

HASTINGS PLANNING COMMISSION A G E N D A

Monday August 7, 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** July 3, 2023 Draft Meeting Minutes of the Planning Commission *
- 5. Informative Items:** None
- 6. Public Hearings:**
 - A. Public hearing to review and consider Meadowstone Planned Unit Development modification and final site plan review for Meadowstone Apartments III, LLC. *
- 7. New Business:** None
- 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. *
- 9. Open Public Discussion and Comments**
- 10. Staff Comments**
- 11. Commissioner Comments**
- 12. Adjourn**

*Indicates attachment

CITY OF HASTINGS

DRAFT PLANNING COMMISSION MEETING MINUTES

July 3, 2023

The meeting was called to order at 7:00 p.m. by Chairperson Hatfield with the following Commissioners present: Jordan Brehm (7:01pm), Lois Bowers, Chelsey Foster, David Hatfield, Nichole Lyke, Tom Maurer, Sarah Moyer-Cale, Jacquie McLean and Dave Tossava. Members absent: none.

Call to Order

Also present: Community Development Director Dan King, DPS Director Tate, and Interim Fire Chief Krouse.

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

Approval of the Agenda

It was MOVED by Bowers and SECONDED by Foster that the proposed minutes of the meeting of June 5, 2023 be approved. All members present voting yes; motion carried.

Approval of the Minutes

None.

Informative Items

Public hearing to review and consider the final site plan/PUD for 420 E. Mill St. King provided an overview of the request. Greg Taylor spoke on behalf of the application.

Public Hearing: Final Site Plan/PUD for 420 E Mill St.

Chairperson Hatfield opened the floor to public comment at 7:16 p.m. Bonnie Gettys and John Resseguie spoke in favor of the application. The public comment portion was closed at 7:18 p.m.

Discussion was held. It was MOVED by Tossava and SECONDED by McLean to recommend approval of the PUD amendment and Final Site Plan to the City Council with the following contingencies:

- Acceptance of 24.5 units/acre, five foot setback, and 40 ft building height.
- Confirmation that there is a 30 ft building separation
- Delineation of the phased development showing the commercial building and parking lot to the northeast as "phase two".
- Lighting, landscaping, and building exterior to be reviewed and approved by administrative staff
- Acceptance of the parking lot encroachment into the 100 yr floodplain
- DPS and Fire review approval.

All members present voting yes; motion carried.

The Planning Commission reviewed the preliminary site plan for the apartments proposed at 710 Barfield Dr. King provided an overview of the application and a representative from the applicant answered questions.

New Business: Preliminary Plan Review for 710 Barfield Dr – Meadowstone

It was MOVED by Tossava and SECONDED by Lyke to set a public hearing for the PUD amendment and site plan on August 7, 2023 at 7:00 pm. All members present voting yes; motion carried.

Apts

Moyer-Cale reported that neither the JPA nor the JPC had recently met.

Old Business:
JPA/JPC Update

None.

Work Task List

None.

Tracking Terms
and Conditions

Public comment was received in support of the PUD project.

Public Comment

None.

Staff Comments

None.

Commission
Comments

It was MOVED by McLean and SUPPORTED by Bowers to adjourn the meeting. All members present voting yes, motion carried. Meeting adjourned at 7:49 p.m.

Adjournment

Respectfully submitted,

Sarah Moyer-Cale,
Secretary

City of Hastings

NOTICE OF PUBLIC HEARING REGARDING MEADOWSTONE PLANNED UNIT DEVELOPMENT MODIFICATION 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 Meadowstone Planned Unit Development modification and final site plan approval for Meadowstone Apartments III, LLC certain properties located at 710 Barfield Drive parcels #08-55-250-016-50 and 08-55-250-016-55. The Planning Commission will review and consider final site plan approval for the construction of four (4) buildings with a total of 84 residential units and construction of a fifth mixed-use building with up to eight (8) residential units. The public hearing will be held at 7:00 PM on Monday August 7, 2023 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.

Christopher R. Bever
City Clerk

Please publish in the July 20, 2023 edition of the Hastings Banner.

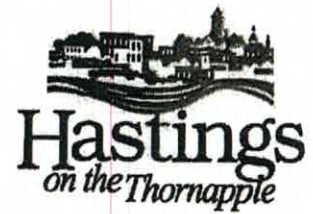
Received by _____ on _____ as
representative of the Hastings Banner.

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



Application for Planning Commission

City of Hastings
Hastings, MI 49058
269-945-2468



Date: 6/12/2023

Applicant Name: KAMSTRA JOEL D
(Last) (First) (M.I.)
Address: 2200 JEFFERSON DR SE GRAND RAPIDS, MI 49507
(Street) (City, State, Zip)
Telephone: — 616-460-2390
(Business) (Cellular)
Email: JOEL@FRISIAGP.COM

Applicants Interest in Property: DEVELOPMENT CONSULTANT

Owners Name (If Different From Above): MEADOWSTONE APARTMENTS III, LLC

40 EENH DORN

Request:

- | | | |
|---|---|---|
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Special Use Permit | <input type="checkbox"/> Plat or Condo |
| <input type="checkbox"/> Site Plan Review | <input checked="" type="checkbox"/> PUD | <input type="checkbox"/> PUD Phase Approval |
| <input type="checkbox"/> Other: _____ | | |

Address of Property: 710 BARFIELD DR, HASTINGS, MI 49058
PIN: 55-250-016-50 & 55-250-016-55

Legal Description:

< SEE ATTACHED >

Current Zoning: PUD Proposed Zoning: PUD

Applicable Fees: \$380 application / \$1,250 escrow

Applicants Signature: [Signature] Principal
(Title)

Staff Signature: [Signature] CAD/ZA
(Title)

Office Use Only

Application Number: _____	Date Advertised: _____
Filing Date: <u>6/12/23</u>	Date of Meeting: _____
Fees Paid: <u>\$380 / \$1,250</u>	Board Action: _____
To Clerks Office On: _____	Effective Date: _____

710 Barfield Dr, Hastings, MI 49508

Legal Description:

PPN: 55-250-016-50

THAT PART OF THE NE 1/4, SECTION 20, T3N, R8W, CITY OF HASTINGS, BARRY COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE CENTER OF SECTION 20; THENCE N00°05'00"W 145' FEET ALONG THE WEST LINE OF SAID NE 1/4 TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE N00°05'00"W 219' ALONG SAID WEST LINE; THENCE S70°30'00"E 120'; THENCE S38°02'37"E 46.09'; THENCE N89°49'26"E 92.44'; THENCE N63°18'38"E 115.49'; THENCE N30°51'50"E 68.56'; THENCE S63°06'00"E 81.84'; THENCE N26°54'00"E 115'; THENCE S63°06'00"E 74'; THENCE N26°54'00"E 187.48' TO THE SOUTH LINE OF BARFIELD DRIVE; THENCE S55°45'00"E 144' ALONG SAID SOUTH LINE; THENCE S21°49'15"W 310.28'; THENCE N63°06'00"W 269.25'; THENCE S63°18'38"W 197.84'; THENCE S00°10'34"E 116.05'; THENCE S89°49'26"W 235' TO THE PLACE OF BEGINNING

PPN: 55-250-016-55

THAT PART OF THE NE 1/4, SECTION 20 T3N, R8W, CITY OF HASTINGS, BARRY COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE E 1/4 CORNER OF SECTION 20; THENCE S89,49'26"W 1508' ALONG THE SOUTH LINE OF SAID NE 1/4 TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE S89, 49'26"W 1141.71' ALONG SAID SOUTH LINE TO THE CENTER OF SECTION 20; THENCE N00,05'00"W 145' ALONG THE WEST LINE OF SAID NE 1/4; THENCE N89,49',26"E 235'; THENCE N00,10'34"W 116.05'; THENCE N63,18'38"E 197.84'; THENCE S63,06'00"E 269.25'; THENCE N21,49'15"E 310.28' TO THE SOUTH LINE OF BARFIELD DRIVE; THENCE S55,45'00"E 452.8' ALONG SAID SOUTH LINE; THENCE S00,10'34"E 258.53' ALONG THE WEST LINE OF MEADOWSTONE DUPLEX PLAT TO THE PLACE OF BEGINNING

