

CITY OF HASTINGS
PLANNING COMMISSION MEETING MINUTES
January 6, 2025

The meeting was called to order at 7:00 p.m. by Chairperson Hatfield with the following Commissioners present: Levi Bolthouse, Scott Darling, Chelsey Foster, David Hatfield, Nichole Lyke, Bill Mattson, Jacquie McLean, Sarah Moyer-Cale, and Dave Tossava. Student member Meredith Ansorge was also present. Absent: None

Call to Order

Also present: Community Development Director Dan King, Public Services Director Travis Tate, and Planning Consultant Rebecca Harvey.

It was MOVED by Mattson 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 McLean and SECONDED by Lyke that the proposed minutes of the Regular Meeting of November 4, 2024 be approved. All members present voting yes; motion carried.

Approval of the Minutes

It was MOVED by Tossava and SECONDED by Maurer that the proposed minutes of the Workshop Meeting of December 4, 2023 be approved. All members present voting yes; motion carried.

None.

Informative Items:

None.

Public Hearing:

King and Harvey presented information regarding the site condo application from Allen Edwin for Bachman Field to be located at 900 Bachman Rd. Mike West, Allen Edwin, spoke on behalf of the application. It was noted that there were several required items as yet missing from the review due to the preliminary nature of the request.

New Business:
Preliminary Site
Condo Review
for Bachman
Field, 900
Bachman Rd

Discussion was held, primarily regarding the open space preservation design. Other topics included the DPS preliminary comments, street access, neighborhood impacts, and storm water management. It was the consensus of the Planning Commission for Mr. West to communicate further with Ms. Harvey regarding the Commission's intentions for open space areas in the development and submit a revised plan for further discussion.

It was MOVED by McLean and SECONDED by Mattson to adopt the 2025 meeting schedule as presented. All members present voting yes; motion carried.

2025 Meeting Dates

It was MOVED by Tossava and SECONDED by Lyke to submit the 2024 Annual Report to the Hastings City Council as presented. All members present voting yes; motion carried.

2024 Annual Report

It was MOVED by Tossava and SECONDED by McLean to elect David Hatfield as Chairperson, Nichole Lyke 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 met in December and the JPC had met in November. There were no items upon which to report.

Old Business
JPA/JPC Update

King provided an update on key priorities.

Work Task List

King noted the addition of the Woodlawn Meadows project.

Tracking Terms
and Conditions

No public comment was received.

Public Comment

None.

Staff Comments

The Commissioners welcomed student member Meredith Ansorge to the Commission.

**Commission
Comments**

It was MOVED by McLean and SECONDED by Lyke to adjourn the meeting. All members present voting yes, motion carried. Meeting adjourned at 8:12 p.m.

Adjournment

Respectfully submitted,

Sarah Moyer-Cale,
Secretary

CITY OF HASTINGS

PLANNING COMMISSION MEETING MINUTES

February 3, 2025

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

Call to Order

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

It was MOVED by Mattson and SECONDED by McLean to approve the agenda as presented. Roll Call Vote: Bolthouse, Darling, Foster, Lyke, Mattson, McLean, Moyer-Cale, and Tossava all voting yes, Hatfield absent; motion carried.

Approval of the Agenda

It was MOVED by Foster and SECONDED by Tossava that the proposed minutes of the Regular Meeting of January 6, 2025 be approved. All members present voting yes; motion carried.

Approval of the Minutes

None.

Informative Items:

None.

Public Hearing:

King described how the ZBA recommended that the Planning Commission review the maximum driveway width standards to be better accommodating to modern building practices. Harvey presented her memo and the proposed text amendment.

New Business: Maximum Driveway Width

It was MOVED by Tossava and SECONDED by McLean to schedule a public hearing on the text amendment for March 3, 2025 at 7:00 pm. All members present voting yes; motion carried.

