HASTINGS PLANNING COMMISSION A G E N D A

Monday February 6, 2023

- 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 January 3, 2023 Draft Meeting Minutes of the Planning Commission *
- 5. Informative Items: None

6. Public Hearings:

- A. Public hearing to review and consider a special use permit and site plan approval for construction of a Vehicle Wash Establishment by WhiteWater Car Wash at 1105 West State Street, Hastings, Michigan, 49058. *
- B. Continue public hearing to review and consider text amendments to Chapter 90, Article 90, Section 90-1 Definitions pertaining to Child Care Homes (a) and (b) and text amendments to permitted uses and special uses in all zoning districts where Child Care Home are allowed as permitted or special uses. *

7. New Business

- A. 2022 Planning Commission annual report. *
- B. Administrative site plan approval for Walters-Dimmick Petroleum at 135 East Greet Street. *

8. Old Business:

- A. Receive JPA / JPC Update.
- B. Consider Planning Commission 2023 General Work Task List. *
- C. Report Regarding Tracking and Terms and Conditions Imposed by the Planning Commission. *
- D. Discuss Mobile Food Truck ordinance draft text. *

9. Open Public Discussion and Comments

- 10. Staff Comments
- 11. Commissioner Comments
- 12. Adjourn

^{*}Indicates attachment

CITY OF HASTINGS

DRAFT PLANNING COMMISSION MEETING MINUTES January 3, 2022

The meeting was called to order at 7:02 p.m. by Chairperson Hatfield with the following Commissioners present: Jordan Brehm, Lois Bowers, Chelsey Foster, David Hatfield, Nichole Lyke, Tom Maurer, Sarah Moyer-Cale, John Resseguie, and Dave Tossava. Absent: None.

Call to Order

Also present: Community Development Director Dan King

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

Approval of the Agenda

It was MOVED by Tossava and SECONDED by Foster that the proposed minutes of the meeting of December 5, 2022 be approved. All members present voting yes; motion carried.

Approval of the Minutes

None.

Informative Items

The public hearing regarding text amendment changes to various articles related to childcare was postponed to allow staff additional time to clarify the text in response to questions from commissioners. MOTION by Resseguie and SECONDED by Brehm to postpone the public hearing to the February Planning Commission meeting. All members present voting yes; motion carried.

Public Hearing: Child/daycare home text amendment

King provided an overview of the written comments provided by planning consultant Harvey regarding the car wash. The applicant's representative spoke regarding the application. It was noted that there was information that could not be reviewed because it had not yet been prepared, specifically engineering and landscape details.

New Business:

Preliminary site plan review – Whitewater car wash 1105 W. State Street

It was MOVED by Resseguie and SECONDED by Maurer to hold a public hearing on the Special Land Use application for Whitewater Car Wash at the February Planning Commission meeting. All members present voting yes; motion carried.

It was MOVED by Bowers and SECONDED by Brehm to elect David Hatfield as Chairperson, Tom Maurer as Vice-Chair, and Sarah Moyer-Cale as Secretary. All members present voting yes; motion carried.

Election of Officers

Moyer-Cale reported that the JPA meeting had been cancelled. The JPC met and elected officers, set their meeting schedule for the year, and discussed the childcare center text amendment.

Old Business
JPA/JPC Update

King noted no new additions or deletions.

Work Task List

King noted no significant changes on the tracking sheet.

Tracking Terms and Conditions

Discussion was held regarding regulations for food trucks in the City. It was noted

Mobile Food

that the new example provided was closer to what the Commission wanted the ordinance to resemble. It was decided to discuss this more with text to review at the February meeting.

Truck Ordinance Text

No public comment was received.

Public Comment

King noted that staff is continuing to work on semi-truck parking ordinances.

Staff Comments

Commissioners welcomed Nichole Lyke to the Planning Commission.

Commission Comments

It was MOVED by Bowers and SUPPORTED by Resseguie to adjourn the meeting. All members present voting yes, motion carried. Meeting adjourned at 7:40 p.m.

Adjournment

Respectfully submitted,

Sarah Moyer-Cale, Secretary

City of Hastings

NOTICE OF PUBLIC HEARING ON THE SPECIAL USE PERMIT FOR 1105 WEST STATE 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 Vehicle Wash Establishment located at 1105 W. State Street, Hastings, Michigan 49058. The public hearing will be held at 7:00 PM on Monday February 6, 2023 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.org 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.org.

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.

Christopher R. Bever City Clerk Please publish in the January 19, 2023 edition of the Hastings Banner.



LOCATION MAP

SCALE: I" = 2.000'±

SITE DEVELOPMENT PLANS

FOR



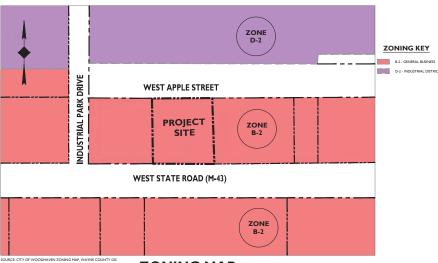
PROPOSED VEHICLE WASH

PID: 55-140-012-00 1105 WEST STATE STREET (M-43) CITY OF HASTINGS, BARRY COUNTY, MICHIGAN



AERIAL MAP

SCALE: I" = 100'±



ZONING MAP

SCALE: I" = 100'±

PLANS PREPARED BY:





Detroit, MI · New York, NY · Rutherford, NI Princeton, NJ · Tampa, FL · Boston, MA www.stonefieldeng.com

607 Shelby Suite 200, Detroit, MI 48226 Phone 248.247.1115

PLAN REFERENCE MATERIALS:

- PLAN REFERENCE MATERIALS:

 1. THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:

 ALTAINSPE LAIND TITLE SURVEY PREPARED BY KEN-TYC., DIED 1802/2021 AN ELEVATIONS PREPARED BY RESPARCHTESTS DATED 01/13/2021

 AERIAL MAP OBTAINED FROM GOOGLE EARTH PRO COLOR OF A PROPERTY OF A PROP

SHEET INDEX					
DRAWING TITLE	SHEET#				
COVER SHEET	C-1				
DEMOLITION PLAN	C-2				
SITE PLAN	C-3				
GRADING PLAN	C-4				
STORMWATER MANAGEMENT PLAN	C-5				
DRAINAGE AREA MAPS	C-6				
UTILITY PLAN	C-7				
LIGHTING PLAN	C-8				
LANDSCAPING PLAN	C-9				
SOIL EROSION & SEDIMENT CONTROL PLAN	C-10				
CONSTRUCTION DETAILS	C-11 TO C-13				

APPLICANT/OWNER EROP, LLC 3130 NORTH KANDY LANE DECATUR. ILLINOIS 62526

ARCHITECT

103 WINDHAVEN DRIVE, SUITE 101 NICHOLASVILLE, KY 40356

REB ARCHITECTS

1	ADDITIONAL SHE	ETS
	DRAWING TITLE	SHEET#
	ALTA / NSPS LAND TITLE SURVEY	I OF I

								FOR SITE PLAN & SPECIAL LAND USE APPROVAL	FOR CLIENT REVIEW	DESCRIPTION	
								ECM	ECM	ВҮ	
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١	NOT APPROVED FOR CONSTRUCTION										

STONETIELD Engineering & design





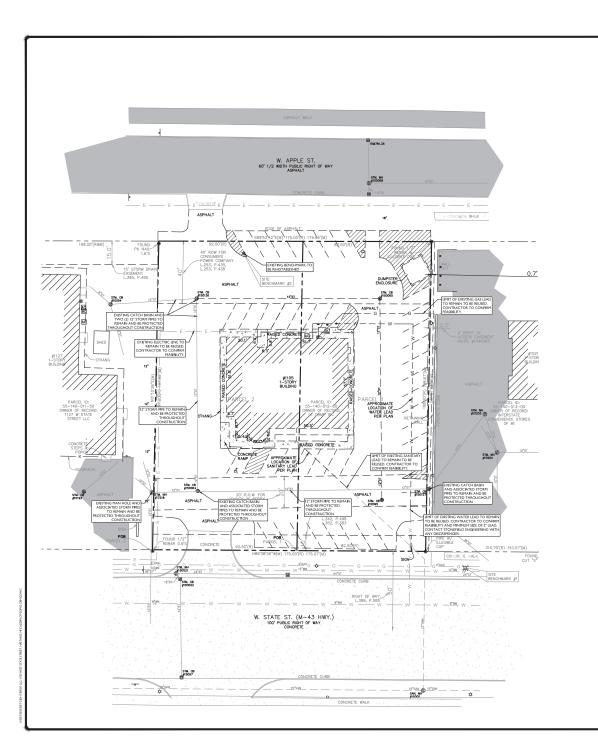
PROPOPSED VECHICLE WASH **WHITEWATER**

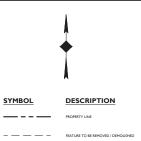


SCALE: AS SHOWN PROJECT ID: DET-2204

COVER SHEET

C-I





ALL SITE FEATURES WITHIN THE PROPERTY LINES INDICATED ON THIS PLAN ARE TO BE DEMOLISHED UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOTIFY STONEFIELD **ENGINEERING & DESIGN, LLC. IF SIGNIFICANT** DISCREPANCIES ARE DISCERNED BETWEEN THIS PLAN AND FIELD CONDITIONS.



Know what's **below Call** before you dig.





STONEFIELD engineering & design





WHITEWATER CAR WASH PROPOPSED VECHICLE WASH

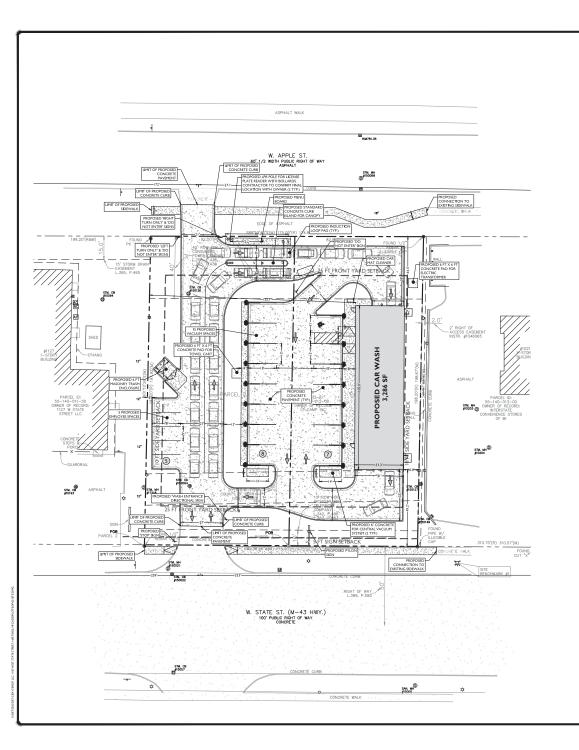




I" = 20" PROJECT ID: DET-220417

DEMOLITION PLAN

C-2





§ 90-485.b.l.c: I FT OF ADDITIONAL FRONT YARD SHALL BE PROVIDED FOR EACH 100 FT THE BUILDING IS LOCATED AWAY FROM B-I DISTRICT. MAXIMUM OF 25 FT SHALL BE REQUIRED

OFF-STREET PARKING REQUIREMENTS							
CODE SECTION	REQUIRED	PROPOSED					
§ 90-924	VEHICLE WASH (AUTOMATIC):	15 VACUUM					
	I SPACE PER EMPLOYEE	+5 EMPLOYEE					
	(5 EMPLOY.)(1 SPACE / EMPLOY.) = 5 SPACES	20 TOTAL SPACES					
§ 90-924	VEHICLE STACKING REQUIREMENT:						
	15 STACKING SPACES BEFORE WASH	26 SPACES					
	2 DRYING SPACES AFTER WASH	2 SPACES					
§ 90-923	90° PARKING REQUIREMENT:	9 FT X 18 FT					
	9 FT X 18 FT W/ 24 FT AISLES	W/ 24 FT AISLES					
§ 90-926	LOADING REQUIREMENT:						
	I SPACE I2 FT X 22 FT	PROVIDED					

SIGNAGE REQUIREMENTS							
CODE SECTION	REQUIRED	PROPOSED					
§ 90-973(3)a	B-2: ONE (I) GROUND SIGN PERMITTED	ONE PROPOSED SIGN					
§ 90-973(3)b	MAXIMUM AREA: 65 SF	65 SF					
§ 90-973(3)b	MAXIMUM HEIGHT: 8 FT	8.0 FT					
§ 90-973(3)b	MAXIMUM WIDTH: 12 FT	TBD					
§ 90-973(3)e	LOT LINE SETBACK: 5 FT	5.0 FT					

STREET NUMBERS SHALL BE PROMINENTLY DISPLAYED ON ALL GROUND SIGNS IN A COMPRICUOUS LOCATION APPROVED BY THE BUSINNEN ROPECTOR. SHALL BE NOT LESS COLORS OF THE BUCKGROUND TO WHICH THEY ARE ARREST THE STREET NUMBERS SHALL NOT BE IN SCRIPT. THE STREET NUMBERS WILL NOT BE CALCULATED AS PART OF THE ALLOWED SQUARE PROTOZED OF THE MESSAGE.