CITY OF HASTINGS
201 E STATE STREET
HASTINGS MI 49058-1954

Receipt No: 1.140545

Jun 12, 2023

Joel Kamstra

OTHER REVENUE - Escrow for Meadowstone Joel Kamstra 710 Barfield 101-000-283-330 PerfDep-Meadowstone Apts	1,250.00
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Total:	1,250.00
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CHARGES FOR SERVICES - APPLICATION FEE (IE BEIG) Escrow for 710 Barfield Dr, Meadowstone Apartments 101-100-648-000 Application Fees	380.00
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Total:	380.00
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CHECK	Check No: 1009	1,250.00
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Payor: Joel Kamstra

CHECK	Check No: 1010	380.00
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Payor: Meadowstone Apartments III, LLC

Total Paid:	1,630.00
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Total Applied:	1,630.00
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Change Tendered:	.00
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Duplicate Copy

06/12/2023 4:06 PM



July 17, 2023

Meadowstone Apartments – Site Plan Review (Planning Commission meeting August 7, 2023)

Nature of the Project

Eenhoorn Development is proposing additional development/next phase of multi-family housing in the Meadowstone PUD. Per the PUD approved 20+ years ago, the PUD specified a total of 156 dwelling units. 72 units exist on the site today, so the proposed 92 units would exceed the units previously prescribed by 6 units. The developer has been a long-term property owner in Hastings, and is excited to further its investment into the community through construction of much needed housing. The subsequent phase of development within the Meadowstone PUD looks to bring more efficient apartment units than what currently exists on the site, as well as seeks to develop a more efficient site plan that will create cohesiveness within the development as new units relate to the existing buildings. The project proposes adding a clubhouse/leasing office to the property which will serve tenants through a fitness center and community space, and also bring on-site management to the property which has not previously been possible. The proposed development will also add amenities to the property such as a resident dog park, sport courts, and space for resident gardens. Overall, the project will create a desirable development with modern finishes, and create more options for housing to the growing community of Hastings.

Proposed density, number, and types of dwelling units if a residential PUD

The density of the property (proposed phase + existing) will be ~10 units / acre. The existing PUD allows for up to 156 dwelling units across 13 buildings. The site currently has 72 units across 6 buildings. The site plan presented proposes 92 units spread across 5 buildings – a total of 164 dwelling units across 11 buildings. As proposed, this increases the density previously approved by 8 units, which is driven by the building type and seeking to make the development as efficient as possible from a constructability standpoint. The dwelling units are contemplated to be all 1 bedroom units at this point.

Statement describing how the proposed project meets the objectives of the PUD

This phase of the Meadowstone PUD meets the objectives of the Meadowstone PUD by delivering additional units in line with the PUD when it was approved more than 20 years ago. The phase of development as presented makes some updates to the past PUD in line with modern construction and planning principals – such as bringing the buildings closer together to create a greater community feel, constructing new buildings with modern methods and materials, and offering units that are in line with what the market demands which are slightly smaller square footages than already exist on the property. With the addition of the new units – Meadowstone will offer a more diverse unit mix as tenants will have the ability to select between 1 or 2 bedroom options (existing units are exclusively 2 bedroom) and will also create a greater community feel through updated positioning of the buildings and inclusion of more community spaces.

The phase will have benefit to the community by delivering units to the market and creating a more attractive multifamily community for residents to live. The units will also create 92 new units to add to the tax base of the City.

The additional density over what was approved in the initial PUD (net + 8 units) will deliver more units which is a positive, and will not create a material increase in the need for public services, facilities and utilities, and would not place a material burden on the subject property or surrounding property. The phase will also not create any burden on the surrounding natural environment, and in fact the update to the site plan will serve to mitigate further impacts to the natural environment by locating buildings closer together and preserving greenspace.

The PUD phase as proposed is consistent with the Hastings master plan in that it delivers more diverse housing options as well as meets the intention of the Meadowstone PUD by delivering the housing units prescribed. The units are proposed in a development where the units were previously planned and approved.

The proposed development shall not have a significant negative impact on surrounding properties – its development is concentrated to the center of the site, meets all proper buffers, will provide adequate parking, and will not create significant demand for local resources or utilities. The phase would positively contribute to the overall PUD.

The site is under singular ownership and control and Eenhoorn would have sole responsibility for completing the project in conformity with the approved plans.

Statement from a registered professional engineer describing how the proposed project will be served by public water, sanitary sewer, and storm drainage

Per the general notes section denoted on the submitted site plan dated 6/9/2023:

“4. Surface drainage shall be directed to the existing detention pond by enclosed storm sewers as was originally designed.

5. The proposed buildings will be serviced by the existing public utilities, future buildings will be serviced by watermain and sanitary sewer as shown schematically on the plan.”

-Robb Lamer, P.E. | Exxel Engineering

Proof of ownership or legal interest in the property

Proof of ownership has been provided to Dan King, Community Development Director | Zoning Administrator in the form of a deed.



BENCHMARK #2 ELEV. 834.24 (UNKNOWN DATUM)
TOP OF SW FLANGE BOLT ON HYDRANT 170'± SE
OF SE CORNER BUILDING #614

GENERAL NOTES

1. DEVELOPMENT OF THIS SITE SHALL BE IN ACCORDANCE WITH STATE, COUNTY AND CITY REQUIREMENTS.
2. SITE LIGHTING SHALL BE DIRECTED AWAY FROM THE ADJACENT PROPERTY. SEE PLAN FOR LOCATION OF LIGHTS.
3. SIGNAGE SHALL MEET CITY REQUIREMENTS
4. SURFACE DRAINAGE SHALL BE DIRECTED TO THE EXISTING DETENTION POND BY ENCLOSED STORM SEWERS AS WAS ORIGINALLY DESIGNED.
5. THE PROPOSED BUILDINGS WILL BE SERVICED BY THE EXISTING PUBLIC UTILITIES, FUTURE BUILDINGS WILL BE SERVICED BY WATERMAIN AND SANITARY SEWER AS SHOWN SCHEMATICALLY ON THE PLAN.
6. EXISTING ZONING IS PUD WHICH ALLOWS MULTIFAMILY HOUSING AS SHOWN ON THE PREVIOUSLY APPROVED FINAL PUD PLAN.
7. DISTRICT REGULATIONS:
FRONT: 25'
SIDE: 25' (TOTAL 10' MINIMUM)
REAR: 30'
DISTANCE BETWEEN MULTIFAMILY BUILDINGS: 30'
MAXIMUM BUILDING HEIGHT: 35'
8. PARKING:
FOR MULTIFAMILY DWELLING UNITS, REQUIRED PARKING = 1.5 SPACES PER DWELLING UNIT, ONE THIRD OF WHICH SHALL BE WITHIN A GARAGE OR CARPORT.

EXISTING DWELLING UNITS = 72
REQUIRED SPACES = 72 D.U. X 1.5 SPACES/D.U. = 108 SPACES
PROPOSED DWELLING UNITS = 90
REQUIRED SPACES = 90 D.U. X 1.5 SPACES/D.U. = 135 SPACES

EXISTING SPACES:
OUTDOOR SPACES = 97
CARPORT SPACES = 49
EX. TOTAL = 146

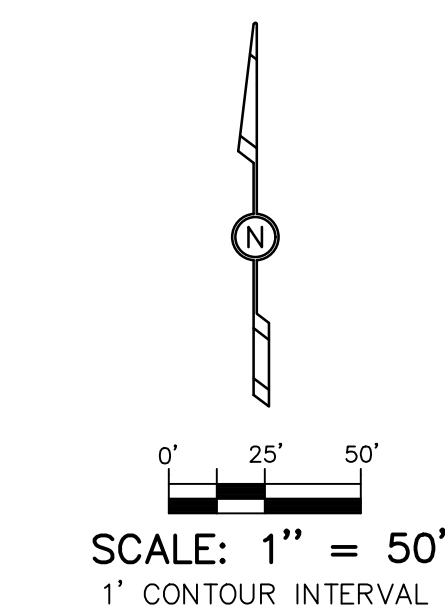
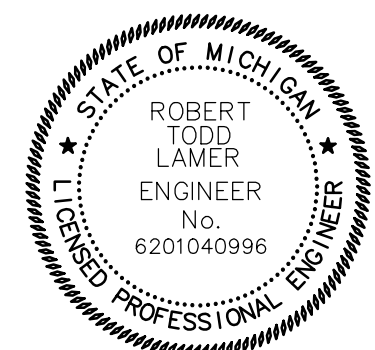
PROPOSED SPACES:
OUTDOOR SPACES = 90
CARPORT SPACES = 17
GARAGE SPACES = 9
PR. TOTAL = 116 INCLUDING 4 BARRIER FREE SPACES

Description:









That part of the NE 1/4, Section 20, T3N, R8W, City of Hastings, Barry County, Michigan, described as: Commencing at the E 1/4 corner of Section 20; thence S89°49'26"W 1508.00 feet along the South line of said NE 1/4 to the PLACE OF BEGINNING of this description; thence S09°00'26"W 1141.71 feet along said South line to the center of Section 20; thence N00°05'00"W 145.00 feet along the West line of said NE 1/4; thence N89°49'26"E 235.00 feet; thence N00°10'34"W 116.05 feet; thence N89°19'37"E 268.25 feet; thence S63°06'00"W 269.25 feet; thence N21°49'15"E 310.28 feet to the South line of Barfield Drive; thence S55°45'00"E 452.80 feet along said South line; thence S00°10'34"E 258.53 feet along the West line of Meadowstone Duplex Plat to the place of beginning.