King provided an overview of the housing committee's work that led to the proposal for a 3-4 family overlay district. Harvey discussed her memo and provided additional information about how the district would function and how it addressed various housing needs and regulatory concerns from the committee. Discussion was held. It was the consensus of the Planning Commission to continue to review the draft and members were encouraged to contact King with questions.

3-4 Family Overlay District

King presented information about the site plan that had been administratively approved for 312 E Center, Consumer's Energy. No action was taken.

Administrative Site Plan Approval – 312 E Center.

Moyer-Cale reported that neither committee has met so far this year.

Old Business
JPA/JPC Update

King noted that the housing committee planned to start working on the subdivision ordinance.

Work Task List

King noted no significant changes.

Tracking Terms
and Conditions

No public comment was received.

Public Comment

None.

Staff Comments

None.

**Commission
Comments**

It was MOVED by McLean and SECONDED by Tossava 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

PLANNING COMMISSION MEETING MINUTES

March 3, 2025

The meeting was called to order at 7:00 p.m. by Chairperson Hatfield with the following Commissioners present: Levi Bolthouse, Scott Darling, Chelsey Foster, David Hatfield, Nichole Lyke, Bill Mattson, and Dave Tossava. Moyer-Cale arrived at 7:06 p.m. Student member Meredith Ansorge was also present.
Absent: Jacquie McLean

Call to Order

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

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

Approval of the Agenda

It was MOVED by Mattson and SECONDED by Tossava that the proposed minutes of the Regular Meeting of February 3, 2025 be approved. All members present voting yes; motion carried.

Approval of the Minutes

None.

Informative Items:

King provided background information on the request. Chairperson Hatfield opened the public hearing and discussion was held. No members of the public provided comment. The public hearing was closed.

Public Hearing: Increasing driveway width

It was MOVED by Tossava and SECONDED by Mattson to recommend approval of the amendment to Chapter 90 Section 90-883 (b)(4) to the Hastings City Council for adoption. All members present voting yes; motion carried.

(Moyer-Cale arrived at 7:06 p.m.)

Fox stated that she would like to use the unimproved lot as overflow parking for the canoe livery on some weekends throughout the year. It was noted that the ordinance requires a paved surface and that the lot must be within 300 feet of the proposed use. Any deviations from those requirements would require a variance from the zoning board of appeals.

New Business: Unofficial Site Plan Review for parking lot at 210 N Washington

King provided an overview of the request for Bachman Fields. Mike West spoke as a representative for the developer. Buffering was discussed as it was noted that stormwater management is a public concern in that area. Open space use and connectivity was highlighted. The majority of the commission expressed that the cul-de-sacs were adequate as designed. The developer will bring back a more developed plan for review at a future meeting.

Review preliminary PUD plan for Bachman Fields, 900 Bachman Rd

King and Moyer-Cale discussed the Capital Improvement Plan.

2025 Capital Improvement Plan

It was MOVED by Foster and SECONDED by Lyke to recommend approval of the CIP to the City Council. All members present voting yes; motion carried.

Moyer-Cale reported that neither committee has met.

Old Business
JPA/JPC Update

King noted updates to the work task list.

Work Task List

King provided an overview of the status of each project.

Tracking Terms
and Conditions

Harvey presented the 3-4 family overlay district. It was confirmed that Accessory Dwelling Units are counted in the overall density. Staff will put together the draft into ordinance adoption form and return it to the Planning Commission for further review and to establish a public hearing date.

3-4 Family
Overlay District

No public comment was received.

Public Comment

None.

Staff Comments

Foster expressed support for the upcoming Barry Roubaix event. Lyke thanked the city for its participation in the recent career fest event.

**Commission
Comments**

It was MOVED by Tossava and SECONDED by Bolthouse to adjourn the meeting. All members present voting yes; motion carried. The meeting was adjourned at 8:17 p.m.