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SYMBOL DESCRIPTION SETBACK LINE PROPOSED MOUNTABLE CURB PROPOSED SIGNS / BOLLARDS PROPOSED BUILDING

PROPOSED BUILDING DOORS

GENERAL NOTES

- IN TO THE STAKE OF CONSTRUCTION, COMES OF ALL REQUIRED INTS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES ING CONSTRUCTION. CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY

- LLC
 THE CONTRACTOR IS REPRONSIBLE TO DETERMINE THE MEANS AND
 METHODS OF CONSTRUCTION.
 THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE
 DISTURBANCE ON A PRIVATE PROPRETY NOT CONTROLLED BY THE
 PRISON OR RENITY WHO HAS AUTHORIZED THE WORK WITHOUT
 PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE
 PROPRETY.



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STONEFIEL engineering & design





PROPOPSED VECHICLE WASH CAR **WHITEWATER**

PARCEL ID: 55-140-012-00 1105 WEST STATE STREET (M≺ CITY OF HASTINGS BARRY COUNTY, MICHIGAN

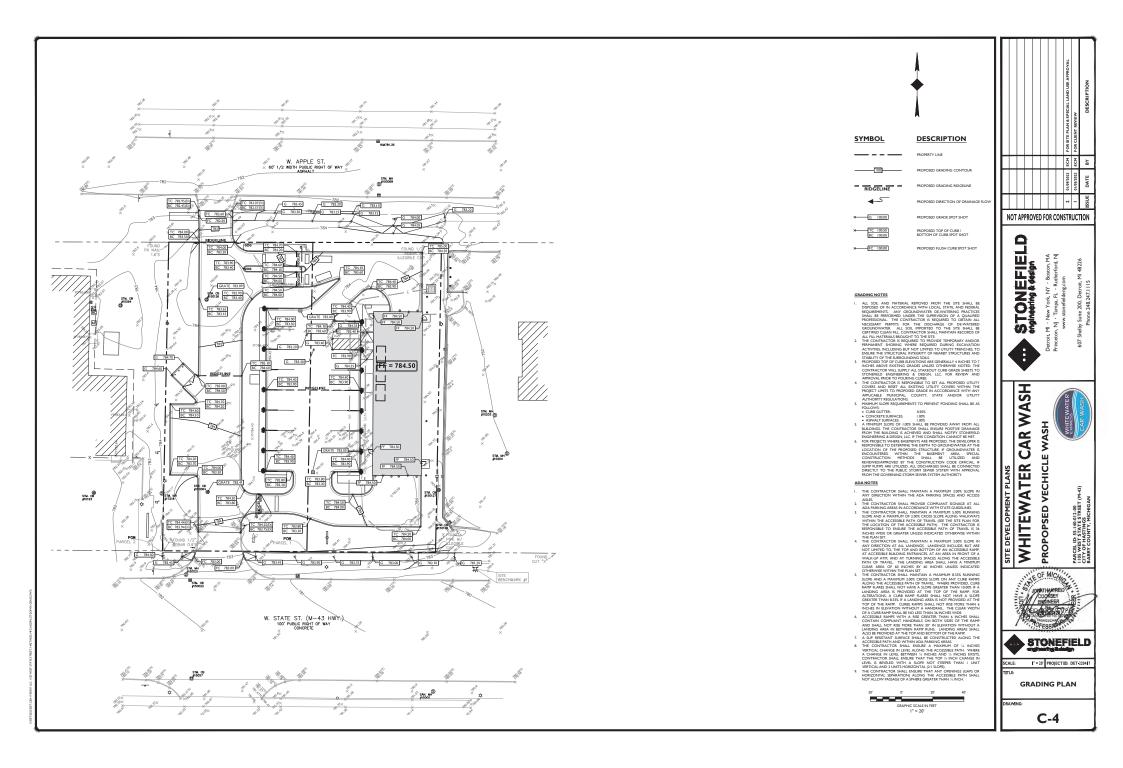


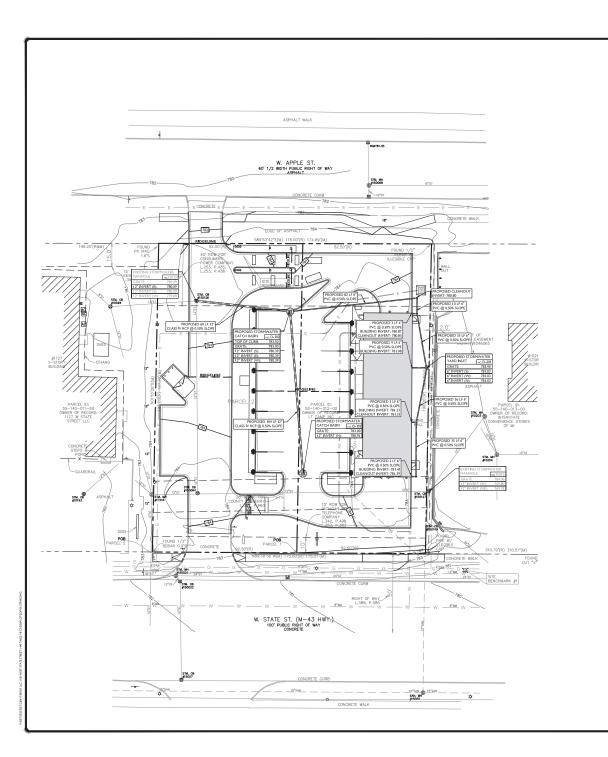


I" = 20' PROJECT ID: DET-220417

SITE PLAN

C-3







SYMBOL

DESCRIPTION

PROPOSED GRADING CONTOUR

STONEFIELD engineering & design

NOT APPROVED FOR CONSTRUCTION



CAR WASH

WHITEWATER

PROPOPSED VECHICLE WASH





I" = 20" PROJECT ID: DET-220417

STORMWATER MANAGEMENT PLAN

C-5

EXCAVATION, SOIL PREPARATION, AND DEWATERING NOTES

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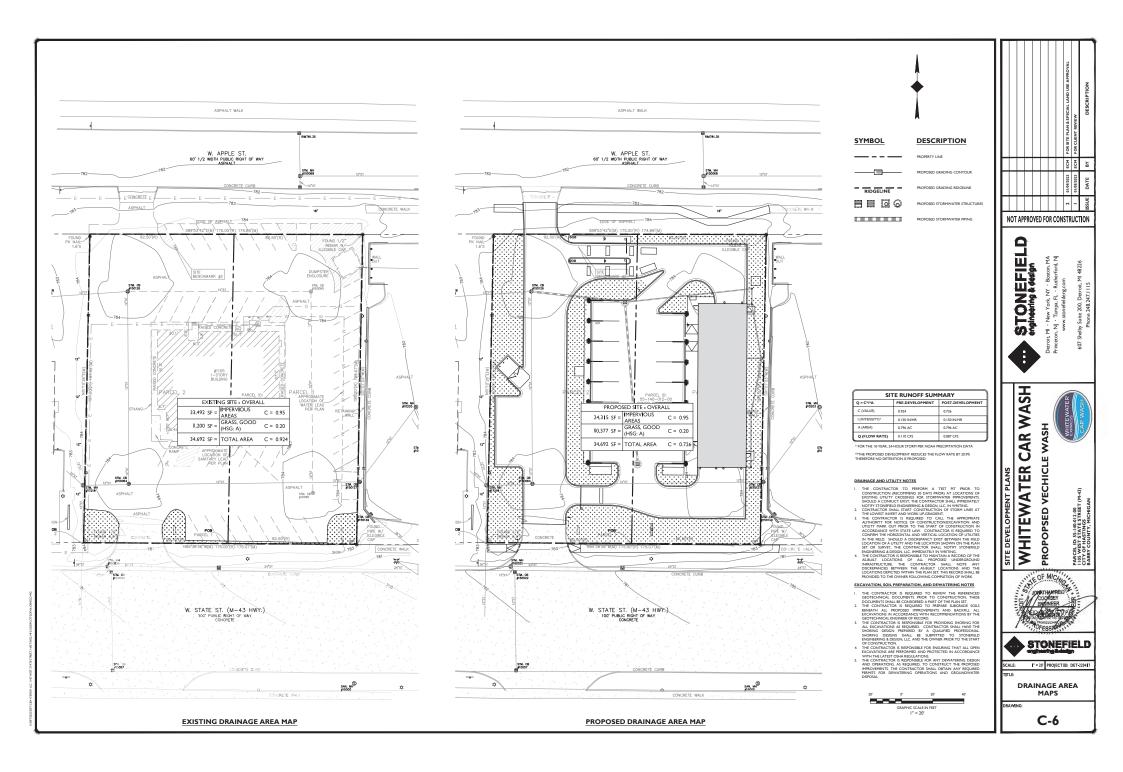
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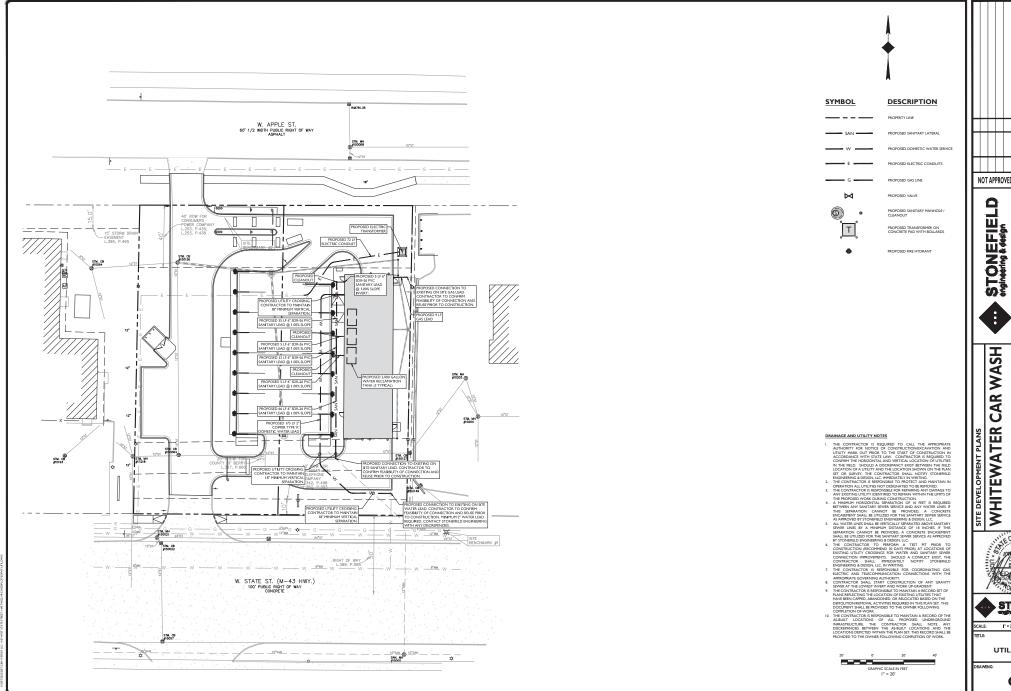
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sit, MI · New York, NY · Boston, MA ston, NJ · Tampa, FL · Rutherford, NJ www.stonefieldeng.com