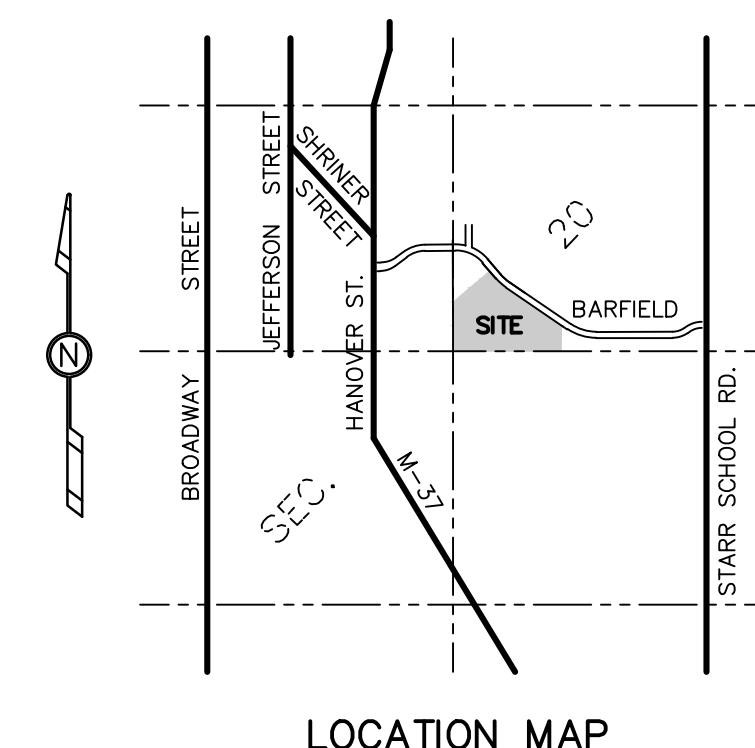
NOTES:

1. Utility structures visible on the ground surface have been located and shown per actual measurements.
2. Underground utility lines have been shown per available records and should not be interpreted as the exact location nor the only utilities in this area.
3. Description and easements as shown hereon are based on Stewart Title Company Policy No. 0-0000-094642948, dated March 6, 2023.
4. The Declaration of Drainage Easement recorded in Liber 632, Page 937 does not lie within the subject property.



LEGEND

-  = UTILITY POLE & GUY WIRE
-  = LIGHT POLE
-  = HYDRANT
-  = WATERMAIN VALVE
-  = CATCH BASIN
-  = MANHOLE
-  = FENCE LINE
-  = OVERHEAD WIRES



FINAL PLANNED UNIT DEVELOPMENT PLAN
RE: MEADOWSTONE APARTMENTS

FOR: FRISIA GROUP
ATTN: JOEL KAMSTRA
231 FULTON STREET
GRAND RAPIDS, MI 49503

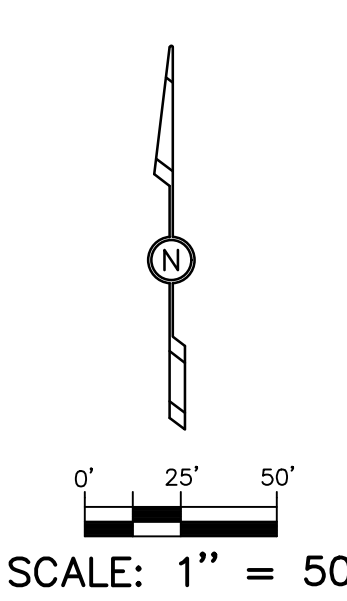
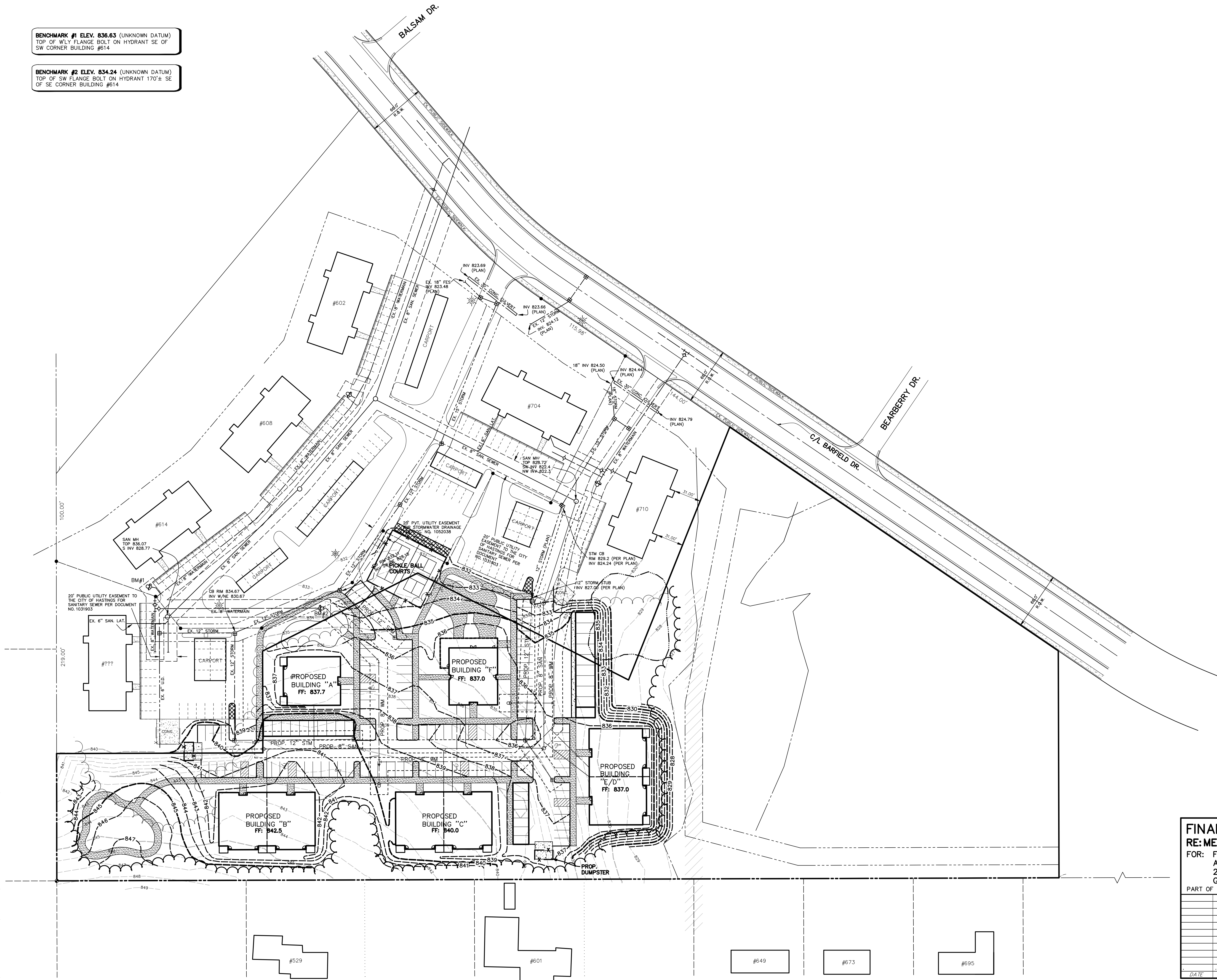