Adjournment

Respectfully submitted,

Sarah Moyer-Cale,
Secretary

CITY OF HASTINGS

PLANNING COMMISSION MEETING MINUTES

April 8, 2025

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

Call to Order

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

It was MOVED by Mattson and SECONDED by Tossava 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 Lyke that the proposed minutes of the Regular Meeting of March 3, 2025 be approved. All members present voting yes; motion carried.

Approval of the Minutes

None.

Informative Items:

King and Harvey provided background information on the request. Mike West spoke on behalf of the application. The public comment portion of the hearing was opened at 7:12 p.m. Robert Miller, 1100 Bachman Rd, provided comments and asked questions regarding paving Bachman Road, stormwater drainage, and the size of the proposed housing units. No other comments were received. The public comment period was closed at 7:18 p.m.

Public Hearing: PUD plan for Bachman Fields, 900 Bachman Rd

West provided additional information in response to the public comment. The commissioners discussed pedestrian access to the open space areas within the site. It was determined that there should be an additional access point near the area where a sidewalk was proposed to connect the two cul-de-sacs.

New Business: PUD plan for Bachman Fields, 900 Bachman Rd

It was MOVED by McLean and SECONDED by Mattson to recommend approval of the Bachman Fields PUD and Site Plan to include the sidewalk modification and to accept the reduced dimensional requirements with the following contingencies:

- The stormwater management plan, utility system (sewer/water) proposal, and public street network shall be subject to City review/approval.
- The location, description, use/occupancy and maintenance provisions for all general and limited common elements shall be provided in the master deed for the project and shall be subject to City review/approval.
- All approved PUD design elements shall be applicable to the site condominium design.

All members present voting yes; motion carried.

Moyer-Cale reported that neither committee has met.

Old Business
JPA/JPC Update

King noted that the council approved the driveway width modification.

Work Task List

King stated that the sign had been removed at 400 W. State St as required.

Tracking Terms
and Conditions

No public comment was received.

Public Comment

King stated that he anticipates receiving an application for a special land use for a museum to be located on Colfax street. It was MOVED by Foster and SECONDED by McLean that the Chairperson should schedule the public hearing appropriately if the application is received before the next Planning Commission meeting. All members present voting yes; motion carried.

Staff Comments

McLean encouraged commissioners to participate in the MSU Extension's Citizen Planner Course. Tossava stated that he is looking forward to the museum.

**Commission
Comments**

It was MOVED by McLean and SECONDED by Lyke to adjourn the meeting. All members present voting yes; motion carried. The meeting was adjourned at 7:35 p.m.

Adjournment

Respectfully submitted,

Sarah Moyer-Cale,
Secretary

CITY OF HASTINGS

PLANNING COMMISSION MEETING MINUTES

May 5, 2025

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

Also present: Planning Consultant Rebecca Harvey.

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

It was MOVED by Mattson and SECONDED by Foster that the proposed minutes of the Regular Meeting of March 3, 2025 be approved with the correction of the spelling of Mattson's name. All members present voting yes; motion carried.

None.

Applicant Terry Dennison presented an overview of the request and his vision for the museum. Harvey presented her staff report regarding the special land use application and noted several areas in which compliance with the ordinance could not be determined due to a lack of information. The public comment portion of the hearing was opened at 7:09 p.m. No comments were received, and the public comment period closed at 7:09 p.m.

Discussion was held by the commission regarding the merits of the application and whether or not there was sufficient documentation to make a decision.

It was MOVED by Foster and SECONDED by Tossava to approve the special land use and site plan for 220 W Colfax contingent upon the applicant's submittal of a revised site plan with complete, required information that conforms to the zoning ordinance.

Voting yes: Foster, Hatfield, Lyke, Mattson, Moyer-Cale, Tossava
Voting no: Darling, McLean
Absent: Bolthouse
Motion Carried.

Moyer-Cale reported that the JPA held a brief meeting and JPC will meet next month.

No changes to the work task list were noted.