PROPOPSED VECHICLE WASH

PARCEL ID: 55-140-012-00 I 105 WEST STATE STREET (M-43) CITY OF HASTINGS BARRY COUNTY, MICHIGAN

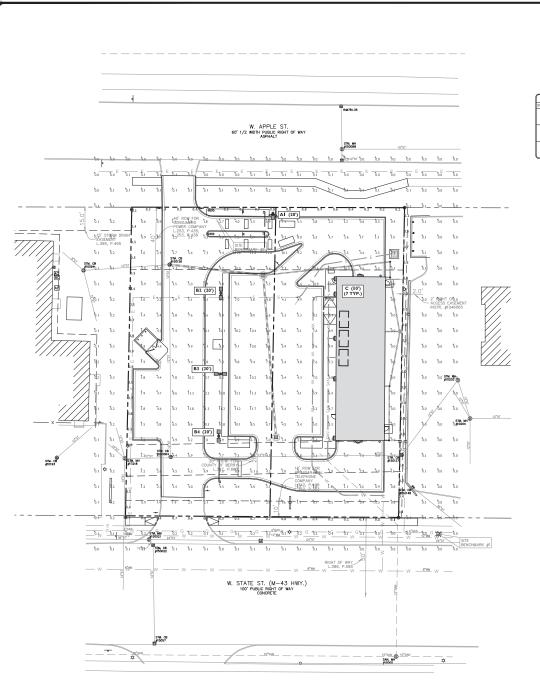




I" = 20" PROJECT ID: DET-220417

UTILITY PLAN

C-7





LIGHTING STATISTICS								
DESCRIPTION	AVERAGE	MINIMUM	MAXIMUM					
OVERALL PARCEL	2.74 FC	0.00 FC	15.5 FC					
PROPERTY LINE	0.44 FC	0.00 FC	1.00 FC					

	ERAS TO BE MOU E 10 FT ABOVE GR						
POLE LABEL NUMBER OF DIRECTION OF CAMERAS CAMERAS							
AI							
B2							
В3							
B4							



SYMBOL

A (XX')

*_{XX}

} DESCRIPTION

PROPOSED AREA LIGHT

PROPOSED BUILDING MOUNTED LIGHT

NOT APPROVED FOR CONSTRUCTION







CAR WASH

PROPOPSED VECHICLE WASH

PARCEL ID: 55-140-012-00 1105 WEST STATE STREET (M≺ CITY OF HASTINGS BARRY COUNTY, MICHIGAN





I" = 20' PROJECT ID: DET-220417

LIGHTING PLAN

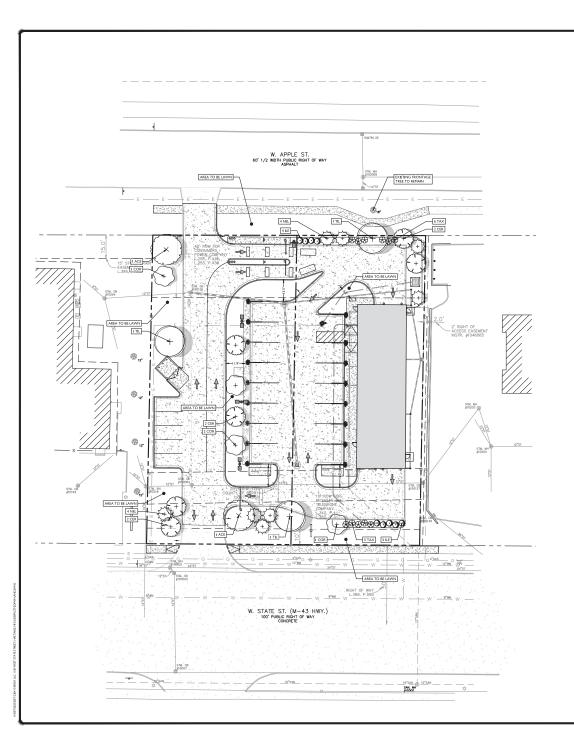
C-8



- CENERAL LIGHTING NOTES

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ODE SECTION	REQUIRED	PROPOSED
	WEST STATE STREET FRONT YARD LANDSCAPING	
	FRONTAGE: 145 FT	
§ 90-1011(a)(1)	I CANOPY TREE + I CANOPY TREE FOR EVERY 75 LF OF FRONTAGE	
	(I TREE) + (I4S FT / 75 FT FRONTAGE) = 3 TREES	3 TREES PROPOSED
	2 EVERGREEN TREES + I EVERGREEN TREE FOR EVERY 75 LF OF FRONTAGE	
	(2 TREES) + (145 FT / 75 FT FRONTAGE) = 4 TREES	4 TREES PROPOSED
§ 90-1011(a)(2)	I ORNAMENTAL TREE + I ORNAMENTAL TREE FOR EVERY 75 LF OF FRONTAGE	
	(I TREE) + (I4S FT / 7S FT FRONTAGE) = 3 TREES	3 TREES PROPOSED
§ 90-1011(a)(3)	I SHRUB FOR EVERY I TREE REQUIRED	
	10 REQUIRED TREES = 10 SHRUBS	10 SHRUBS PROPOSED
	WEST APPLE STREET FRONT YARD LANDSCAPING	
	FRONTAGE: 151 FT	
§ 90-1011(a)(1)	I CANOPY TREE + I CANOPY TREE FOR EVERY 75 LF OF FRONTAGE	
	(I TREE) + (ISI FT / 75 FT FRONTAGE) = 3 TREES	I EXISTING TREE TO REMAIN 2 TREES PROPOSED
	2 EVERGREEN TREES + I EVERGREEN TREE FOR EVERY 75 LF OF FRONTAGE	
	(2 TREES) + (151 FT / 75 FT FRONTAGE) = 4 TREES	4 TREES PROPOSED
§ 90-1011(a)(2)	I ORNAMENTAL TREE + I ORNAMENTAL TREE FOR EVERY 75 LF OF FRONTAGE	
	(I TREE) + (ISI FT / 75 FT FRONTAGE) = 3 TREES	3 TREES PROPOSED
§ 90-1011(a)(3)	I SHRUB FOR EVERY I TREE REQUIRED	
	10 REQUIRED TREES = 10 SHRUBS	10 SHRUBS PROPOSED
	PARKING LOT TREES	
§ 90-1012	ALL PARKING AREAS WITH 20 OR MORE SPACES SHALL BE LANDSCAPED	COMPLIES
§ 90-1012(a)	I TREE FOR EVERY 20 PARKING SPACES, MINIMUM OF 2 TREES SHALL BE PLANTED ADJACENT TO AND WITHIN THE PARKING AREA	
	(20 SPACES) * (1 TREE / 20 SPACES) = 1 TREE	2 TREES PROPOSED
	LANDSCAPING ISLAND STANDARDS	
§ 90-1012(c)	LANDSCAPING ISLANDS SHALL BE DISPERSED THROUGHOUT THE PARKING LOT MINIMUM 6 FT WIDE	6.2 FT PROPOSED
	I TREE REQUIRED FOR EVERY LANDSCAPE ISLAND	
	4 LANDSCAPE ISLANDS = 4 TREES	4 TREES PROPOSED (1)
	PARKING LOT SCREENING	
§ 90-1012(f)	WHERE ANY PARKING AREA BUTS OR FACES A PUBLIC RIGHT-OF-WAY, A 3-4 FT HIGH CONTINUOUS SCREEN WALL SHALL BE REQUIRED	COMPLIES

(I) DUE TO LOCATION OF EXISTING EASEMENTS, LANDSCAPE ISLAND TREES ARE PROPOSED WHERE NO CONFLICT EXISTS WITHIN PARKING LOT

	PLANT SCHEDULE								
DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER			
\odot	ACE	2	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2.5" - 3" CAL	888			
+	TIL	3	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2.5" - 3" CAL	888			
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER			
₹ }	NEL	8 ILEX X 'NELLIE R. STEVENS'		NELUE R. STEVENS HOLLY	7 -8' HT	888			
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER			
\oplus	CER	6	CERCIS CANADENSIS	EASTERN REDBUD	2" - 2.5" CAL	888			
+ COR 4 CORNUS FLORIDA		FLOWERING DOGWOOD	2" - 2.5" CAL	888					
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER			
•	ILE	9	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	24" - 30"	POT			
- 8€	TAX	-11	TAXUS X MEDIA 'DENSIFORMIS'	DENSE ANGLO-JAPANESE YEW	24" - 30"	POT			



							FOR SITE PLAN & SPECIAL LAND USE APPROVAL	FOR CLIENT REVIEW	DESCRIPTION	
							ECM	ECM	ВҮ	
							01/09/2023	01/05/2023	DATE	
							2	-	ISSUE	
NO1	NOT APPROVED FOR CONSTRUCTION									

STONEFIELD engineering & design





WHITEWATER CAR WASH PROPOPSED VECHICLE WASH





I" = 20" PROJECT ID: DET-220417

LANDSCAPING PLAN

C-9

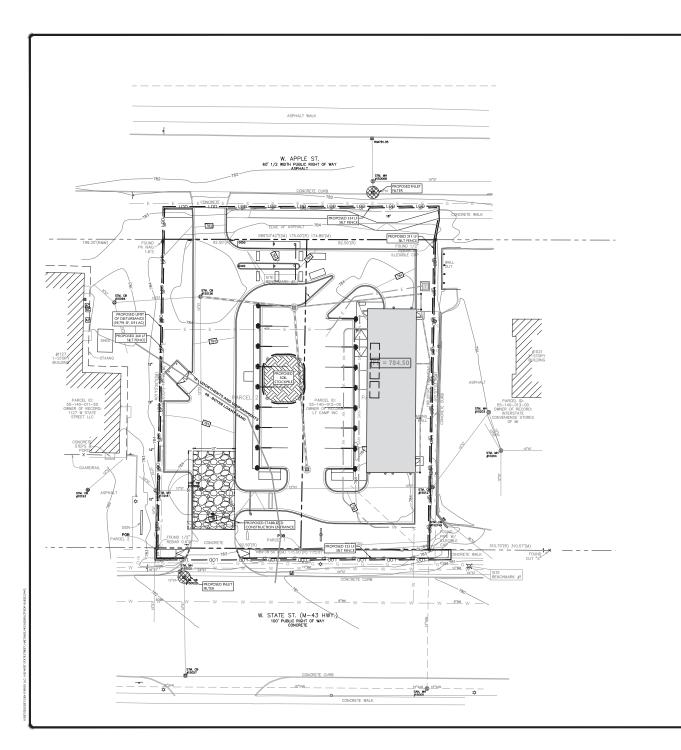


LANDSCAPING NOTES

- LANDSCAPING NOTES

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SYMBOL

DESCRIPTION

PROPOSED STABILIZED CONSTRUCTION ENTRANCE

PROPOSED INLET PROTECTION FILTER

ANTICIPATED START DATE MARCH 3023
ANTICIPATED COMPLETION DATE AUGUST 2023
NOTE THE DURATIONS ARE APPROXIMATE AND ARE INTENDED TO ACT
OF THE DURATIONS ARE APPROXIMATE AND ARE INTENDED TO ACX
S A GENERAL GUILE TO THE CONSTRUCTION TIMELINE. ALL
DURATIONS ARE SUBJECT TO CHANGE BY CONTRACTOR
CONTRACTOR SHALL SUBMIT CONSTRUCTION SCHEDULE TO CIT
AND ENGINEER. CONTRACTOR SHALL PRACE CONSTRUCTION.