DRAWN BY: JJB	PROJ. ENG.: RTL	SHEET 1 of 2
APPROVED BY: RTL	PROJ. SURV.: VAD	
FILE NO.: 231186E	DATE: 07/17/2023	

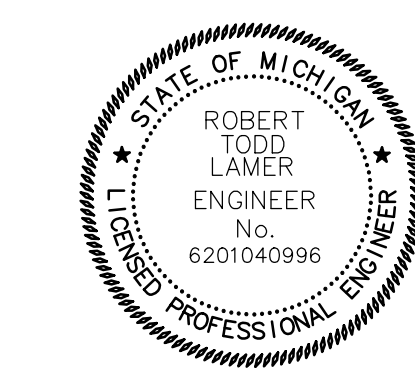
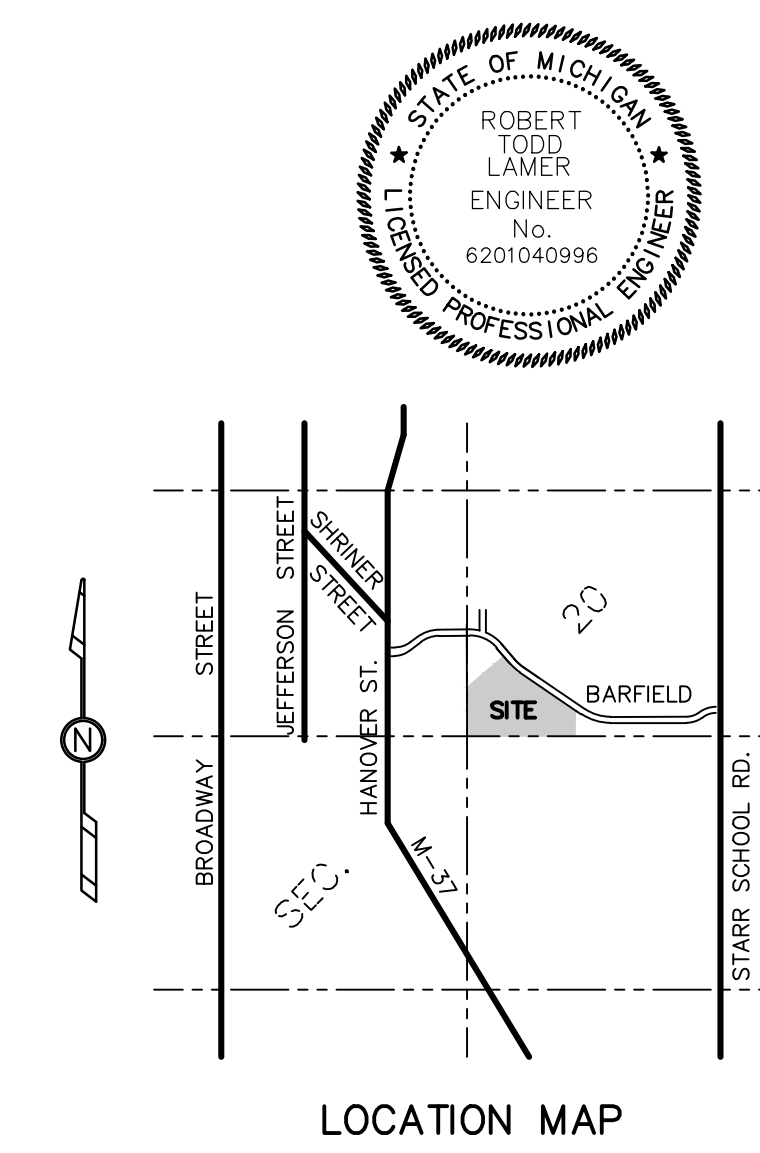
SHEET
1 of 2

BENCHMARK #1 ELEV. 836.63 (UNKNOWN DATUM)
TOP OF WLY FLANGE BOLT ON HYDRANT SE OF
SW CORNER BUILDING #614

BENCHMARK #2 ELEV. 834.24 (UNKNOWN DATUM)
TOP OF SW FLANGE BOLT ON HYDRANT 170'± SE
OF SE CORNER BUILDING #614



- LEGEND**
- UTILITY POLE & GUY WIRE
 - LIGHT POLE
 - HYDRANT
 - WATERMAIN VALVE
 - CATCH BASIN
 - MANHOLE
 - FENCE LINE
 - OVERHEAD WIRES

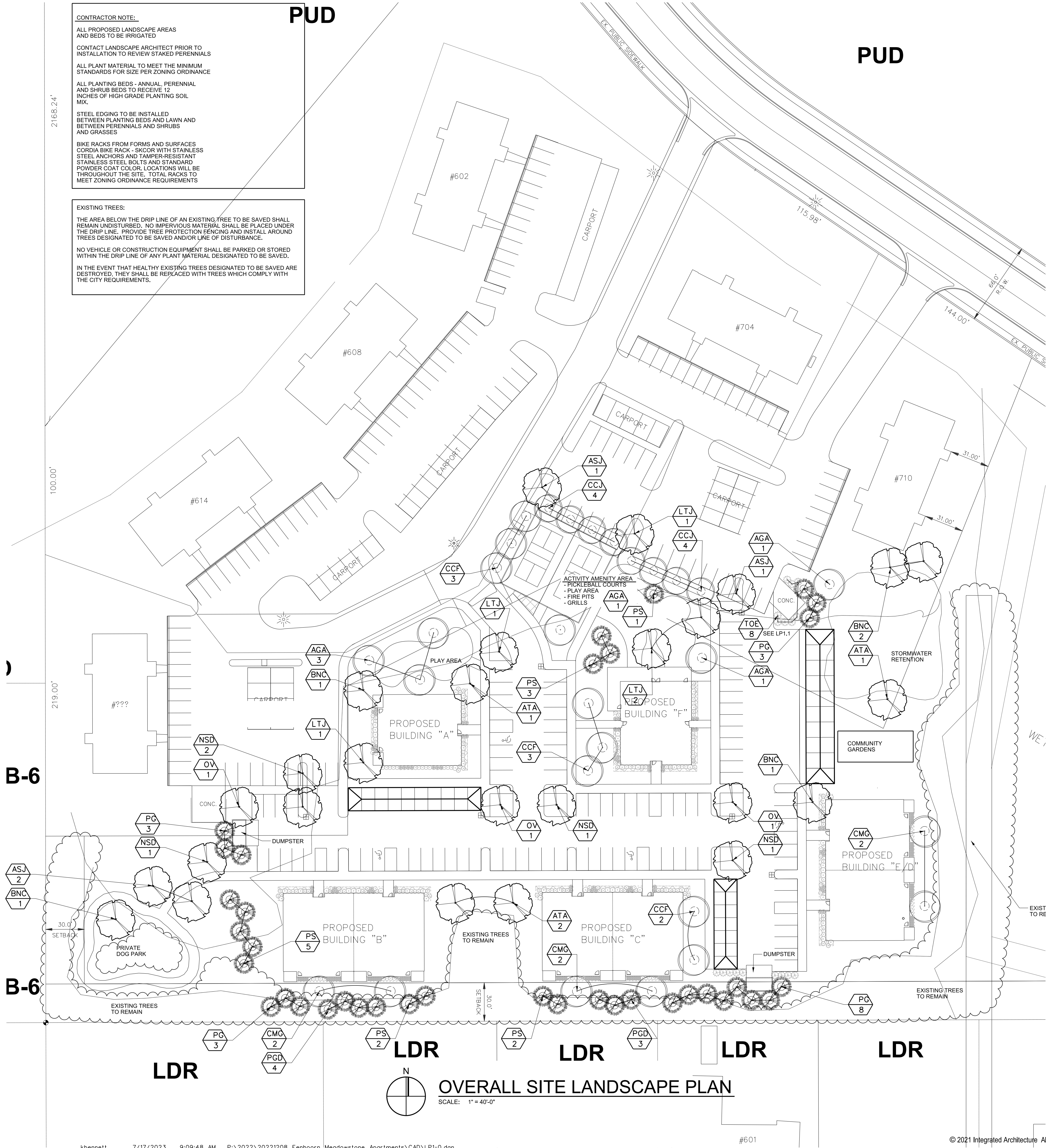


FINAL PLANNED UNIT GRADING PLAN
RE: MEADOWSTONE APARTMENTS
FOR: FRISIA GROUP
ATTN: JOEL KAMSTRA
231 FULTON STREET
GRAND RAPIDS, MI 49503
PART OF THE NE 1/4, SECTION 20, T3N, R8W, CITY OF HASTINGS, BARRY COUNTY, MICHIGAN

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

DRAWN BY: JUB	PROJ. ENG.: RTL	SHEET 2 of 2
APPROVED BY: RTL	PROJ. SURV.: VAD	
FILE NO.: 231186E	DATE: 07/17/2023	

P:\Projects\2023\231186\Drawings\231186.dwg, FINAL-PUD-GRD, 7/17/2023 1:44:10 PM, jbrink



CONTRACTOR NOTE:

ALL PROPOSED LANDSCAPE AREAS AND BEDS TO BE IRRIGATED

CONTACT LANDSCAPE ARCHITECT PRIOR TO INSTALLATION TO REVIEW STAKED PERENNIALS

ALL PLANT MATERIAL TO MEET THE MINIMUM STANDARDS FOR SIZE PER ZONING ORDINANCE

ALL PLANTING BEDS - ANNUAL, PERENNIAL AND SHRUB BEDS TO RECEIVE 12 INCHES OF HIGH GRADE PLANTING SOIL MIX.