None noted.

Call to Order

Approval of the Agenda

Approval of the Minutes

Informative Items:

Public Hearing:
SLU for "Off Broadway" museum at 220 W Colfax

New Business:
PUD plan for Bachman Fields, 900 Bachman Rd

Old Business JPA/JPC Update

Work Task List

Tracking Terms and Conditions

Public Comment

No public comment was received.

None.

McLean commented that applicants need to submit complete information with their requests to be properly reviewed by the Planning Commission and make better use of staff resources.

It was MOVED by Mattson and SECONDED by McLean to adjourn the meeting. All members present voting yes; motion carried. The meeting was adjourned at 7:38 p.m.

Respectfully submitted,

Sarah Moyer-Cale,
Secretary

Staff Comments

Commission Comments

Adjournment

**CITY OF HASTINGS
PLANNING COMMISSION MEETING CANCELLATION
PUBLIC NOTICE**

Notice is hereby given that the **Monday, June 2, 2025**, meeting of the City of Hastings Planning Commission is **cancelled** due to lack of agenda items. The next meeting will be held Monday, July 7, 2025.

The City will provide necessary aids and services to individuals with disabilities upon five days' notice to the Clerk of the City of Hastings. Individuals requiring these services should contact the Clerk of the City of Hastings at 269-945-2468, or via email at lperin@hastingsmi.gov.

Linda Perin
City Clerk

**CITY OF HASTINGS
PLANNING COMMISSION MEETING CANCELLATION
PUBLIC NOTICE**

Notice is hereby given that the **Monday, July 7, 2025**, meeting of the City of Hastings Planning Commission is **cancelled** due to lack of agenda items. The next meeting will be held Monday, August 4, 2025.

The City will provide necessary aids and services to individuals with disabilities upon five days' notice to the Clerk of the City of Hastings. Individuals requiring these services should contact the Clerk of the City of Hastings at 269-945-2468, or via email at mpeacock@hastingsmi.gov.

Linda Perin
City Clerk

**CITY OF HASTINGS
PLANNING COMMISSION MEETING CANCELLATION
PUBLIC NOTICE**

Notice is hereby given that the **Monday, August 4, 2025**, meeting of the City of Hastings Planning Commission is **cancelled** due to lack of agenda items. The next meeting will be held Tuesday, September 2, 2025.

The City will provide necessary aids and services to individuals with disabilities upon five days' notice to the Clerk of the City of Hastings. Individuals requiring these services should contact the Clerk of the City of Hastings at 269-945-2468, or via email at mpeacock@hastingsmi.gov.

Linda Perin
City Clerk

CITY OF HASTINGS

PLANNING COMMISSION MEETING MINUTES

September 2, 2025

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

Call to Order

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

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

Approval of the Agenda

It was MOVED by Tossava and SECONDED by Foster that the proposed minutes of the Regular Meeting of May 5, 2025 be approved. All members present voting yes; motion carried.

Approval of the Minutes

None.

Informative Items

King and Harvey presented information about the request and summarized the staff review. Chairperson Hatfield opened the public hearing at 7:11 p.m. Marcus Ringnalda spoke on behalf of the application and presented the site plan contents. Matt Koning provided information on the history of the business and the need for growth. The Planning Commission asked questions regarding site lighting. There was extensive discussion regarding the building orientation and the direction of the doors on the building. Screening and landscaping were discussed as there were no details provided on the plan. It was confirmed by the applicant that they intend to keep the vehicle sales area as is. They also confirmed that they only do service work for their cars and customer vehicles; they do not provide service to outside vehicles. No other public comments were received, and the public hearing was closed at 7:56 pm.

Public Hearing: SLU and site plan for Broadmoor Motors, 1504 S Hanover

The Planning Commission discussed the plan further, noting multiple items that were not included in the application or on the site plan. The sidewalk requirement was also discussed. The majority of members expressed that they did not think the sidewalk extension on Shriner was necessary.

