except for farm animals as may be permitted in the rural residential district.
- (d) The keeping of chickens is allowed as an accessory use to an owner-occupied single-family dwelling in any residential district, except the R-R District where it is allowed by Sec 90-237 (b), subject to the following requirements:
 - (1) The keeping of chickens shall be done on a noncommercial basis and be exclusively used by the people occupying the property as a locally grown food source for the consumption of eggs or meat.
 - (2) A maximum of four chickens are allowed per lot if the lot is 1/2 acre or less in area; a maximum of five chickens are allowed per lot if the lot is 1/2 to one acre in area; and, a maximum of six chickens are allowed per lot if the lot is over one acre in area. Roosters are prohibited.
 - (3) Chickens shall be provided with a covered enclosure (coop) and must be kept in the coop or an adjoining fenced enclosure (run) at all times. The coop and run are not subject to the accessory building standards established by Sec 90-831 but shall meet the following requirements:
 - a. The coop and run shall be located in the rear yard and shall be located no closer than 10 feet to any property line and no closer than 40 feet to any residential dwelling on an adjacent property.
 - b. The coop and run shall not exceed 8 feet in height or 100 square feet in total area.
 - c. The coop shall be constructed in such a way as to prevent rats, mice, or other rodents or vermin from being harbored underneath or within the walls of the enclosure.
 - d. The coop and run shall be completely enclosed with a top and/or cover and shall be constructed in a workmanlike manner. The use of tarps, fabric, rubber, paper, cardboard, or similar materials is prohibited.
 - (4) All feed and other items associated with the keeping of chickens likely to attract rats, mice, or other rodents or vermin shall be secured and protected in sealed containers.
 - (5) The enclosed areas where the chickens are kept shall be maintained in a clean and neat manner at all times. The keeping of chickens is subject to the City of Hastings Code of Ordinances pertaining to noise, odors, dust, fumes, sanitation and health or other comparable nuisances to ensure the public health, safety and welfare.
 - (6) The outdoor slaughtering of chickens is prohibited.
 - (7) Any person who keeps chickens in the City of Hastings shall obtain a permit from the City prior to acquiring the chickens. Application shall be made to the City Clerk and the

fee for the permit shall be as determined by Council resolution.

Prior to the issuance of a permit, there shall be an inspection of the proposed site by the City to determine compliance with the requirements of this Ordinance. A permit shall not be issued until all requirements are met.

Permits expire and become invalid five (5) years after the date of issuance. A person who wishes to continue keeping chickens shall have obtained a new permit on or before the expiration date of the previous permit. Application for a new permit shall be pursuant to the procedures and requirements that are applicable at the time the person applies for a new permit.

If the above requirements are not complied with, the City may revoke any permit granted under this section and/or initiate prosecution for a civil infraction violation.

Ord. No. 301, § 3(3.49J), 2-10-97)

HISTORY

Amended by Ord. 600 Amend Section 90-835 Keeping of Animals on 4/30/2021

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	
City of Hastings and Barry County Central Dispatch 1037 East State Street	NA	3.27.23	5.1.23	Approved	Administrative approval of performance standards. Waiver of side setback requirement	
420 E Mill Street PUD	5.30.23	5.31.23	7.3.23	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.	
Meadowstone Apartments III 710 Barfield Drive	6.12.23	6.12.23	8.7.23	Approved	Exterior finish subject to administrative approval. Utility and storm management subject to approval by DPS Director	

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
Chad Stora 1000 Enterprise Drive	7.12.24	7.12.24	8.5.24	Approved	Zoning Administrator review of uses. Compliance with refuse screening.	
Zach Santmier 128 S. Jefferson	9.16.24	9.16.24	10.7.24	Approved	The height of the first-floor windows approved to be 48" to 52" above the sidewalk with slightly tinted window	
Woodlawn Meadows Retirement Village II 1813 N. East Street	9.17.24	9.17.24	11.04.24	Approved	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 The zoning notes of the Final Development Plan will reflect the R-1 lot width requirements 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 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 Master Deed and PUD conform to S/C	

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
Bacman Fields 900 Bachman Road	2.11.25	2.11.25		4.7.25	Several. See draft ordinance	
Terry Dennison 220 W. Colfax	4.9.25	4.9.25	5.5.25	5.5.25	Proposed plan for refuse disposal Lighting plan Landscape plan	
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	

