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

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

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

3. Pledge of Allegiance.

Motion by Dickinson, second by Baker to empanel Anger and Hook for the meeting.

All ayes: Motion carried

4. Approval/Additions/Deletions to Agenda.

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

All ayes: Motion carried

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

Motion by Hook, second by Baker, to approve the minutes of the August 18, 2026, ZBA Meeting.

All ayes.

Motion carried.

6. Public Hearings:

A. Public hearing to hear comments and make a determination on a variance from Section 90-474(b)(1) by Marvin Helder of MJH Enterprises, LLC of 134 E. Court Street, Hastings, Michigan 49058, that if granted would allow construction of a multi-family residential building in excess of the zero- feet to five-feet maximum setback or “build to line”.

King gave a synopsis of the variance request, briefly explained the variance standards, and stated that with five members present, an approval or denial of the request would require at least three votes.

Marv Helder briefly explained information contained in the appeals application that he submitted.

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

Marv Helder stated that depending on the outcome of the variance request, he will need to return to the Planning Commission for further site plan review. Mr. Helder also stated that there is a restrictive covenant on the parcel as a result of the underground storage tanks that were removed after closure of the former gas station.

Vice-Chair Mattson closed the public hearing at 7:15 PM

Mattson solicited discussion from the board regarding the variance request.

Anger referenced a restrictive covenant could create practical difficulties for the development of the property. Members discussed the intended residential use compared to business or commercial use and agreed a variance would do substantial justice to both the property owner and surrounding property owners. Mattson stated that the evidence provided by Mr. Helder that there are properties, such as Ace Hardware, that have a vast front setback from Boltwood and that substantial justice would be provided to the applicant by allowing a greater front setback or “build to line”.

Motion by Hook, second by Baker to approve the variance from Section 90-474(b)(1) allowing up to a 36.8 feet front setback or “build to line” from Michigan Avenue for Marv Helder of MJH Enterprises, LLC, and confirm that

that all standards under Section 90-87(a) (1-6) have been weighed, balanced, and satisfied to grant such approval.

Ayes: Anger, Baker, Dickinson, Hook, Mattson
Nays: None

Motion carried by 5 to 0 vote

7. Old Business: None

8. New Business: None

9. Public Comments: None

10. Board Comments: None

11. Adjournment:

Motion by Anger, second by Baker to adjourn the meeting.

All ayes.

Meeting was adjourned at 7:26 PM.

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Bill Mattson Vice- Chair

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Recording Secretary - King