It was MOVED by Tossava and SECONDED by Bolthouse to approve the special land use for a vehicle repair shop and site plan for 1504 South Hanover, with the following conditions to be reviewed and approved by staff:

- A lighting plan compliant with the zoning ordinance is required
- Any future signage must be reviewed
- Fencing and/or screening must comply with the zoning ordinance
- Landscaping must meet the district and buffer zoning requirements
- Parking locations and number of spaces must meet ordinance

requirements.

- Approval by the Fire and Public Services Departments must be received.

Further, the application is to be approved with these findings:

- No sidewalk is required on Shriner.
- The elevations as shown with the application are approved subject to final staff review of the materials. It is noted that the Commission is approving metal siding as an acceptable material for this project.

All members present voting yes; motion carried.

King discussed the preliminary site plan for 420 E Mill planned unit development. The amendments would include a daycare use and the reorientation of the commercial building, and moving one of the apartment buildings a few feet. Discussion was held regarding parking and the commercial building size was confirmed. The applicant requested an expedited approval.

New Business:
PUD Amendment
for 420 E Mill –
preliminary
review

It was MOVED by Bolthouse and SECONDED by Darling to schedule a public hearing and special meeting for the PUD amendment and final site plan approval on Friday, September 26, 2025, at 3:00 p.m. All members present voting yes; motion carried.

The Commission reviewed the plan for North Ridge Estate Condos. No objections were noted and it was found to be generally in line with development expected and appropriate for that neighborhood.

Unofficial Site
Plan Review for
North Ridge
Estate Condos

Administrative plan approvals were presented to the commission. There were no questions.

Administrative
approvals

Moyer-Cale reported that the JPA discussed driveways on M-37 and the future Meijer at their meeting. The JPC did not meet.

Old Business
JPA/JPC Update

No changes to the work task list were noted.

Work Task List

King reported that he has not received an updated site plan yet from Terry Dennison on the museum.

Tracking Terms
and Conditions

No public comment was received.

Public Comment

None.

Staff Comments

Lyke stated that the YMCA ribbon cutting for the new daycare will be on September 17.

**Commission
Comments**

It was MOVED by Tossava and SECONDED by Foster to adjourn the meeting. All members present voting yes; motion carried. The meeting was adjourned at 9:06 p.m.

Adjournment

Respectfully submitted,

Sarah Moyer-Cale,
Secretary

CITY OF HASTINGS
PLANNING COMMISSION SPECIAL MEETING MINUTES
September 26, 2025

The meeting was called to order at 3:00 p.m. by Vice Chairperson Lyke with the following Commissioners present: Levi Bolthouse, Scott Darling, Nichole Lyke, Bill Mattson, Jacquie McLean, Sarah Moyer-Cale, and Dave Tossava. Student member Meredith Ansorge was also present.
Absent: Chelsey Foster, David Hatfield

Call to Order

Also present: Planning Consultant Rebecca Harvey.

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

**Approval of the
Agenda**

Chairperson Lyke opened the public hearing at 3:01 P.M. Harvey provided comments regarding the application and noted no changes were made from the preliminary site plan. The amendment includes reorientation and sizing of buildings and a change in use to childcare. Greg Taylor provided comments for the application. No public comment was received. The public hearing was closed at 3:04 P.M.

Public Hearing:
420 E Mill PUD
and Final Site
Plan

Discussion was held by the Planning Commission. It was MOVED by McLean and SECONDED by Darling to recommend that the City Council approve the final site plan and adopt Ordinance 632 as presented.

Roll call:

Voting Yes: Bolthouse, Darling, Lyke, Mattson, McLean, Moyer-Cale, Tossava

Voting No: none

Absent: Hatfield, Foster

Motion carried.

No public comment was received.