SOIL CHARACTERISTICS CHART						
TYPE OF SOIL BOYER LOAMY SAND (6B) UDDRTHENTS AND UDDRSAMMENTS (16)						
PERCENT OF SITE COVERAGE	16.4%	83.6%				
HYDROLOGIC SOIL GROUP	A	A				
DEPTH TO RESTRICTIVE LAYER	>80 INCHES	>80 INCHES				
SOIL PERMEABILITY	1.98 TO 5.95 IN / HR	0.57 TO 1.98 IN / HR				
DEPTH TO WATER TABLE	>80 INCHES	>80 INCHES				



Know what's **below** Call before you dig.



								FOR SITE PLAN & SPECIAL LAND USE APPROVAL	FOR CLIENT REVIEW	DESCRIPTION
								ECM	ECM	ВҮ
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STONEFIELD engineering & design





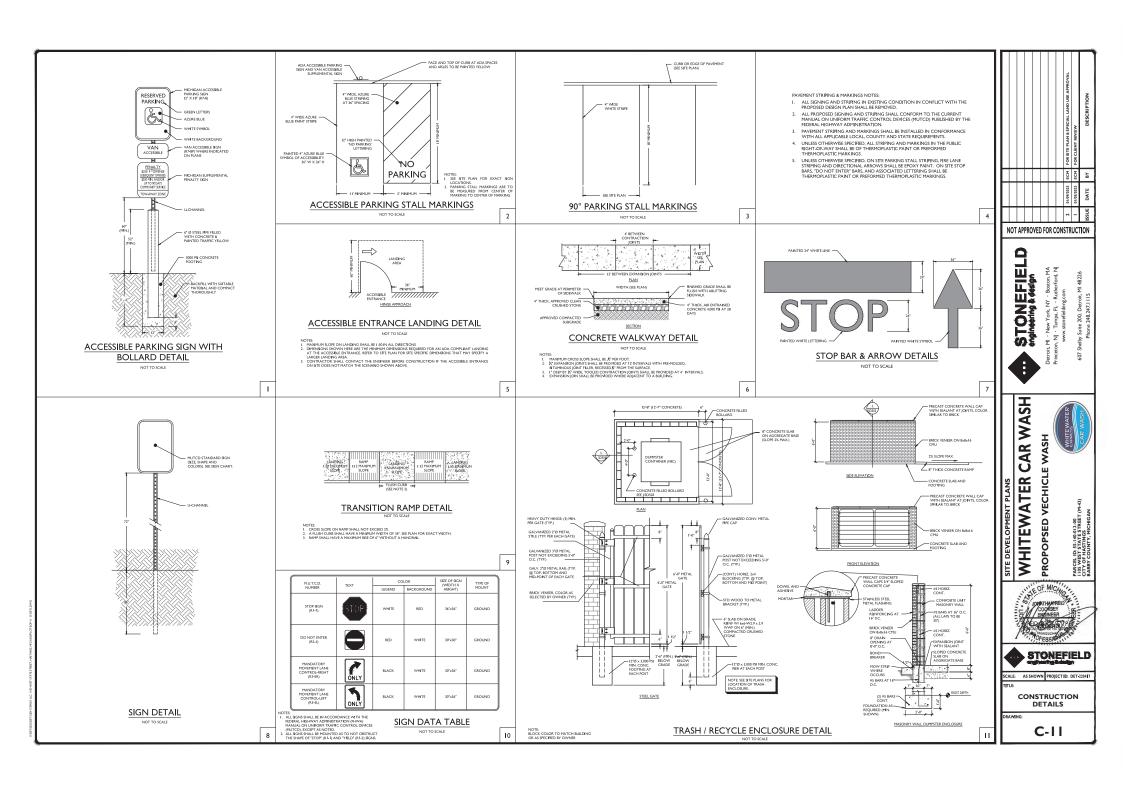
WHITEWATER CAR WASH PROPOPSED VECHICLE WASH

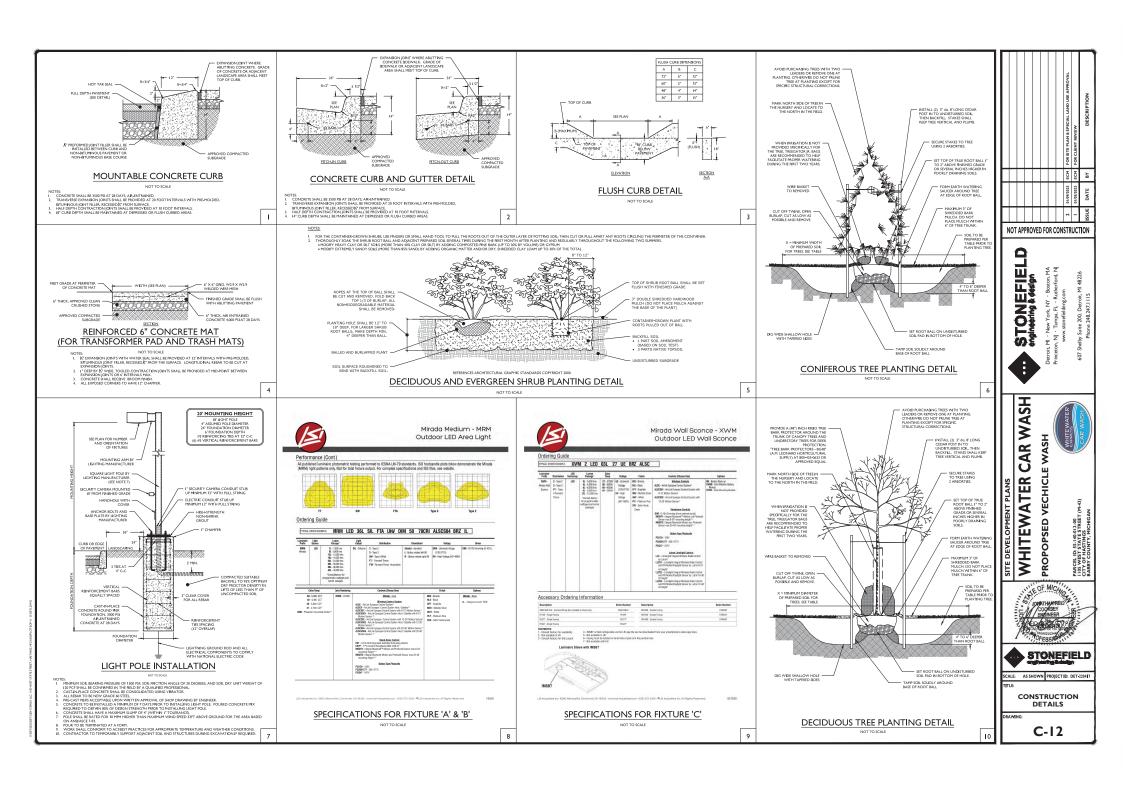


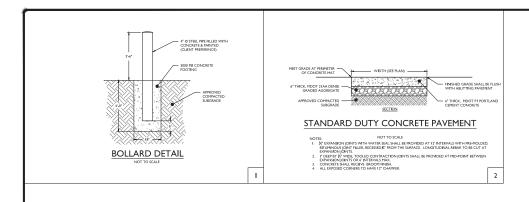


SOIL EROSION & SEDIMENT CONTROL PLAN

C-10









STONEFIELD engineering & design

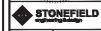




WHITEWATER CAR WASH PROPOPSED VECHICLE WASH

PARCEL ID: 55-140-012-00 1105 WEST STATE STREET (M-43) CITY OF HASTINGS BARRY COUNTY, MICHIGAN





SCALE: AS SHOWN PROJECT ID: DET-220417

CONSTRUCTION DETAILS

C-13

VICINITY MAP

MANHOLE SCHEDULE INV ELEV (FT) TYPE RIM (FT) SIZE (IN) 780,39 779,30 779,30 779,30 779,30 767,99 767,99 767,34 765,39 775,19 775,84 776,34 765,34 765,34 776,33 776,30 77 150022 STORM CB 781.48 B/STRUCTURE 783.41 B/STRUCTURE 780.14 780.24

150149 STORM CB FLOOD NOTE SUBJECT PARCEL LIES WITHIN:

150127 STORM CB

SPECIAL FLOOD HAZARD AREA (ZONE AE): BASE FLOOD ELEVATION DETERMINED AS 777 FEET.

AS SHOWN ON FLOOD INSURANCE RATE MAP: MAP NUMBER 26015C0193C, DATED 5/4/2009, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT ACENCY

LEGEND	
	FOUND MONUMENT (AS NOTED)
8	ELECTRIC METER
•	GAS LINE MARKER
S	SANITARY MANHOLE
•	ROUND CATCH BASIN
m	SQUARE CATCH BASIN
0	STORM DRAIN MANHOLE
201	FIRE HYDRANT
X M	AIR CONDITIONING UNIT
	BOLLARD
*	LIGHTPOST/LAMP POST
M	MAIL BOX
-	SINGLE POST SIGN
€	DECIDUOUS TREE (AS NOTED)
	PARCEL BOUNDARY LINE
	ADJOINER PARCEL LINE
	EASEMENT (AS NOTED)
	BUILDING
	BUILDING OVERHANG
	CONCRETE CURB
	RAISED CONCRETE
	PARKING
	EDGE OF CONCRETE (CONC.)
	EDGE OF ASPHALT (ASPH.)
	WALL (AS NOTED)
c	GAS LINE
s	SANITARY LINE
D	STORM LINE
w	WATER LINE
е	ELECTRIC LINE
	COMMUNICATION LINE
	MINOR CONTOUR LINE
	MAJOR CONTOUR LINE
	BUILDING AREA
	ASPHALT
	CONCRETE

PARKING

PARCEL AREA PARCEL A: 16,373± SQUARE FEET = 0.376± ACRES PARCEL B: 18.319± SQUARE FEET = 0.421± ACRES TOTAL: 34,692± SQUARE FEET = 0.797± ACRES

BASIS OF BEARING

NORTH 89'38'56" WEST, BEING THE NORTH RIGHT OF WAY OF LINE OF WEST STATE STREET, BASED ON CPS OBSERVATION, MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NADB3.

199.20'(R&M FOUND PK NAIL

FOUND PK NAIL-1.6'S 40' ROW FOR CONSUMERS -POWER COMPANY L253, P.435, L253, P.438 ASPHALT WALK

W. APPLE ST.
60' 1/2 WIDTH PUBLIC RIGHT OF WAY

EDGE OF ASPHALT \S89°53\42"E(M)\175.00"(R) 174.89"(M)

W. STATE ST. (M-43 HWY)

10

PARCEL 1 APPROXIMA LOCATION O. WATER LEAD PER PLAN

FOLING //2 BEBAR W KLEOBKE CA

CONCRETE WALK

STM. MH

310.70'(R) 310.57'(M)

-O'HANG PARCEL 2

99.90'(R) 99.76'(M)

784.00 B/STRUCTURE 780.68 B/STRUCTURE

_S00"21"04"W(M) 2.00"(R&M)

FOUND -1/2" REBAR

833 5'(R)

GRAPHIC SCALE

(IN FEET)

PROPERTY DESCRIPTION

LAND IN THE CITY OF HASTINGS, BARRY COUNTY, MI. DESCRIBED AS FOLLOWS:

PARCEL 1: OF THE PARCEL

DEEDS, "FAIL THIS, IMMOST COUNTY BELDEDS."

PARCIGE 22" AND THE SEAT 1/2 OF THE INSPIRITIEST 1/4 OF SECTION 18, AND THE SEAT 1/2 OF THE INSPIRITIEST THE SECTION 18, AND THE SEAT 1/2 OF THE S

TITLE REPORT NOTE

ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 979374, DATED OCTOBER 27, 2022, AND RELISTED BELOW WERE CONSIGNED FOR THIS SURVEY, NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.