STEEL EDGING TO BE INSTALLED BETWEEN PLANTING BEDS AND LAWN AND BETWEEN PERENNIALS AND SHRUBS AND GRASSES

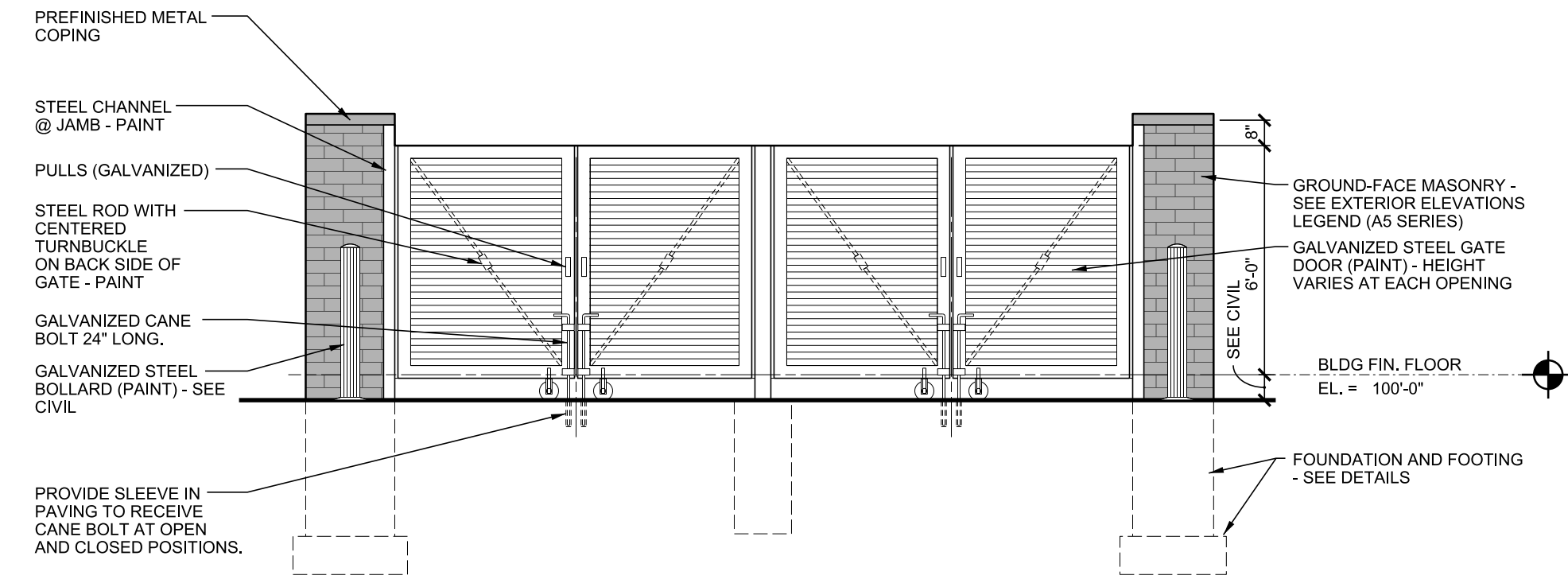
BIKE RACKS FROM FORMS AND SURFACES CORDIA BIKE RACK - SKCOR WITH STAINLESS STEEL ANCHORS AND TAMPER-RESISTANT STAINLESS STEEL BOLTS AND STANDARD POWDER COAT COLOR. LOCATIONS WILL BE THROUGHOUT THE SITE. TOTAL RACKS TO MEET ZONING ORDINANCE REQUIREMENTS

EXISTING TREES:

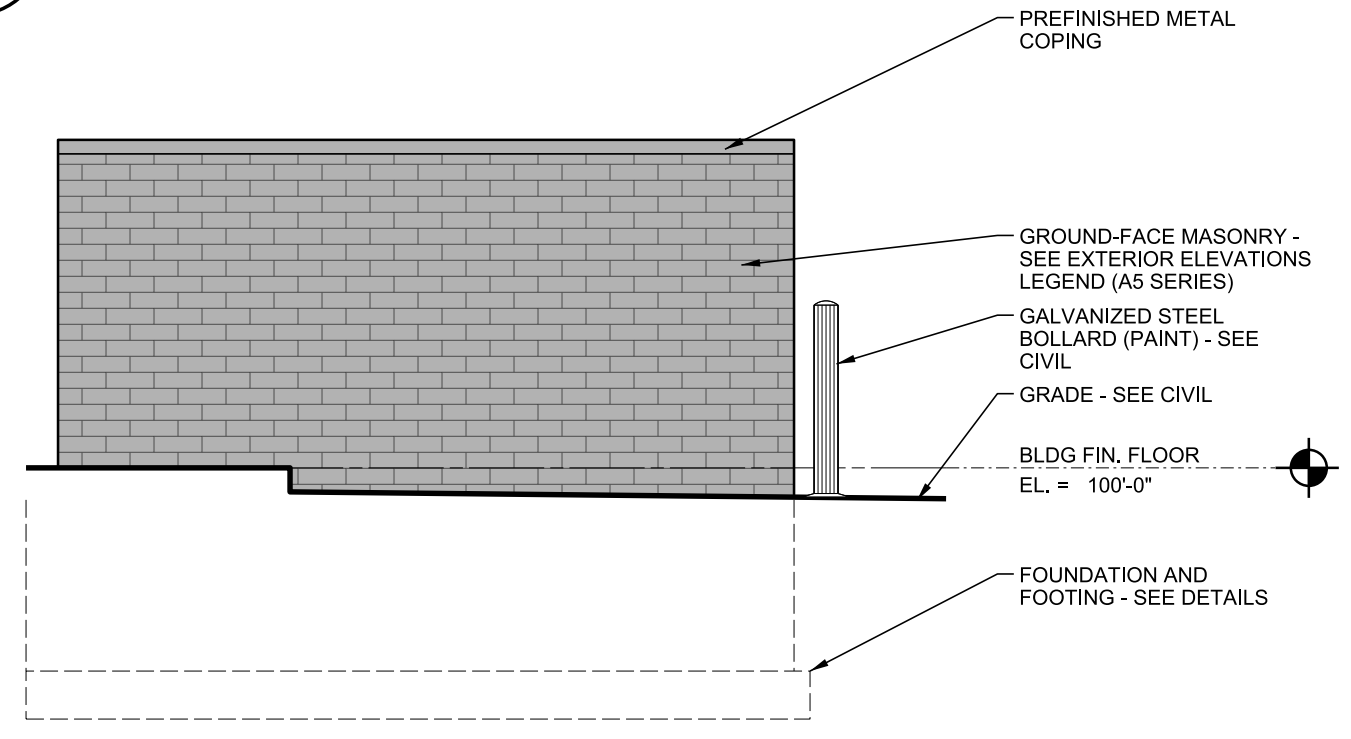
THE AREA BELOW THE DRIP LINE OF AN EXISTING TREE TO BE SAVED SHALL REMAIN UNDISTURBED. NO IMPERVIOUS MATERIAL SHALL BE PLACED UNDER THE DRIP LINE. PROVIDE TREE PROTECTION FENCING AND INSTALL AROUND TREES DESIGNATED TO BE SAVED AND/OR LINE OF DISTURBANCE.

NO VEHICLE OR CONSTRUCTION EQUIPMENT SHALL BE PARKED OR STORED WITHIN THE DRIP LINE OF ANY PLANT MATERIAL DESIGNATED TO BE SAVED.

IN THE EVENT THAT HEALTHY EXISTING TREES DESIGNATED TO BE SAVED ARE DESTROYED, THEY SHALL BE REPLACED WITH TREES WHICH COMPLY WITH THE CITY REQUIREMENTS.