Public Comment

It was MOVED by McLean and SECONDED by Bolthouse to adjourn the meeting. All members present voting yes; motion carried. The meeting was adjourned at 3:07 p.m.

Adjournment

Respectfully submitted,

Sarah Moyer-Cale,
Secretary

CITY OF HASTINGS
PLANNING COMMISSION SPECIAL MEETING MINUTES
October 6, 2025

The meeting was called to order at 6:00 p.m. by Chairperson Hatfield with the following Commissioners present: Levi Bolthouse, Scott Darling, Chelsey Foster, David Hatfield, Nichole Lyke, Bill Mattson, Jacquie McLean, Sarah Moyer-Cale, and Dave Tossava.
Absent: Ansorge.

Call to Order

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

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

**Approval of the
Agenda**

Harvey presented information regarding land division and site condominium regulations. Discussion was held.

**Land Division
Discussion**

No public comment was received.

Public Comment

It was MOVED by McLean and SECONDED by Lyke to adjourn the meeting. All members present voting yes; motion carried. The meeting was adjourned at 6:46 p.m.

Adjournment

Respectfully submitted,

Sarah Moyer-Cale,
Secretary

CITY OF HASTINGS
PLANNING COMMISSION MEETING MINUTES
October 6, 2025

The meeting was called to order at 7:00 p.m. by Chairperson Hatfield with the following Commissioners present: Levi Bolthouse, Scott Darling, Chelsey Foster, David Hatfield, Nichole Lyke, Bill Mattson, Jacquie McLean, Sarah Moyer-Cale, and Dave Tossava. Student member Meredith Ansorge was also present. Absent: none.

Call to Order

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

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

Approval of the Agenda

It was MOVED by McLean and SECONDED by Lyke that the proposed minutes of the Regular Meeting of September 2, 2025 and the minutes of the Special Meeting of September 26, 2025 be approved. All members present voting yes; motion carried.

Approval of the Minutes

None.

Informative Items

Harvey presented information about the proposed text amendment. The hearing was open for public comment at 7:07 p.m. No public comment was received. The hearing was closed at 7:08 p.m.

Public Hearing:
3-4 Family
Overlay District

It was MOVED by McLean and SECONDED by Tossava to recommend adoption of the ordinance to amend Chapter 90, Article 90-VI by adding Division 90-VI-18- 3 to 4 Family Overlay District to the Hastings City Council. All members present voting yes; motion carried.

New Business:
Site Plan
Approval for 148
E State St

Harvey provided comments on her written report. The applicant spoke about the project and noted there was a rear parking space and that exterior building materials had not yet been selected.

It was MOVED by McLean and SECONDED by Lyke to approve the site plan for 148 E State Street noting that the roof elevation and parking are acceptable and contingent upon meeting all city approvals (inclusive of DPS and Fire Department) and for exterior materials to be reviewed and approved by the zoning administrator. All members present voting yes; motion carried.

It was MOVED by McLean and SECONDED by Mattson to schedule a public hearing for November 3, 2025 at 7:00 p.m. to review and consider site plan and special use permit for St. Rose Church at 805 S. Jefferson Street. All members present voting yes; motion carried.

Schedule a public
hearing for
special land use

King stated that the plan for the Meadowstone Apartments was changed to accommodate a fire hydrant.

Administrative
approvals

The JPC reviewed various text amendments and will have a public hearing in November.

Old Business
JPA/JPC Update

No changes to the work task list were noted.

Work Task List

King reported that the Broadmoor Motors approval had been added to the tracker.

Tracking Terms
and Conditions

No public comment was received.

Public Comment

King stated that the city is working on a planning project for the W. State Street corridor.

Staff Comments

None.

**Commission
Comments**

It was MOVED by McLean and SECONDED by Tossava to adjourn the meeting. All members present voting yes; motion carried. The meeting was adjourned at 7:37 p.m.