8. EASEMENT IN FAVOR OF MICHIGAN STATE TELEPHONE COMPANY AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 131, PAGE 26. (SPECIFIC LOCATION OF EASEMENT NOT GIVEN, SEE DOCUMENT FOR TERMS AND CONDITIONS)

9. EASEMENT IN FAVOR OF MICHIGAN BELL TELEPHONE COMPANY AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 154, PAGE 326. (DOCUMENT NOT PROVIDED AT TIME OF SURVEY)

10. RIGHT OF WAY IN FAVOR OF CONSUMERS POWER COMPANY AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 255, PAGE 435 (AS SHOWN, SEE DOQUMENT FOR ADDITIONAL TERMS AND CONDITIONS) AND IN LIBER 255, PAGE 436 (AS SHOWN, SEE DOCUMENT FOR ADDITIONAL TERMS AND CONDITIONS)

11. RIGHT OF WAY IN FAVOR OF MICHIGAN BELL TELEPHONE COMPANY AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 342, PAGE 498. (AS SHOWN)

12. UTILITY EASEMENT BY MICHIGAN STATE HIGHWAY COMMISSION IN FAVOR OF MICHIGAN BELL TELEPHONE COMPANY AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 352, PAGE 383. (AS SHOWN)

13. TERMS AND CONDITIONS CONTAINED IN DEED OF MICHIGAN STATE TRANSPORTATION COMMISSION AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 389, PAGE 585. (AS SHOWN)

TERMS AND CONDITIONS CONTAINED IN GRANT OF EASEMENT AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 395, PAGE 495. (AS SHOWN)

15. RELEASE OF RIGHT OF WAY IN FAVOR OF COUNTY OF BARRY AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 397, PAGE 660. (AS SHOWN)

BENCHMARK

SITE BENCHMARK #1
ARROW ON TOP OF HYDRANT AT SOUTHEAST CORNER OF SUBJECT PROPERTY.
ELEVATION = 783.07 (NAVD 88)

SITE BENCHMARK #2. 2 C* ON SOUTHEAST BOLT OF LIGHT POLE AT NORTHWEST CORNER OF SUBJECT PROPERTY. ELEVATION = 786.21' (NAVD 88)

SURVEYOR'S NOTE

SURVEYOR'S CERTIFICATION

TO EROP, LLC, AND ILLINOIS LIMITED LIABILITY COMPANY; AND FIRST AMERICAN TITLE INSURANCE COMPANY;

THES IS O CERTIFY BY ALT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS EXSO MERCE MARKED THE COORDINATE WITH THE 2021 IMMENIAL STRONG SETS OF STRONG SETS OF STRONG SETS OF S

DATE OF PLAT OR MAP: 12/01/22

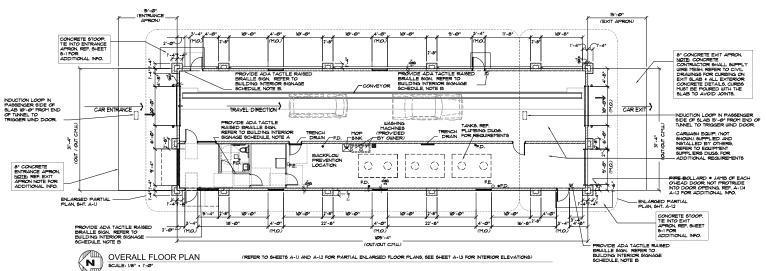
ANTHONY T. SYCKO, JR., P.S.
PROFESSIONAL SURVEYOR
MICHIGAN LICENSE NO. 47976
22556 GRATIOT AVE., EASTPOINTE, MI 48021
TSYCKOWENTEC-SURVEY.COM

A. ENGINEERING, ENVIRONMENTAL Grand Blanc (555) 694,0001 PROFESSIONAL SURVEYING & E SERVICES Ann Arbor (734) 994 (535) OF COMPANES
OF COM

Eastpointe 800, 245,7222

/ NSPS_LAND_TITLE_SURVEY PFOR: STONEFIELD ENGINEERING AND DESIGN W STATE STREET, HASTINGS, MICHIGAN, TOWN 3 NORTH, RANGE 8 WEST ARED (1105 4

1 OF 1 SHEETS



GENERAL FLOOR PLAN NOTES:

I. ALL DIMENSIONS ARE TAKEN TO FACE OF CMUL OR STUD UNLESS NOTED OTHERWISE.

- CONTRACTOR SHALL PROVIDE AND INSTALL FIRE TREATED MOOD SUPPORT BLOCKING OR IS GALSTEEL FLATE BLOCKING IN ALL MALLS RECEIVING ANCHORS OF CASSILORS, SHELVING, GRAB BARS AND THE LIKE. REFERT OF JA.M. AND COORDINATE OF MOR
- NEW TOLET ROOM SHALL BE CONSTRUCTED IN ACCORDANCE WITH 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN (ADAMS) INCLUDING BIT NOT LIMITED TO GRAB BARS, FIXTURE HEIGHTS, CLEAR FLOOR ACCESS, AND 60" DIAMETER TRUE AROND.
- 4. CONTRACTOR SHALL INSTALL NEW GYFSWIM BOARD INSTALLATIONS IN ACCORDANCE WITH MANEACTURER'S WRITTEN INSTRUCTIONS FOR LOCATING GYFSWIM BOARD CONTROL AND EXPANSION JOINTS, EXPANSION JOINTS SHALL NOT EXCEED 30-0" OC.
- ALL INTERFOR WALLS (EXCEPT PLIMBING WALLS) SHALL BE ASSUMED TO BE 3 5/8" STEEL STUDS (NON COMBUSTRILE) "IS" OC. WITH 5/8" WATER RESISTANT GYP. BD. EACH SIDE UNLESS OTHERWISE NOTED. PLIMBING WALLS SHALL BE "6" STEEL STUDS.
- ALL DOORS SHALL BE EQUIPPED WITH LEVER STYLE LATCH (INLESS NOTED OTHERWISE) IN ACCORDANCE WITH ADAMS (ACCESSIBLETY) GUIDELINES, ALL LOCK SETS SHALL BE PASHBUTTON TYPE LOCKING NECHANISTS OF EQUIVALENT, INTEROR KEYED LOCKS ARE NOT ALLOUED.
- CONTRACTORS SHALL COORDINATE THEIR RESPECTIVE WORK WITH OTHER TRADES AND SHALL PROVIDE REQUIRED SUB SLAB PIPMS, CONDUIT, PLIM'SMS, PIPE SLEEVES, FLOOR DRAINS AND THE LIKE AS REQUIRED PROOR TO POUNTA NEW INTERIOR CONCRETE SLAB.
- ALL WOOD BLOCKING AND/OR PLYWOOD/OSB INSTALLED IN CONCEALED PLACES SHALL BE OF THE FRTW.
 TYPE (FIRE TREATED).
- ALL NEW INSULATION SHALL HAVE A MAXIMUM FLAME SPREAD OF 25. SMOKE DEVELOPMENT RATINGS FOR ALL NEW INSULATION SHALL NOT EXCEED 450 (TYP.).
- IØ. TENANT SHALL FURNISH BOTTLED WATER IN LIEU OF A WATER COOLER

- II. FIRE EXTINGUISHERS
 - A PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED ON SITE FOR THE DURATION OF CONSTRUCTION. EXTINGUISHERS SHALL BEAR THE LABEL OF AN APPROVED AGENCY.
- B. PERTANENT FIRE EXTINDIPHER (FE.) FORTABLE FIRE EXTINGUISHER'S) SHALL BE PROVIDED ON SITE ON A PERTANENT BASIS BEARNIS THE LAZEL OF AN APPROVED ACENCY, EXTINGUISHER'S) SHALL BE MALL HAVE UN'PRES STANDED MALL BERXCET LOCATION BROCATED ON PLANS ARE SCHEMATIC AND SUBJECT TO CHANGE FER LOCAL AUTHORITY'S REQUIRE ENTS/DIFFECTION.
- C. THE MAXIMM TRAVEL DISTANCE TO A PERMANENT FIRE EXTINGUISHER SHALL NOT EXCEED TO FIET. ADDITIONALLY, FIRE EXTINGUISHERS SHALL BE LOCATED WHERE THEY WILL BE READLY ACCESSIBLE AND MEDIATELY AVAILABLE FOR USE AND SHALL NOT BE OBSTRUCTED OR OBSCURED FROM YELL THESE LOCATIONS SHALL BE AYONG NORTHLY PATHS OF TRAVEL.
- TEMPERED SAFETY GLAZING SHALL BE PROVIDED IN ACCORDANCE WITH CODE INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
- A. WITHIN 24 INCH ARC ALONG THE VERTICAL EDGE OF A DOOR.
- B. IN ANY GLASS PANEL THAT IS IS INCHES OR LESS ABOVE AN ADJACENT WALKING SURFACE AND IS (9) SQUARE FEET OR LARGER IN AREA.
- ANY TRANSACTION AND/OR SERVICE COUNTERS USED FOR TRANSACTION OF SELLING MERCHANDISE, MAKING PAYTERITS OR OTHER STILLAR TYPES OF TRANSACTIONS SHALL HAVE A 3"-0" (THIMMIN) SECTION OF SAID CONITIEN OF EXCEEDING 3"-0" AFF, FOR USE BY THE PHYSICALLY DISASHED.
- ALL INTERIOR FINISHES SHALL COMPLY WITH THE MICHIGAN BUILDING CODE (MBC) FOR FLAME SPREAD AND SMOKE DEVELOPMENT RATINGS FOR (B) BUSINESS USE GROUP AS FOLLOUS.
- A CORRIDORS : "B": FLAME SPREAD OF 26-15: SMOKE DEVELOPMENT : 0-450
- B. ENCLOSED ROOMS/SPACES = "C"+ FLAME SPREAD OF 16-200+ SMOKE DEVELOPMENT = 0-450
- ALL CAR MASH EQUIPMENT SHOUN IN ARCHTECTURAL PLANS AND/OR NOTED IN MASH BAY AND TECHANICAL ROOM SHOULD BE CONSIDERED SCHEMATIC AND ONLY FOR REFERENCE, CONTRACTOR SHALL SEETER TO AND CORDINATE MITH CAR MASH EQUIPMENT DRAWNISS FIRNISSED BY OTHERS FOR FINAL, EQUIPMENT LAYOUT.

BUILDING INTERIOR SIGNAGE SCHEDULE: PROVIDE THE FOLLOWING INTERIOR SIGNAGE:

- A TOILET ROOM: PROVIDE ADA TACTILE RAIGED BRAILLE UNIGEX RESTROOM SIGN, ADJACENT TO DOOR REFER TO DETAIL ON SHEET G-2.
- DETAIL ON SHEET G-2.
 BUILDING EGRESS (EXIT) DOORS,
 PROVIDE ADA TACTILE RAISED BRAILLE
 SIGN STATING "EXIT" AND COMPLYING WITH
 ICC AITI ADJACENT TO EACH BUILDING
 EXIT DOOR REFER DETAIL ON SHEET G-2.



