

CITY OF HASTINGS
DRAFT PLANNING COMMISSION MEETING MINUTES
May 1, 2023

The meeting was called to order at 7:01 p.m. by Chairperson Hatfield with the following Commissioners present: Lois Bowers, Jordan Brehm, Chelsey Foster, David Hatfield, Nichole Lyke, Tom Maurer, Jacquie McLean, Sarah Moyer-Cale, and Dave Tossava.

Call to Order

Also present: Community Development Director Dan King, Planning Consultant Rebecca Harvey, DPS Director Tate, and Police Chief Dale Boulter.

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 Maurer that the proposed minutes of the meeting of April 3, 2023 be approved. All members present voting yes; motion carried.

Approval of the Minutes

Chairperson Hatfield noted the ZBA meeting minutes from April 18, 2023 were included in the meeting packet.

Informative Items

The public hearing regarding the special land use application and site plan from the City of Hastings/Barry County Central Dispatch for construction of a 300 ft communications tower at 1037 E. State St. was discussed by the commission. King presented an overview of the application. Stephanie Lehman, Barry County Central Dispatch, spoke on behalf of the application. Lehman noted the need for the tower and why the site was selected. She also answered questions from the Commissioners. Chief Boulter spoke to the Commission regarding the practical need for a tower within the City of Hastings and the challenge faced by law enforcement due to failed radio transmissions.

Public Hearing:
911
Communications
Tower

Harvey provided an overview of the special land use and site plan review. It was noted that the side set back did not meet the requirement in the ordinance but that it could be waived by the Commission. It was also noted that other items for compliance were not provided in writing, but that the Commission could approve the SLU with those items to be approved administratively. Moyer-Cale stated that many of the items noted as performance conditions in the review would be finalized as a part of a future lease agreement between the City and Central Dispatch.

Chairperson Hatfield opened the hearing for public comment at 7:36 p.m. No public provided comments. Chairperson Hatfield closed the public comment period at 7:36 p.m.

It was MOVED by Tossava and SECONDED by Foster to approve the special land use and site plan application contingent upon administrative approval of the yet unsubmitted items noted as performance standards and with a waiver of the side setback requirement. All members present voting yes; motion carried.

New Business:
Set hearing for

It was MOVED by Brehm and SECONDED by Lyke to set a public hearing on June

5, 2023 to accept comment and consider a rezoning request for 1117 S. Michigan from R-s Suburban to R-2 One Family Residential District. All members present voting yes; motion carried. rezoning of 1117 S. Michigan

Harvey provided an overview of general information regarding conditional rezonings in Michigan. It was MOVED by Brehm and SECONDED by Lyke to set a public hearing on June 5, 2023 to accept comment and consider a conditional rezoning request from Green Development Ventures at 1107 N. Ferris St from R-1 One Family Residential to R-2 One Family Residential. All members present voting yes; motion carried. Set hearing for rezoning of 1107 N. Ferris St

King and Harvey presented the proposed ZBA variance criteria noting that the current criteria was out of date and did not represent the effects of several court cases on the subject. Discussion was held. It was MOVED by Maurer and SECONDED by Brehm to set a public hearing on the proposed text amendment on June 5, 2023. All members present voting yes; motion carried. Variance Criteria for ZBA

Moyer-Cale reported that the JPA had met in April and provided the draft meeting minutes to the Planning Commission. The JPC had not met in April. **Old Business:** JPA/JPC Update

King noted that the work task list had been adjusted for completed items. Work Task List

No changes. Tracking Terms and Conditions

Discussion was held regarding the revised draft text for tractor, trailer, and RV parking. It was MOVED by Foster and SECONDED by Tossava to hold a public hearing on the text amendment on June 5, 2023. All members present voting yes; motion carried. Trailer, Tractor, RV Parking Text

Harvey discussed a memo to the Planning Commission regarding 20 and 24 foot driveway widths and the impacts of the sizing on functionality. Tate answered questions regarding the impact of the width on the curb cut and approach size. Discussion was held. It was MOVED by Moyer-Cale and SECONDED by Brehm to defer action and add this issue to the Work Plan as a low priority item. All members present voting yes; motion carried. Driveway Widths

No public comment was received. Public Comment

None. Staff Comments

Maurer commented that the ZBA had a very robust discussion and good exchange of ideas regarding the proposed changes to the variance review criteria. Commission Comments

It was MOVED by McLean and SUPPORTED by Foster to adjourn the meeting. All members present voting yes, motion carried. Meeting adjourned at 8:34 p.m. Adjournment

Respectfully submitted,

Sarah Moyer-Cale,
Secretary