Adjournment

Respectfully submitted,

Sarah Moyer-Cale,
Secretary

CITY OF HASTINGS

PLANNING COMMISSION MEETING MINUTES

November 3, 2025

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

Call to Order

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

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

Approval of the Agenda

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

Approval of the Minutes

None.

Informative Items

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

Public Hearing: St Rose of Lima church admin building

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

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

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

standards (outlined in the staff report)

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

All members present voting yes; motion carried.

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

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

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

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

No changes to the work task list were noted.

No significant changes.

No public comment was received.

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

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

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

Respectfully submitted,

Sarah Moyer-Cale,
Secretary

New Business:
Review
Preliminary PUD
for North Ridge
Estates Condos

Administrative
approvals

Old Business
JPA/JPC Update

Work Task List

Tracking Terms
and Conditions

Public Comment

Staff Comments

**Commission
Comments**

Adjournment

CITY OF HASTINGS

PLANNING COMMISSION MEETING MINUTES

December 1, 2025

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

Call to Order

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

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

Approval of the Agenda

It was the consensus of the Commission to postpone the approval of the November 3, 2025 regular meeting minutes to January to provide time to review meeting attendance.

Approval of the Minutes

None.

Informative Items

Harvey noted that the commission should review the application for content, approval standards, and any responses to comments provided to the applicant from the preliminary plan review. Scott Chandler spoke on behalf of the application and stated that the building height would be less than the maximum allowed and that all buildings would be ranch-style. He also noted that driveways will be constructed with concrete.

Public Hearing: North Ridge Estates Condo PUD

The hearing was opened for public comment at 7:15 p.m. Kenneth Scheck, 1835 Briar Hill, questioned if the cul-de-sac would eventually become a through street to N. East St. Valerie Flikkema, 1823 N. Jefferson, questioned if anything would be changed with the detention pond and asked about the quality of the condos. Dan King read aloud written comments from Sue Otto, 243 E North St, in opposition of the development. Bob Flikkema, 1823 N. Jefferson, provided comments about area wildlife. Scott Chandler responded to the questions, noting that the ponds and culs-de-sac were staying the same and that the condos will be of mid-range quality and market toward an older demographic. The public comment portion of the hearing was closed at 7:25 p.m.

Discussion was held regarding the proposed landscaping. It was noted that the applicant will modify their proposal to comply with the standard.

It was MOVED by McLean and SECONDED by Mattson to recommend that the City Council approve the PUD and final site plan for the North Ridge Estates development subject to compliant landscaping, detailed architectural drawings and lighting details being provided and approved, and an engineering, fire department, and DPS review. All members present voting yes; motion carried.

It was MOVED by McLean and SECONDED by Lyke to adopt the 2026 regular meeting schedule as presented. All members present voting yes; motion carried.

New Business:
Meeting
Schedule for
2026

The JPC reviewed and recommended amendments to the mixed-use district for approval by the city council and township board. The JPA will meet later this month.

Old Business
JPA/JPC Update

A request by the city council regarding the keeping of chickens has been added to the work task list. Chairperson Hatfield requested that commissioners review the list and submit their priorities (high, medium, low rankings) to Dan King.

Work Task List

King reported that the St Rose of Lima site plan had been added to the tracker.

Tracking Terms
and Conditions

Summer Robertson spoke on behalf of allowing more chickens in the city.

Public Comment

King stated that the city is working on a planning project for the W. State Street corridor.

Staff Comments

Moyer-Cale stated that the W State Street Corridor Steering Committee would be meeting on Friday and that a “state of the corridor” presentation will be given to the city council at their regular meeting on Monday, the 8th. Planning Commission members were encouraged to attend or watch the recording.

**Commission
Comments**

It was MOVED by Tossava and SECONDED by Lyke to adjourn the meeting. All members present voting yes; motion carried. The meeting was adjourned at 7:43 p.m.

Adjournment

Respectfully submitted,

Sarah Moyer-Cale,
Secretary