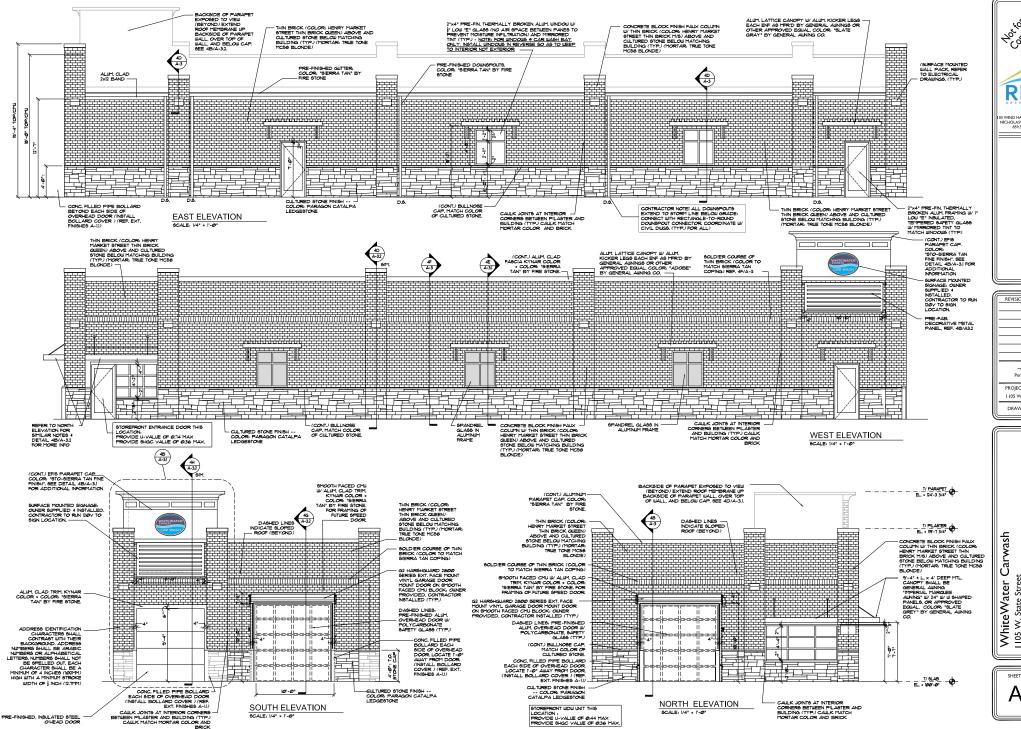
REVISION | DATE Permit Set PROIECT NUMBER 1105 W. State St. DRAWN BY: BB

> Carwash State Street, MI 49058 **WhiteWater** Hastings, I Overall

Plan

oor

SHEET NUMBER



A Constitution REB NICHOLASVILLE KY 4035 859,523,1500 REVISION | DATE



Elevations State Street, MI 49058 WhiteWater (1105 W. State Street Hastings, MI 49058 Exterior

A-2

MCKENNA



February 6, 2023

Planning Commission City of Hastings 201 East State Street Hastings, MI 49058

Applicant: Jeff Justice, Developer

Subject: Whitewater Car Wash – *Automotive*

Wash Establishment

Request: Special Use Permit/Site Plan Review

Location: 1105 W. State Street

Zoning: B-2 General Business District

Zoning Map



B-2 General Business District

Application Overview:

The proposed project elements include:

- A 0.8-acre site provided 175 ft frontage on W.
 State Street (south lot line) and 175 ft frontage on Apple Street (north lot line).
- Removal of existing commercial building (restaurant); construction of a 3286 sq ft, 1-story vehicle wash facility with a central vacuum system; and, modification of existing on-site access and parking layout.
- Brick and stone building facades w/ cornice treatments and vertical windows with awnings.



- Existing W. State Street and Apple Street access to be retained; on-site parking (stacking; vacuum area; employee); extension of public sidewalk along W. State Street and Apple Street.
- The proposed 'automobile wash establishment' is a 'Special Use' within the B-2 District pursuant to Section 90-484 (b), Zoning Ordinance.

☐ Site Plan Review:

Section 90-485 B-2 District Regulations

	Permitted/Required	Proposed			
Min Lot Size	None	0.8 acres			
Min Lot Width	None	175 ft			
Min Setbacks					
- Front	25 ft	49 ft (W. State Street)			
		44 ft (Apple Street)			
- Side	10 ft	10 ft – east			
		132 ft – west			
- Rear	12 ft	N/A			
Max Building Height	35 ft	24 ft			
Max Lot Coverage	None	9.5%			
Outdoor Activity	All business and service shall be conducted within an enclosed				
	building. Does the outdoor vacuum area qualify as a noted				
	exception (parking, loading, drive-thru service, outdoor display,				
	minor vehicle repair, open-air bu	usiness, outdoor seating)?			

Section 90-290 Additional Regulations

- Parking compliance noted
 - 1 parking space/employee + 17 on-site waiting spaces required; 5 employee parking spaces
 + 28 on-site stacking spaces + 15 vacuum area parking spaces proposed



- o 1 b.f. parking space required; 1 b.f. parking space proposed
- o Parking lot location, layout, dimensions and surfacing comply with Article X.
- The parking areas are surrounded by non-residential zoning/land use; no screening is required.

• Access – compliance noted

- The existing 27 ft-wide, 2-way driveway off W. State Street is proposed to serve unmodified as the only entrance to the site; signage is proposed to direct its function as the 'wash entrance'.
- The existing 21 ft-wide 2-way driveway off Apple Street is proposed to be modified to serve as an 'egress only' driveway; signage is proposed to direct its function as 'egress only'.
- The existing driveways are designed and located generally consistent with access management guidelines.



• Sidewalks – compliance noted

- A 5 ft wide sidewalk is required to be provided the length of the frontage of the site along both W. State Street and Apple Street; extensions of the sidewalks along W. State Street and Apple Street are proposed.
- Outdoor Lighting *compliance noted*
 - \circ Site lighting is proposed to consist of 4 20 ft sharp cut-off pole lights and 7 wall sconces; light levels at the property boundaries do not exceed 1 footcandle.



- Signs
 - Signage shall be subject to compliance with Section 90-971 and be reviewed/approved through the permit process.

Article 90-XII Landscaping

- o Landscape buffer zone and parking lot landscaping requirements do not apply.
- Based on 175 ft frontage on W. State Street/Apple Street, the following landscaping is required within <u>each</u> front yard: 4 canopy trees; 5 evergreen trees; 4 ornamental trees; and 13 shrubs; the proposed landscape plan requires an additional 2 evergreen trees and 6 shrubs.
- The solid waste dumpster proposal meets location, accessibility, and enclosure/screening standards.

Section 90-487 Design Standards for West State Street Properties

o The building elevation provided demonstrates consistency with the B-2 District building design standards regarding façade materials, wall designs/features, façade elements, entrances, and roofs – compliance noted

Section 90-1093 Automobile Wash Establishments

- a) All washing activities must be carried on within a building compliance noted
- b) All maneuvering areas, stacking lanes, and exit aprons shall be located on the site of the automobile wash establishment. Streets and alleys shall not be used for maneuvering or parking by vehicles to be serviced by the establishment *compliance noted*



Special Land Use Standards

- 1. Will the proposed carwash facility be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and not change the essential character of the area in which it is proposed?
 - The proposed facility complies with applicable building setback, building height, lot coverage, and outdoor lighting requirements.
 - The proposed building materials and façade design comply with the West State Street design standards.
 - The site is subject to front yard landscape requirements along both frontages on W. State Street and Apple Street.
- 2. Will the car wash facility be served adequately by essential public facilities and services, such as highways, streets, pedestrian ways, police and fire protection, drainage structures, refuse disposal, water and sewer?
 - The subject site is served by public sewer/water infrastructure and is provided frontage on 2 public/commercial corridors.
 - Approval will be conditioned upon review/approval of the Grading Plan and Stormwater Management Plan for the site by the City Engineer/DPW.
- 3. Will the proposed carwash facility create additional requirements at public cost for public facilities and services?
 - City Departments (fire; police; utilities) have indicated no excessive/additional public costs will be associated with the proposed increased building height.
- 4. Will the proposed development be in accordance with the intent of the B-2 District and Master Plan?
 - The Purpose Statement of the B-2 District notes the District intended to 'provide orderly and concentrated business development along major and minor streets.'



- The proposed building materials, façade design, and compliance with both the B-2 District regulations and the design standards for W. State Street suggest an overall consistency with the intent and built environment of the B-2 District.

☐ Summary of Findings:

- The proposal is generally supported by the special land use standards of Section 90-1049.
- The proposal is generally consistent with the standards applicable to an 'automobile wash establishment'; the dimensional standards of the B-2 District; general site access, circulation and parking objectives; and, overall building design standards.
- Signage is subject to compliance with Section 90-971 and must be reviewed/approved through the permit process.
- Minor modification to the landscape plan is required for compliance with Article 90-XII.
- Approval should be conditioned upon review/approval of the Grading Plan, Stormwater Management Plan, and Utility Plan for the site by the City Engineer/DPW.



CITY OF HASTINGS

SITE PLAN REVIEW

1105 W State Street - Proposed Car Wash

Initial DPS Review

December 20, 2022

Need:

- Proposed Grading Plan
- Proposed Utility Plan
- Proposed Soil Erosion and Sedimentation Control Plan
- Proposed Storm Sewer design with Calculations
- Proposed Facility Water Demand with meter size requirement
- 2,000 Gallon Oil Seperator/Grease Trap is required. Show location on Plan.
- Describe any internal wastewater process before outlet to sanitary sewer lateral.
- Add note on plans:
 - EXISTING UTILITIES SHOWN ARE FROM RECORD PLANS AND EVIDENCE IN THE FIELD. NO GUARANTEE IS MADE FOR
 ACCURACY OR THAT THE UTILITIES SHOWN ARE THE ONLY IN THE AREA. CONTRACTOR SHALL VERIFY EXISTING
 CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES FOUND ARE TO BE BROUGHT TO ENGINEER'S AND
 DIRECTOR OF PUBLIC SERVICES ATTENTION PRIOR TO COMMENCEMENT OR CONTINUATION OR CONTINUATION OF
 CONSTRUCTION ACTIVITIES.
 - CONTRACTOR SHALL PERFORM ALL CONSTRUCTION ACTIVITIES IN A MANNER TO MINIMIZE INCONVENIENCE TO ADJACENT BUSINESS AND RESIDENCE.S.
 - ALL CONSTRUCTION METHODS AND MATERIALS SHALL COMPLY WITH CURRENT CITY OF HASTINGS AND CURRENT MDOT STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION. NO CONSTRUCTION SHALL COMMENCE UNTIL ALL REQUIRED PERMITS HAVE BEEN ISSUED.
 - 4. CONTRACTOR SHALL KEEP ALL FIRE LANES OPEN & ACCESSIBLE DURING CONSTRUCTION AT ALL TIMES.
 - 5. CONSTRUCTION TRAFFIC SHALL BE MINIMIZED ON ANY NEW PAVEMENT. THE CONTRACTOR SHALL REPAIR ANY DAMAGE OR FAILURE CAUSED BY CONSTRUCTION ACTIVITIES, AS WELL AS REPAIR ANY DAMAGE OR FAILURE CAUSED BY CONSTRUCTION ACTIVITIES, AS WELL AS REPAIRING LOAD DAMAGE ON THE EXISTING PAVEMENT SYSTEM TO THE SATISFACTION OF THE ENGINEER AND DIRECTOR OF PUBLIC SERVICES.
 - 6. ALL CONSTRUCTION ACTIVITIES SHALL BE STAKED AND GRADED UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR.
 - STORM SEWER PIPE SHALL CONFORM TO THE CITY OF HASTINGS STANDARDS, UNLESS APPROVED BY THE DIRECTOR OF PUBLIC SERVICES.
 - 8. A QUALIFIED GEOTECHNICAL ENGINEER SHALL BE CONTRACTED TO MONITOR EARTHWORK & PAVING ACTIVITIES.
 - 9. STORMWATER SHALL BE COLLECTED AND DISCHARGED TO THE CITY OF HASTINGS STORM SEWER SYSTEM.
 - 10. CONTRACTOR SHALL BE REQUIRED TO PROVIDE CLEAN-UP OPERATIONS ALONG & ON ANY ADJACENT PAVED SURFACE WHERE DIRT AND/OR RELATED WORK AS A MINIMUM CLEANUP WILL BE DONE ON A DAILY BASIS.
 - 11. ALL DISTURBED AREAS TO BE SEEDED WITHIN 5 CALENDAR DAYS OF ACHIEVING FINAL GRADE.