1 EXTERIOR DUMPSTER ELEVATION
LP1-0 SCALE: 1/2" = 1'-0"

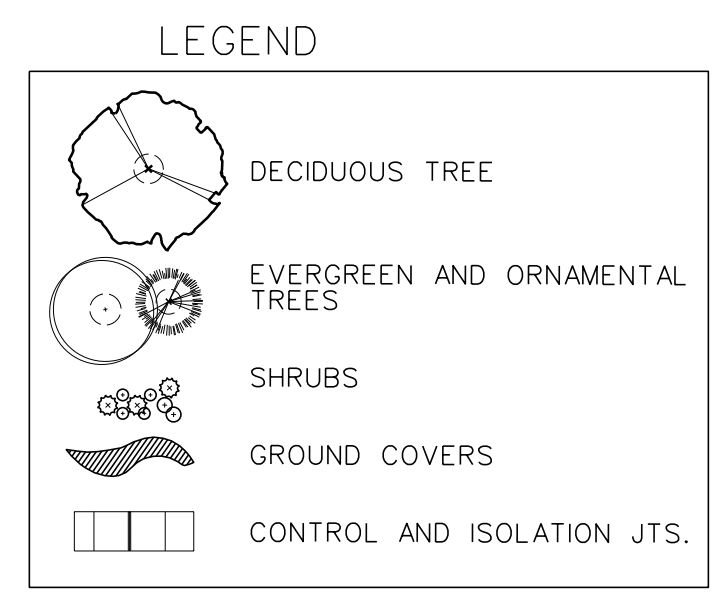


2 EXTERIOR DUMPSTER ELEVATION
LP1-0 SCALE: 1/2" = 1'-0"

PLANT PALETTE AND PLANT SIZES

PLANT LIST					
KEY	QUAN	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
ORNAMENTAL TREES					
AGA	6	AMELANCHIER GRAND, AUTUMN BRILLIANCE	AUTUMN BRILLIANCE SERVICEBERRY	2" CAL/B & B	MULTI-STEMMED/TREE FORM
CCF	12	CERCIS CANADENSIS "FOREST PANSY"	FOREST PANSY REDBUD	2" CAL/B & B	SINGLE STEM/STRAIGHT LEADER/TREE FORM
CMG	6	CORNUS MAS "GOLDEN GLORY"	GOLDEN GLORY CORNELIAN CHERRY	2" CAL/B & B	SINGLE STEM/STRAIGHT LEADER/TREE FORM
CANOPY/SHADE TREES					
ASJ	4	ACER SACCCHARUM "JFS-KWB"	AUTUMN FEST MAPLE	2.5" CAL/B & B	SINGLE STEM/STRAIGHT LEADER/TREE FORM
ATA	4	ACER TRUNCATUM X A.PLAT "JFS-KW202"	CIMSON SUNSET MAPLE	2.5" CAL/B & B	SINGLE STEM/STRAIGHT LEADER/TREE FORM
BNC	5	BETULA NIGRA "CULLY"	HERITAGE RIVER BIRCH	2.5" CAL/B & B	MULTI-STEMMED/TREE FORM
CCJ	4	CARPINUS CAROLINIANA "JFS-KW6"	NATIVE FLAME AMERICAN HORNBEAM	2.5" CAL/B & B	SINGLE STEM/STRAIGHT LEADER/TREE FORM
LTJ	5	LIRIODENDRON TULIPIFERA "JFS-OZ"	EMERALD CITY TULIP TREE	2.5" CAL/B & B	SINGLE STEM/STRAIGHT LEADER/TREE FORM
NSD	5	NYSSA SYLVATICA "DAVID ODOM"	AFTER BURNER TUPELO	2.5" CAL/B & B	SINGLE STEM/STRAIGHT LEADER/TREE FORM
OV	3	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	2.5" CAL/B & B	SINGLE STEM/STRAIGHT LEADER/TREE FORM
PG	18	PICEA GLAUCA	WHITE SPRUCE	7" TALL/B & B	TREES TO BE SHEARED SYMMETRICALLY
PGD	7	PICEA GLAUCA "DENSATA"	BLACK HILLS SPRUCE	7" TALL/B & B	TREES TO BE SHEARED SYMMETRICALLY
PS	15	PINUS STROBUS	EASTERN WHITE PINE	7" TALL/B & B	TREES TO BE SHEARED SYMMETRICALLY

* DENOTES CHANGES MADE TO PLANT TYPE, QUANTITY AND/OR SIZE



OVERALL SITE LANDSCAPE PLAN

LP1-0

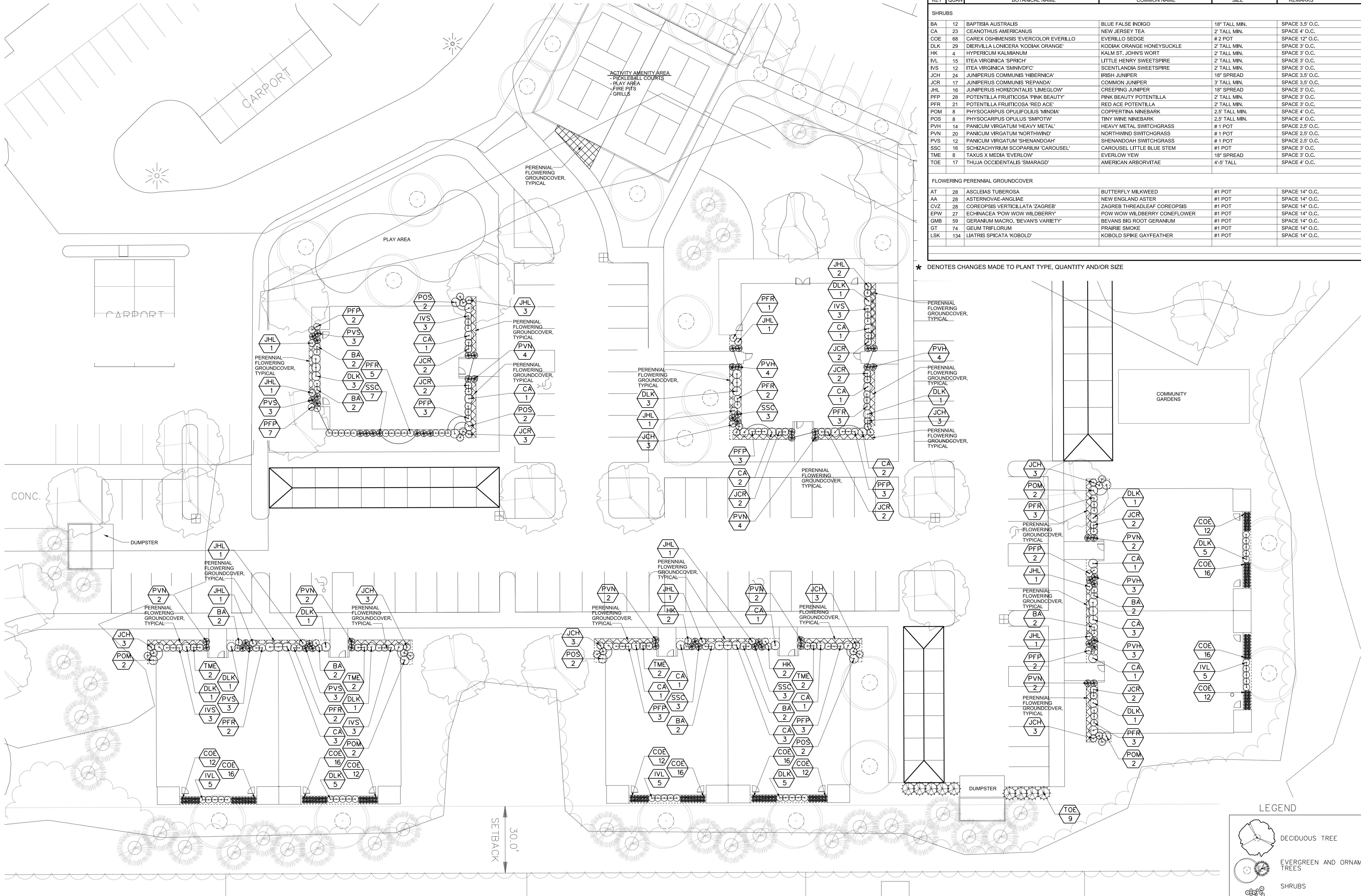


Integrated Architecture
840 Ottawa Avenue NW
Grand Rapids, MI 49503
616.574.0220 P
616.574.0953 F
www.intlarch.com