City of Hastings

COUNTY OF BARRY, STATE OF MICHIGAN

ORDINANCE NO. 608

AN ORDINANCE TO AMEND CHAPTER 90 OF THE HASTINGS CODE OF 1970, AS AMENDED, BY AMENDING THE FOLLOWING: ARTICLE 90 - I, SECTION 90-1 CHILD CARE HOMES AND CHAPTER 90, ARTICLE 90-VI, SECTIONS 90-237 (C), 90-238 (I)(J), 90-262 (B), 90-263 (I)(J), 90-287 (B), 90-288 (H)(I), 90-384 (B)90-289A (I)(J), 90-312 (B), 90-313 (H)(I), 90-337 (C), 90-338 (I)(J), 90-392 (D), 90-393 (H)(I), 90-422 (D), 90-423 (H)(I), 90-452 (D), 90-453 (H)(I), 90-515 (D), AND CHAPTER 90, ARTICLE 90-XIII, DIVISION 90-XIII, SECTION 90-1078.

THE CITY OF HASTINGS ORDAINS:

SECTION I.

Section 90-1 is hereby amended to Chapter 90, Article 90 – I Child Care Homes, and Sections 90-237 (c), 90-238 (i)(j), 90-262 (b), 90-263 (i)(j), 90-287 (b), 90-288 (h)(i), 90-288A (b) 90-289A (i)(j), 90-312 (b), 90-313 (h)(i), 90-337 (c), 90-338 (i)(j), 90-392 (d), 90-393 (h)(i), 90-422 (d), 90-423 (h)(i), 90-452 (d), 90-453 (h)(i), 90-515 (d) to Chapter 90, Article 90-VI, and Section 90-1078 to Chapter 90, Article 90, Division 90-XIII of the Hastings Code of 1970, as amended, to read as follows: Text change in **BOLD**

Sec 90-1 Definitions

Child day care homes.

- 1. Family child day care home means a private residence in which less than seven eight minor children are given care and supervision for periods less than 24 hours per day, operated by a person who permanently resides as a member of the household, which is registered with the state department of family independence. as licensed and/or registered and regulated by the State of Michigan under Act No. 116 of Public Acts of 1973.
- 2. Group child day care home means a private residence in which more than six seven but less than 12 fifteen minor children are given care and supervision for periods of less than 24 hours per day, operated by a person who permanently resides as a member of the household, which is regulated by the state department of social services. as licensed and/or registered and regulated by the State of Michigan under Act No. 116 of Public Acts of 1973.

Sec 90-237 Permitted Uses

c. Child and adult Adult foster care family homes and family child day care homes.

with no more than six minor children, or adults.

Sec 90-238 Special Uses

- Child or adult Adult foster care small group homes and group child day care homes. that provide care to more than six seven but not more than 12 minor children. or adults.
- j. Child day care centers.

Sec 90-262 Permitted Uses

b. Child and adult Adult foster care family homes and family child day care homes. with no more than seven minor children, or adults.

Sec 90-263 Special Uses

- i. Child and adult Adult foster care small group homes and group child day care homes, that provide care to more than six but not more than 12 minor children, or adults.
- j. Child day care centers.

Sec 90-287 Permitted Uses

b. Child and adult Adult foster care family homes and family child day care homes. with no more than six minor children, or adults.

Sec 90-288 Special Uses

- h. Child and adult Adult foster care small group homes and group child day care homes. that provide care to more than six but not more than 12 minor children. or adults.
 - i. Child day care centers.

Sec 90-288A Permitted Uses

b. Child and adult Adult foster care family homes and family child day care homes. with no more than six minor children, or adults.

Sec 90-289A Special Uses

- Child and adult Adult foster care small group homes and group child day care homes. that provide care to more than six but not more than 12 minor children. or adults.
- j. Child day care centers.

Sec 90-312 Permitted Uses

b. Child and adult Adult foster care family homes and family child day care homes. with no more than six minor children. or adults.

Sec 90-313 Special Uses

- h. Child and adult Adult foster care small group homes and group child day care homes. that provide care to more than six but not more than 12 minor children. or adults.
 - i. Child day care centers

Sec 90-337 Permitted Uses

c. Child and adult Adult foster care family homes and family child day care homes, with no more than six minor children, or adults.

Sec 90-338 Special Uses

- h. Child and adult Adult foster care small group homes and group child day care homes. that provide care to more than six but not more than 12 minor children. or adults.
 - i. Child day care centers.

Sec 90-392 Permitted Uses

d. Child and adult-Adult foster care family homes and family child day care homes. with no more than six minor children, or adults.

Sec 90-393 Special Uses

- h. Child and adult Adult foster care small group homes and group child day care homes. that provide care to more than six seven but not more than 12 minor children. or adults.
 - i. Child day care centers.

Sec 90-422 Permitted Uses

d. Child and adult Adult foster care family homes and family child day care homes. with no more than six minor children. or adults.

Sec 90-423 Special Uses

- h. Child and adult Adult foster care small group homes and group child day care homes. with more than six but not more than 12 minor children. or adults
 - i. Child day care centers.

Sec 90-452 Permitted Uses

d. Child and adult Adult foster care family homes and family child day care homes. with no more than six seven minor children, or adults.

Sec 90-453 Special Uses

- h. Child and adult Adult foster care small group homes and group child day care homes. with more than six but not more than 12 minor children. or adults.
 - i. Child day care centers.

Sec 90-515 Special Uses

d. Adult foster care small group homes and group child care homes. Group day care homes for adults and children serving more than six seven but not more than 12 14 adults or children. Approval of a group day care home shall be considered based on the standards prescribed in section 90-1078 herein and shall be subject to and regulated by applicable State of Michigan laws.

Sec 90-1078 **Group** Child Day Care Homes

- a. **Group** child day care homes shall be licensed by the state under Act No. 116 of the Public Acts of Michigan of 1973 (MCL 722.111 et seq., MSA 25.358(11) et seq.).
- b. A **Group** child day care home shall not be located closer than 800 feet to any of the following facilities as measured along a street, road, or other public thoroughfare, excluding an alley:
 - 1. A residential facility offering substance abuse treatment and rehabilitation services licensed by the state.
 - 2. A community correction center, resident home, halfway house, or other similar facility that houses an inmate population under the jurisdiction of the department of corrections.
- c. The outdoor play area shall not be located within the required front yard setback area and shall be the minimum area required by state law.
- d. All outdoor play areas shall be enclosed by a fence that is at least 48 inches high and complies with the applicable regulations for fences as required by this chapter.
- e. One off-street parking space shall be provided for each nonfamily employee of the group **child** day care home in addition to the parking normally required for the residence. A driveway may be used to fulfill this requirement.
- f. Hours of operation shall not exceed 16 hours in a 24-hour period, and activity shall be limited between the hours of 10:00 p.m. and 6:00 a.m.
- g. **Group** child day care homes shall only be permitted in a safe environment. Such environment, both on the premises and adjacent to such property, shall be free from nuisance or hazardous conditions that would place children's health or safety at risk. Such conditions might include but are not limited to bodies of water, unacceptable exposure to traffic, noise, air contaminants, vibration, explosive materials, or other dangerous commercial or industrial activities.

- h. As a condition of approval, the planning commission may require any site improvement they feel is necessary to ensure the health and safety of the children to be present on the premises.
- i. **Group** child day care homes shall not result in a detrimental change to the essential residential character of the neighborhood in which it is to be located, nor shall it result in an unreasonable nuisance condition to residents of the neighborhood in which it is to be located. In determining whether potential for an unreasonable nuisance situation exists, the planning commission shall evaluate the following factors:
 - 1. Traffic volumes to be generated into the neighborhood once the **group** day child care home is in operation.
 - 2. Adequacy of parking or drop-off sites. ; and
 - 3. Presence of other **group** child day care homes or similar uses in the immediate area, and any complaints on record regarding the same uses.

SECTION II.

If any article, section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION III.

This ordinance shall become effective upon its adoption and publication as provided by City Charter.

YEAS:	
NAYS:	
ABSENT:	
	CITY OF HASTINGS
Adoption Date:	
Effective Date:	
First Reading:	By: Christopher R. Beve
Second Reading:	Hastings City Clerk

Moved by , with support by , that Ordinance No. 608 be adopted as read.

CERTIFICATE

The undersigned, being the duly qualified and acting Clerk of the City of Hastings, Michigan, does hereby certify that the foregoing is a true and complete copy of an Ordinance adopted by the City Council of the City of Hastings, at a regular meeting of the City Council on the day of 2023, at which meeting a quorum was present and remained throughout, and that the original of said Ordinance is on file in the records of the City of Hastings. I further certify that the meeting was conducted, and public notice was given pursuant to and in compliance with Act No. 267, Public Acts of Michigan of 1976, as amended, and that minutes were kept and will be or have been made available as required thereby.

Dated:	
	Christopher R. Bever
	City Clerk

CITY OF HASTINGS Year in Review Synopsis of Activity PLANNING COMMISSION 2022

DATE	APPLICANT/PROJECT	REQUEST	ACTION
Jan. 04	Planning Commission	Article 90-IX to allow and regulate Accessory Dwelling Units and related amendments to	Commission approved text amendment to Article 90-IX to allow and regulate Accessory Dwelling Units and related amendments to Article 90-VI pertaining to District Regulations and forwarded to City Council with recommendation for approval
	Planning Commission	Commission held election of officers for 2022	Officers for 2022 were identical to those in 2021
Feb. 07	Planning Commission	Public hearing to consider text amendment to Chapter 90-1 regarding definition of Auto Repair Shop, adding definition of Vehicle Wash Establishments and amending definition of Service Station or Filling Station and amending Chapter 90, Article 90-VI District Regulations	Commission approved amendments to Chapter 90, Article 90-1 and Chapter 90, Article 90-VI and forwarded to City Council with an approval recommendation.
Mar. 07	Planning Commission	Public hearing to consider text amendment allowing two family residential units in R-2 zoning district	Action was postponed until a a joint workshop with the City Council could be scheduled
	Planning Commission	Public Hearing for Meadowstone PUD Phase IV site plan review	Public hearing for the site plan review of Meadowstone PUD Phase IV was postponed until April 4 to allow the applicant additional time to prepare architectural and engineering components of the site plan
Apr. 04	Planning Commission	Public Hearing for Meadowstone PUD Phase IV site plan review	Public hearing for the site plan review of Meadowstone PUD Phase IV was postponed until May 2, to allow the applicant additional time to prepare architectural and engineering components of the site plan

	Planning Commission	Draft Bylaw and Procedure Review	Commission reviewed and made recommendations for possible changes including conflict of intrest provisions, the order of business, rules of order, and voting; staff to prepare changes to the draft
May. 02	Planning Commission	Public Hearing on Meadowstone PUD Phase IV	Commission approved site plan for the PUD with contingencies regarding refuse disposal, landscaping, outdoor lighting, driveway width, parking, and sidewalk extension; and City Fire Department approval
	Planning Commission	Preliminary Review of 321 N. Michigan Ave. site plan	Commission reviewed preliminary site plan for proposed apartments at 321 N. Michigan Ave.
	Planning Commission	Public hearing request for proposed apartments at 134 E. Court	Commission set public hearing for proposed apartments at 134 E. Court on June 6, 2022
	Planning Commission/City Council Joint Meeting	Joint Workshop with City Council to discuss amendments relating to two-family dwellings	Commission scheduled a joint workshop with City Council for Monday June 13 to discuss amendments relating to two-family dwellings
June 06	Planning Commission	Public hearing for site plan review of proposed apartments at 134 E. Court St.	Commission postponed the public hearing for site plan review and special use approval until July 5
	Planning Commission	Sign approval for 400 W. State St.	Removed request for sign approval for 400 W. State St. from the table and approved with stipulations limited number of signs on the site and illumination standards
Aug. 01	Planning Commission	Public hearing on two family dwellings	Commission approved forwwarding the text amendment to City Council with a recommendation for approval
	Planning Commission	Bylaws Review	Commisssion approved its bylaws with changes dicussed regarding voting, order of business, and Robert's Rules of Order

Oct. 03	Planning Commission	Set hearing for text amendments to Chapter 90, Article 90-1, Section 90-1 definitions pertaining to Day Care/Foster Care and zoning districts where they are allowed or permitted as special uses	Commission set Nov. 7, 2022 as the date for a public hearing on text amendments regarding Day Care/Foster Care
	Planning Commission	Set public hearing for site plan and special land use permit review for Serenity Village at 700 E. Woodlawn	Commission set Nov. 7, 2022 as the date for a public hearing for site plan and special land use permit review for Serentity Village at 700 E. Woodlawn Ave.
	Planning Commission	General approval of Streetscape Design Concept	Commisssion gave its general approval for the Downtown Streetscape Design Concept
Nov. 07	Planning Commission		Commission apporved special land use permit and related site plan for Sereinity Village at 700 E. Woodlawn. contingent upon meeting contingencies provided in staff reviews
	Planning Commission	Public hearing regarding text amendment regarding Day Care/Foster Care	Commisssion postponed hearing to allow staff additional time to research adult day care components
	Planning Commission	Preliminary Review of Tyden Lofts Plan	Commission set Dec. 03 for a preliminary review of the proposed plan for Tyden Lofts, including traffic study
	Planning Commission	Site plan approval	Commission approved site plan for shed construction at Alpha Wpmen's Center, 533 W. State St.
Dec. 05	Planning Commission	Public hearing for final PUD site plan	Commission recommended the City Council approve the final site plan for Tyden Lofts based on approval with contingencies set forth by City staff
	Planning Commission	2023 Planning Commission Meeting Schedule	Commission to continue holding its regular meetings on the first Monday of each month at 7 p.m.