Meadowstone Apartments

City of Hasling
Barry County, Michigan

Final PUD Plan Submittal	17 July 2023
Site Plan Review	12 June 2023
Design	KAB
PM / PA	RP/DD
Drawn	KAB
IA Project Number	20221208



PLANT PALETTE AND PLANT SIZES

PLANT LIST					
KEY	QUAN	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHRUBS					
BA	12	BAPTISIA AUSTRALIS	BLUE FALSE INDIGO	18" TALL MIN.	SPACE 3.5' O.C.
CA	23	CEANOTHUS AMERICANUS	NEW JERSEY TEA	2' TALL MIN.	SPACE 4' O.C.
COE	68	CAREX OSHIMENSIS 'EVERCOLOR EVERILLO	EVERILLO SEDGE	#2 POT	SPACE 12" O.C.
DLK	29	DIERVILLA LONICERA 'KODIAK ORANGE'	KODIAK ORANGE HONEYSUCKLE	2' TALL MIN.	SPACE 3' O.C.
HK	4	HYPERICUM KALMIANUM	KALM ST. JOHN'S WORT	2' TALL MIN.	SPACE 3' O.C.
IVL	15	ITEA VIRGINICA 'SPRING'	LITTLE HENRY SWEETSPIRE	2' TALL MIN.	SPACE 3' O.C.
IVS	12	ITEA VIRGINICA 'SMIN/DFC'	SCENTLANDIA SWEETSPIRE	2' TALL MIN.	SPACE 3' O.C.
JCH	24	JUNIPERUS COMMUNIS 'HIBERNICA'	IRISH JUNIPER	18" SPREAD	SPACE 3.5' O.C.
JCR	17	JUNIPERUS COMMUNIS 'REPANDA'	COMMON JUNIPER	3' TALL MIN.	SPACE 3.5' O.C.
JHL	16	JUNIPERUS HORIZONTALIS 'LIMEGLOW'	CREeping JUNIPER	18" SPREAD	SPACE 3' O.C.
PFP	28	POTENTILLA FRUTICOSA 'PINK BEAUTY'	PINK BEAUTY POTENTILLA	2' TALL MIN.	SPACE 3' O.C.
PFR	21	POTENTILLA FRUTICOSA 'RED ACE'	RED ACE POTENTILLA	2' TALL MIN.	SPACE 3' O.C.
POM	8	PHYSCARPUS OPULIFOLIUS 'MINDIA'	COPPERTINA NINEBARK	2.5' TALL MIN.	SPACE 4' O.C.
POS	8	PHYSCARPUS OPULUS 'SMPTOW'	TINY WINE NINEBARK	2.5' TALL MIN.	SPACE 4' O.C.
PVH	14	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCHGRASS	#1 POT	SPACE 2.5' O.C.
PVN	20	PANICUM VIRGATUM 'NORTHWIND'	NORTHWIND SWITCHGRASS	#1 POT	SPACE 2.5' O.C.
PVS	12	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCHGRASS	#1 POT	SPACE 2.5' O.C.
SSC	16	SCHIZACHYRIUM SCOPARIUM 'CAROUSEL'	CAROUSEL LITTLE BLUE STEM	#1 POT	SPACE 3' O.C.
TME	8	TAXUS X MEDIA 'EVERLOW'	EVERLOW YEW	18" SPREAD	SPACE 3' O.C.
TOE	17	THUJA OCCIDENTALIS 'SMARAGD'	AMERICAN ARBORVITAE	4-5' TALL	SPACE 4' O.C.
FLOWERING PERENNIAL GROUNDCOVER					
AT	28	ASCLEIAS TUBEROSA	BUTTERFLY MILKWEED	#1 POT	SPACE 14" O.C.
AA	28	ASTERNOVAE-ANGLAE	NEW ENGLAND ASTER	#1 POT	SPACE 14" O.C.
CVZ	28	COREOPSIS VERTICILLATA 'ZAGREB'	ZAGREB THREADLEAF COREOPSIS	#1 POT	SPACE 14" O.C.
EPW	27	ECHINACEA 'POW WOW WILDBERRY'	POW WOW WILDBERRY CONEFLOWER	#1 POT	SPACE 14" O.C.
GMB	59	GERANIUM MACRO. 'BEVAN'S VARIETY'	BEVAN'S BIG ROOT GERANIUM	#1 POT	SPACE 14" O.C.
GT	74	GELUM TRIFLORIUM	PRAIRIE SMOKE	#1 POT	SPACE 14" O.C.
LSK	134	LIATRIS SPICATA 'KOBOLD'	KOBOLD SPIKE GAYFEATHER	#1 POT	SPACE 14" O.C.

* DENOTES CHANGES MADE TO PLANT TYPE, QUANTITY AND/OR SIZE



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Meadowstone Apartments

City of Hasling
Barry County, Michigan

Final PUD Plan Submittal	17 July 2023
Site Plan Review	12 June 2023
Design	KAB
PM / PA	RP/DD
Drawn	KAB
IA Project Number	20221208

LANDSCAPE PLAN ENLARGEMENT

LP1-1

SITE GENERAL ELECTRICAL NOTES:

- A. ALL LIGHTING CAPABLE OF 0-10V TO HAVE 18/2 WIRE RUN TO FIXTURES FOR DIMMING CONTROL.
- B. EC TO PROVIDE BUILDING LIGHTING CONTROLS SYSTEM TO COMPLY WITH ASHRAE 90.1 2013.
- C. POLE MOUNTED LUMINAIRES TO BE MOUNTED AT 16'-0" AFG UNLESS NOTED OTHERWISE.
- D. WALL MOUNTED LUMINAIRES TO BE MOUNTED AT 15'-0" AFG.

SITE ELECTRICAL KEYED NOTES: (A)

1. FIXTURE TO BE MOUNTED 20'-0" AFG.



SITE PHOTOMETRIC STATISTICS					
AREA	Avg. (f)	Max. (f)	Min. (f)	Max/Min	Avg/Min
COURTS	7.9	11	5.5	2.0	1.4
PARKING/SEWALKS	0.4	5.1	0.1	51.0	4.0
PROPERTY LINE	0.1	1.3	0.0	NA	NA

SITE LIGHTING FIXTURE SCHEDULE									
TYPE	MANUFACTURER	PART #	DESCRIPTION	MOUNTING	LAMP/SL	LUMENS	WATTS	VOLTAGE	NOTES
SA1	HESS	AV950 300L NW UNV A 125 S XX DM	POLE TOP LED HEAD 4000K DIMMING 12 POLE U N O	POLE	LED	3000	54.2	XXX	0 - 10V
SA2	HESS	VL225 LED NW UNV W MB XX DM	LED WALL SCONCE 4000K DIMMING DOWNLIGHT ONLY	WALL	LED	2885	24.7	XXX	0 - 10V
SA3	HESS	CN900 LED NW UNV D XX DM	LED BOLLARD 3FT TALL 4000K	GROUND	LED	460	19	XXX	0 - 10V
SA4	HESS	(2)SAL955 3LVC 40K T4 UNV B 2000S XX XX DM HSS	POLE DOUBLE MOUNT WITH HOUSE SIDE SHIELD	POLE	LED	22 10,418	916	XXX	0 - 10V

ELECTRICAL SITE LIGHTING PLAN
SCALE: 1" = 40'-0"



MCKENNA

August 1, 2023

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

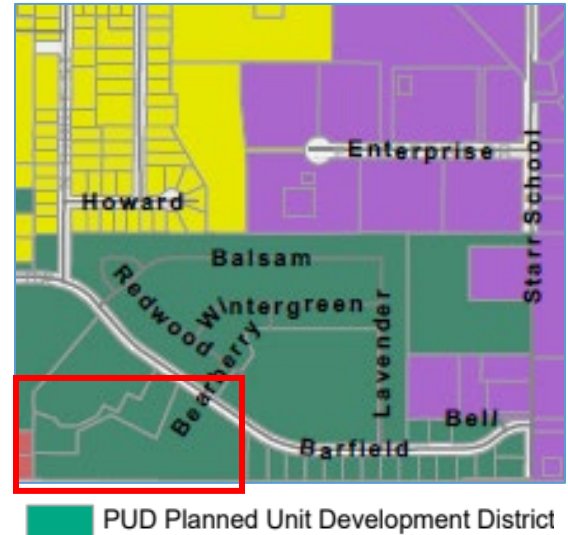
Subject: Meadowstone Apartments
Meadowstone PUD

Location: 710 Barfield Drive

Zoning: PUD District

Request: Final Development Plan Review – of
subphase plan for next phase of multi-family housing (and modification of the approved
Meadowstone PUD)

Zoning Map



Specifically, the Meadowstone PUD subphase plan will include the following elements:

- Construction of 5 three-story multi-family buildings – total 92 units

Bldg A – 12 units

Bldg B – 24 units

Bldg C – 24 units

Bldg D/E – 24 units

Bldg F – 8 units (+ leasing; commons; fitness)

- The addition of development amenities: clubhouse/leasing office; resident dog park; sport courts;



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playground; and, space for resident gardens

- Barfield Drive access (through existing Phase 1 driveways); on-site parking with limited carports/garages; and, pedestrian network throughout new phase

The requested PUD Final Development Plan review shall be guided by **Section 90-667 (e)-(g)** – Final Development Plan; the design considerations/standards set forth in **Sections 90-663-666** and **90-668**; and, the Meadowstone PUD development standards set forth in **Section 90-698**.