City of Hastings Michigan

(269) 945-2468 FAX (269) 948-9544 201 E. State Street 49058

January 20, 2023

Re: 135 East Green Street Walters - Dimmick Petroleum

This letter is in response to the plans provided for the construction of an 844 square feet addition to the north elevation of the existing retail convenience store. The proposed use is for additional storage.

Per Section 90-127 (b)(1) of the Municipal Code, the site plan can be reviewed administratively because there will be no change in use of the property nor an expansion of the building that will result in the need for more parking spaces.

Per Section 90-476 (d)(1), alterations and additions to existing buildings shall be designed to substantially incorporate design standards as adopted by the Planning Commission. The proposed addition will incorporate similar exterior architectural designs that exist on the current building.

The Hastings Planning Commission granted site plan and special use permit approval to Walters-Dimmick Petroleum on July 1, 2013. The approved site plan noted the future expansion of the building on the north elevation. Minutes of the July 1, 2013 Planning Commission meeting reflect the applicant's response to staff questions regarding storm water runoff. The stormwater runoff plan included this future expansion.

The proposed addition meets zoning requirements and is approved.

If you have any questions or concerns, please feel free to contact me.

Dan King

Community Development Director/Zoning Administrator 201 East State Street Hastings, Michigan 49058 269-945-6001 dking@hastingsmi.org

City of Hastings Planning Commission Work Tasks for 2023 STATUS REPORT FOR FEBRUARY 2023

- 1. Continue to work with Hastings Charter Township, Rutland Charter Township and others in regional growth planning and management efforts.
- 2. Review the Court Street PUD using hypothetical build out scenarios.
- 3. Consider actions strategies as identified in the Master Plan to accomplish specific desired outcomes within commercial and residential zoning districts.
 - o Provide for a wide variety of housing types, sizes, and densities.
 - Maintain existing housing stock and infrastructure.
 - Encourage residential development within areas targeted for growth and investment.
 - Provide for land use options/incentives designed to encourage reuse of vacant buildings and infill development.
- 4. Consider zoning amendments related to the M-37 Access Management Plan.
- 5. Monitor plan to construct sidewalks and trail system throughout the City of Hastings.
 - Ongoing. City seeking funding where available.
- 6. Consider changes to the infrastructure requirements to accommodate denser or more traditional residential development.
- 7. Consider development of "Complete Streets" ordinance or policy.
- 8. Consider the following principles to align with Blue Zones Activate Program:

- Offer incentives or expedited approvals for the following Blue Zone principles:
 - Locate new development adjacent to existing infrastructure
 - Create a mixed-use community
 - Build pedestrian amenities (sidewalks, lights, benches, etc) on both side of the streets
 - Provide public facilities for physical activity such as shared-use paths or trails
 - Create bike lanes and bike parking
 - o Create opportunities for resident interaction
 - o Create mid-block cross walks for traffic calming

- 9. Review Sec. 90-973 Signs in the B-1, B-2, B-3, B-4, and B-6 districts (as related to portable sidewalk ground signs).
- 10. 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.
- 11. Continue path to Redevelopment Ready Communities (RRC) certification by reviewing zoning related codes and procedures.
- 12. Review Section 90-929 Supplemental Parking Requirement in Residential Zones and other pertinent sections relating to the parking of semi-tractors, semi-trailers, and vehicles with two or more rear axles.
- 13. Consider Mobile Food Vehicles ordinance for the regulation of food trucks.
- 14. Review and consider adding text regarding green infrastructure components.
- 15. Review subdivision text regarding street width.

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
Meadowstone Mobile Home Park 1812 Lavender Drive	1.14.20	1.14.20	2.3.20	Approved	PED X Insulation from roadway Natural feature buffer	
EWB Properties, LLC 400 and 410 W. State Street	2.7.20	2.7.20	3.2.20	Approved	Stormwater runoff compliance	
Hastings Pro Auto Service 229 N. Broadway	10.25.21	10.25.21	3.7.22	Approved	Dumpster enclosure Sidewalk installation Fire Dept. review of traffic circulation	
Meadowtone Mobile Home Park 1812 Lavender Drive	1.13.22	1.13.22	5.2.22	Approved	Refuse disposal enclosure Landscaping Driveway width Elevations to be reviewed for façade Sidewalk installation prior to COI	
EWB 400 W. State Street	7.14.21	7.14.21	6.6.22	Approved	Monument sign on State - Removal Illumination must meet standards	
City of Hastings Parking Lot 8	8.19.22	NA	NA	Administrative	Fencing details Parking space width compliance Canopy tree type compliance	

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
Serenity Village	9.28.22	9.28.22	11.7.22	Approved	Landscaping	
700 East Woodlawn					Off Street Loading	
					Ped. Access from sidewalk	

FOOD TRUCKS/FOOD TRUCK PARKS

Sec 90-1 Definitions

Option #1

o Food Truck means a licensed vehicle from which food and/or beverages is sold at temporary sites.

Option #2

 Food Truck means a vehicle that is capable of being moved on a daily basis from which food intended for immediate consumption is sold. A food truck includes a motorized, self-propelled vehicle, a vehicle that can be towed, and a vehicle moved by human exertion.

Option #3

o Food Truck means a vehicle or trailer designed as a complete and transportable unit and used as a mobile business to sell food and/or beverages for human consumption from a stationary location during serving hours. Food trucks exclude structures installed with a permanent foundation, tent-walled structures, and mobile food trucks which distribute food and/or beverages as driven throughout a community (e.g., mobile ice cream truck).

Option #4

o *Food Truck* shall mean any motorized or non-motorized vehicle, trailer, or other device designed to be portable and not permanently attached to the ground from which food is vended, served, or offered for sale.







Food Truck

2.06.23 – Draft #1

Option #1

Food Truck Park means a lot or lots under control of a person or entity upon which two

 (2) or more food trucks are located on a continual basis and which is offered to the
 public for the purpose of conducting commerce relating to the sale of food and/or
 beverages

Option #2

 Food Truck Park means more than three (3) food trucks that congregate at an established private property location to offer food and/or beverages for sale to the public.

Option #3

 Food Truck Park means one or more lots or parcels where three (3) or more food trucks congregate to offer food and/or beverages for sale to the public as the principal use of the land.





Food Truck Park

Food Truck Park

2.06.23 – Draft #1

Section 90-462 Permitted Uses (O Office District)

Add: (p) Food Trucks/Food Truck Parks as regulated by Division 90-IX-8.

Section 90-472 Permitted Uses (B-1 Central Business District)

Add: (v) Food Trucks/Food Truck Parks as regulated by Division 90-IX-8.

Section 90-552 Permitted Uses (D-1 Industrial District)

Add: (q) Food Trucks/Food Truck Parks as regulated by Division 90-IX-8.

SUMMARY C	SUMMARY OF PROPOSED FOOD TRUCK/FOOD TRUCK PARK DISTRICTS					
ZONING DISTRICT	ONING DISTRICT ORDINANCE SECTION USE P=PERMITTED					
			S=SPECIAL LAND USE			
0	Section 90-462 (p)	Food Trucks/Food	P*			
		Truck Parks				
B-1	Section 90-472 (v)	Food Trucks/Food	P*			
		Truck Parks				
B-2		Food Trucks/Food	P*			
		Truck Parks				
B-3		Food Trucks/Food	P*			
		Truck Parks				
B-4		Food Trucks/Food	P*			
		Truck Parks				
B-6		Food Trucks/Food	P*			
		Truck Parks				
D-1	Section 90-552 (q)	Food Trucks/Food	P*			
		Truck Parks				
D-2		Food Trucks/Food	P*			
		Truck Parks				
*As regulated by se	ction 90-915					

2.06.23 – Draft #1

ARTICLE 90-IX SUPPLEMENTARY DISTRICT REGULATIONS

DIVISION 90-IX-8 FOOD TRUCKS/FOOD TRUCK PARKS

Sec 90-914 Scope

- (a) Public property. A food truck located on public property is not regulated by this ordinance.
- (b) *Private property*. A food truck located on private property shall only be allowed as regulated by Article 90-VI District Regulations and shall be subject to the standards and approval process of Section 90-915 Standards.

Sec 90-915 Standards

- (a) *Location*. A food truck may be located/operate on property without a principal building or on property in conjunction with a principal building.
- (b) Lot standards. Lot area, lot width, setbacks and any other dimensional requirement of the zoning district shall apply.
- (c) Separation. A food truck shall not be located within 150 feet of a permanent business with a food license during the business's hours of operation.
- (d) *Traffic*. A food truck shall be located and operate in such a manner so as not to interfere with pedestrian or vehicular traffic.
- (e) *Noise*. The use of amplifiers, banners, loud music and other attention gathering devices in conjunction with the operation of a food truck shall be prohibited.
- (f) Lighting. The use of flashing or blinking lights or strobe lights in conjunction with the operation of a food truck is prohibited. All exterior lights over 60 watts shall contain opaque, hood shields to direct the illumination downward.
- (g) *Refuse.* A food truck provider shall provide appropriate waste receptacles at the site of the food truck and keep the area in which it operates clean, sightly, and free of trash.
- (h) Local ordinances. A food truck shall comply with the city's nuisance ordinance, sign ordinance and all other city ordinances.
- (i) Other regulations. A food truck shall comply with all applicable federal, state, and county regulations.

2.06.23 – Draft #1 4

- (j) Approval. A food truck or food truck park shall be subject to the following approval process:
 - 1. Zoning approval is required for a food truck or food truck park proposed to locate/operate on private property.
 - 2. Application for zoning approval shall be made through the city clerk/treasurer and shall be accompanied by a plot plan, which shall show planned parking and outdoor seating, and demonstrate compliance with the standards of Section 90-915.
 - a. The application for zoning approval for a food truck may be for a single location or to rotate between multiple locations.
 - b. The application for a food truck or food truck park shall be accompanied by written consent of the property owner(s) of the private property(ies) under consideration.
 - 3. The zoning administrator is authorized to review the application and plot plan for a single food truck to be located on one (1) property or multiple properties, and issue approval or approval with conditions, upon a finding of compliance with the requirements of this section.
 - 4. The application and plot plan for a food truck park shall be referred to the planning commission for review. The planning commission shall issue approval or approval with conditions upon a find of compliance with the requirements of this section.
 - 5. Zoning approval may be transferred to a new food truck that is replacing the food truck designated in the zoning approval. The new food truck shall be subject to the standards of this section and the original conditions of approval.
 - 6. An amendment of the zoning approval is required if the location changes or if there are any proposed modifications to the approved plot plan or original conditions of approval.

2.06.23 – Draft #1 5