Article VII – Planned Unit Development

Sec 90-663 – Qualifying Conditions – The ‘multi-family’ subphase consists of approximately 15 consolidated acres and is served by public water and sanitary sewer.

Sec 90-664 – Development Requirements

Density:

- Previously approved ‘multi-family’ subphase – 156 units (13 buildings) on approximately 15 acres
- Net Development Area (total site area minus land identified as ‘wetlands’) – approximately 12 acres
- Previously approved density = 13 units/acre of ‘net development area’
- Proposed density – 72 existing units (6 buildings) + 92 proposed units (5 buildings) = 164 units (11 buildings) = 14 units/acre of ‘net development area’
- **The proposed increase in density constitutes a ‘major modification’ to the previously approved PUD and requires approval . . in consideration of character of the development/area; adequacy of public services (sewer, water, police, fire, etc.); and intent of the PUD**

Open Space:

- 10% of total PUD site area designated as ‘open space’ (not including streets, sidewalks, parking areas) required; % **designated open space unknown**

[Note: the required open space may be reduced by 1/3 with the provision of the clubhouse, sport courts, and playground]




Sec 90-665 – Applicable Regulations


Per the Meadowstone PUD approval, the applicable requirements of the A-0 District shall apply, unless otherwise modified by the PUD approval.

- Density –
 - 13 units/acre previously approved; **14 units/acre proposed**
 - 12 units/building previously approved; **24 units/building proposed**
- Setbacks – setback and building separation requirements have been met
- Building Height – 35 ft maximum building height allowed; **proposed building height unknown**
- Building Coverage – 30% maximum building coverage allowed: **proposed building coverage unknown**
- Parking – site access and parking are proposed in compliance with applicable requirements, **with the following comments:**
 - 246 parking spaces required; 262 parking spaces provided
 - 82 garages/carports required; **75 garages/carports proposed**
 - 7 total b.f. parking spaces required; **total b.f. parking spaces provided unknown**
 - Exterior lighting standards have been met
- Landscaping –
 - The landscape plan proposes the following:
 - 1- retention of the existing trees along the south property line and supplemental plantings within the 30 ft rear setback near Buildings B and C;
 - 2- the retention of the existing trees along the east development boundary near the existing on-site wetlands;
 - 3- the establishment of canopy/evergreen and ornamental trees within the parking lot islands, near buildings, and within common spaces; and



- 
- 4- shrubs and flowering groundcover bordering parking areas, buildings and recreational amenities
 - Per the Meadowstone PUD approval, the following landscaping/screening requirements apply:
 - Section 90-698 b) 5) - Prior to the occupancy of those apartment buildings closest to the south lot line, the applicant shall transplant evergreen trees from the site to the south lot line to screen these apartment buildings from the single-family houses to the south. Final approval of the landscape plantings shall be subject to inspections by the director of public services, and no occupancy permits for those buildings will be issued until such approval is obtained.
 - Section 90-968 b) 6) - Each subphase site plan shall illustrate detailed landscaping to be installed subject to the approval of the planning commission. Each subphase site plan shall also note existing wooded areas that will be saved. Such areas shall be marked in the field to prevent destruction during construction.
 - The proposed landscape plan is consistent with the landscape/buffer requirements of Article XII and the landscape/screening conditions of the Meadowstone PUD approval.
 - Refuse Disposal –
 - Per Section 90-1010 and the Meadowstone PUD approval, the following dumpster requirements apply:
 - Section 90-968 a) 2) All new dumpsters shall be screened and placed in areas where they do not create sight obstructions.
 - Section 90-1010 Solid waste dumpsters may be located in buffer zones, provided they are screened on three sides by a continuous opaque wall or fence six feet in height.



- 
- Two (2) additional dumpster locations are proposed to serve the additional 164 units; **dumpster enclosures have not been detailed**
 - Building Exterior – **compliance with the building exterior requirements of the A-1 District cannot be confirmed**
 - Floor Area – 600 sq ft minimum floor area/unit required; **proposed unit sizes unknown**
 - Signs – **any proposed signage shall comply with Article XI and be reviewed/approved through the sign permit process.**

Sec 90-666 – PUD Design Considerations

The Final Development Plan positively responds to the 12 specific design considerations set forth in this Section. Special attention to the following elements of the proposal are noteworthy:

- Placement of buildings and site improvements respectful to the on-site wetlands and tree cover
- Placement of buildings, site improvements, lighting and open space/landscaping respectful to adjoining land use
- Site design that is pedestrian-friendly
- The protection and preservation of the area's key natural assets


Section 90-668 – Standards for Approval

In addition to a demonstration of compliance with the bolded items noted, the following conditions of the Meadowstone PUD approval apply:

90-698

- The planning commission shall have the authority to modify the subphase plans as necessary in order to permit the subphase plans to be better coordinated into the overall PUD project. Any modifications shall be in accord with the intent for PUD's and PUD design considerations as contained in this article.



- 
- Stormwater provisions as well as public water and sanitary sewer shall be built in accordance with the applicable regulations of the city.
 - The city sanitary sewer system shall be determined by the director of public services to have adequate capacity to serve the PUD before necessary building permits are issued for each subphases site plan.
 - Before any construction shall begin on the site, the director of public services shall receive written assurance from the state department of natural resources approving the wetland mitigation plan proposed by the applicant. The wetlands on the site shall also be marked in the field before any construction begins.





Planning Commission Staff Report

To: The Planning Commission

From: Travis J. Tate, P.E., Director of Public Services

Subject: Final Planned Unit Development – Meadowstone Apartments

Meeting Date: August 7, 2023

Planning Commission:

I have done extensive research in the past design, and approvals of the Meadowstone PUD that go back over 30 years ago. I could not locate stormwater detention calculations from the engineer(s) that have been a part of the planning and design of this PUD. Therefore, I have reservations of the existing method of stormwater detention and controlled outlet to the properties downstream of the site.

There is no evidence that there was a detention pond constructed for this project. there is no evidence for calculations for detention. It appears the PUD drains into the wetland and into a pre-existing drain.

I recommend that the engineer provide the original detention calculations along with the downstream affect to Fall Creek. If these cannot be found, then I recommend the engineer provide proof that the current stormwater management is providing detention for the existing and propose development and downstream properties will not be affected as a result of this new development.

Sincerely,

Travis Tate, P.E.

Director of Public Services

City of Hastings

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

- 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
 - Create opportunities for resident interaction
 - 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 and consider adding text regarding green infrastructure components.
13. Review subdivision text regarding street width.
14. Review Article 90-XII Landscaping Section 90-1010 for permitted trees that are an invasive species.
15. Review Section 90-883 (b)(4) pertaining to the maximum driveway width serving a single-family or two-family dwelling.
16. Review text regarding multi-family dwellings for possible modification.

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	
Meadowstone 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 700 East Woodlawn	9.28.22	9.28.22	11.7.22	Approved	Landscaping Off Street Loading Ped. Access from sidewalk	
Tyden Lofts 326 W. State Street	10.17.22	10.17.22	11.7.22 12.5.22	12.5.22	Signage approved via permit Engineering approved by Director Tate	
Whitewater Car Wash 1105 W. State Street	12.21.22	1.11.23	2.6.23	2.6.23	Landscaping per PC Minutes 2.6.23	
City of Hastings and Barry County Central Dispatch 1037 East State Street	NA	3.27.23	5.1.23	5.1.23	Administrative approval of performance standards. Waiver of side setback requirement	
420 E Mill Street PUD 328 and 420 E Mill Street	5.30.23	5.31.23	7.3.23	7.3.23	City Council approval 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.	