

HASTINGS PLANNING COMMISSION A G E N D A

Monday June 1, 2026

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** May 4, 2026, Draft Meeting Minutes of the Planning Commission Regular Meeting. *
5. **Informative Items:** None
6. **Public Hearings:**
 - A. Public hearing to review and consider site plan and special use permit for a foster care group home for seven or more adults at 1505 N. Church Street. *
7. **New Business:**
 - A. Review and consider a site plan for a Food Truck Park from Ace Hardware at 200 S. Boltwood *
8. **Old Business:**
 - A. Receive JPA / JPC Update.
 - B. Consider Planning Commission 2026 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
PLANNING COMMISSION MEETING MINUTES
May 4, 2026

The meeting was called to order at 7:00 p.m. by Chairperson Hatfield with the following Commissioners present: Levi Bolthouse, Scott Darling, David Hatfield, Bill Mattson, Jacquie McLean, Sarah Moyer-Cale, David Tossava, and Tom Wiswell. Student member Meredith Ansoerge was also present. Nichole Lyke arrived at 7:02 p.m.

Call to Order

Absent: None.

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

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 Tossava and SECONDED by Mattson to approve the April 6, 2026 meeting minutes as presented. All members present voting yes; motion carried.

Approval of the Minutes

None.

Information

King and Harvey presented an overview of the application and planning report. Scott Chandler was present and spoke on behalf of the application. The hearing was opened for public comment at 7:10 p.m. Reverend Ken Scheck, 1835 Briar Hill Dr, noted that he likes the revised layout for the site. Daryl Smith, 1831 N. Jefferson, asked about the price range for housing. Public comment was closed at 7:17 pm.

Public Hearing:
Final Site Plan &
PUD for
Thornapple
Meadows

Chandler commented that the price range for the condos would be market rate. He stated that they would add the required shrubs.

It was MOVED by Mattson and SECONDED by Tossava to recommend to the City Council that they approve the final PUD and site plan with the following contingencies:

- The area around the condos be used as the required open space
- The required shrubs be added to the plan for compliance with front yard landscaping requirements
- Final review and approval by DPS and the Fire Department

All members present voting yes; motion carried.

Harvey presented her findings from the staff report, also noting that she was mistaken regarding the landscape requirement and that the comment from the report does not apply. Getty and Jore spoke on behalf of the application. The public comment portion of the hearing was opened at 7:36 p.m. Diane Barlow

SLU for 901 W.
Green
Community
Garden

Hanes commented that her parents live near the development and wanted to know how deep into the lot the construction was going. Public comment was closed at 7:38 p.m. The locations of the walking paths were displayed.

It was MOVED by Bolthouse and SECONDED by Lyke to approve the special land use and site plan for the community garden at 901 W. Green Street, contingent upon final engineering review by the city, a compliant lighting plan, and that this be considered for planning and zoning purposes as a single site with the primary hospital site. All members present voting yes; motion carried.

It was MOVED by Tossava and SECONDED by Mattson to schedule a public hearing for June 1, 2026 at 7:00 p.m. to review and consider the site plan and special land use permit for a foster care group home for seven or more adults at 1501 N. Church Street. All members present voting yes; motion carried.

New Business:
1505 N. Church
schedule hearing

Hatfield noted that the JPA met in April and discussed the Meijer project. The JPC will consider the Meijer site plan and SLU request for the gas station at their June meeting.

Old Business
JPA/JPC Update

King noted that the Master Plan review should be added to the work task list as a priority project.

Work Task List

An explanation of the tracker rankings was received. Essentially, the projects tied for priority.

Tracking Terms
and Conditions

None.

Public Comment

None.

Staff Comments

Moyer-Cale stated that she will not be present for the next meeting.

**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 7:52 p.m.

Adjournment

Respectfully submitted,

Sarah Moyer-Cale,
Secretary

City of Hastings

NOTICE OF PUBLIC HEARING ON A SPECIAL USE PERMIT FOR 1505 NORTH CHURCH 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 a Special Use Permit and Site Plan Review from New Leaf Management, LLC to increase the number of adult foster care residents from six (6) to eight (8) at 1505 N. Church Street, Hastings, Michigan 49058. The public hearing will be held at 7:00 PM on Monday June 1, 2026, 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.gov 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.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.

Linda Perin
City Clerk

Please publish in the May 14, 2026, edition of the Hastings
Banner.



SITE PLAN
 1" = 10'-0"

SITE NOTES:
 -PARCEL NUMBER: 55-055-023-50
 -SITE IS LISTED AS 0.32 ACRES.
 -ZONE: R-1 RESIDENTIAL
 -SETBACKS ARE TO BE CONSISTENT WITH SURROUNDING CHARACTER
 -EXISTING BUILDING: NO CHANGES PROPOSED

SITE DESCRIPTION:
 -CITY OF HASTINGS LOT 45 HASTINGS HEIGHTS & 1/2 OF THE 33 FT ALLEY ON THE E SIDE & 1/2 OF THE 33 FT ALLEY ON THE SOUTH SIDE.

LINE LEGEND

GAS SERVICE LINE	
WATER LINE	
ELECTRICAL SERVICE LINE	
EXISTING FENCE	
PROPERTY LINE	

Project:

Documentation for:
Turning Leaf Hickory
 1505 N Church St. Hastings, MI 49058

Rev. Date:	
Rev. Date:	
Rev. Date:	
Rev. Date:	
Rev. Date:	
Rev. Date:	
Issue Date:	04-30-2026
Schley Nelson Architects	
Project No.	

25-131

Sheet Name:
 SITE PLAN

Sheet No.
C101

May 19, 2026

Bolthouse Merchandising Corp consents to the site plan as emailed on May 18, 2026 for a proposed food truck park

Levi Bolthouse
CEO Bolthouse Merch Corp



June 1, 2026

Planning Commission
 City of Hastings
 201 W. State Street
 Hastings, Michigan

Applicant: Ace Hardware

Property: 200 S. Boltwood

Zoning: B-1 Central Business District

Request Site Plan Review – for Food Truck Park

- Subject site is a portion of a large retail store parking lot.
- Applicant proposes the establishment of Food Truck Park with up to then (10) food trucks.
- A review of the proposal shall be guided by Division 90-IX-9 Food Truck/Food Truck Park, Sections 90-916 and 90-917, and Division 90-VI-12 B-1 Central Business Zoning District.

Site Plan Review

Section 90-474 District Regulations

	Permitted/Required	Proposed
Minimum Lot Size	None	NA
Min Building Setbacks	Front 0' to 20'	NA
	Side 0'	NA
	Rear 12 ft	NA
Max Building Height	40 feet	NA

Section 90-916 Food Truck/Food Truck Park Scope

Required	Proposed
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 90-917 – Standards.	Private Property

Section 90-917 Standards

Required	Proposed
Location. A food truck may be located and operated on property with or without a principal use/building.	Retail Store Parking Lot
District regulations. Lot area, lot width, setbacks and any other dimensional requirement of the zoning district shall apply.	Compliant
Parking Section 90-924- 243 spaces provided. 173 spaces are required for store operations. 32 spaces occupied by food truck park. 38 parking space surplus.	Compliant
Separation. A food truck shall not be located within 150 feet of a permanent business with a food license during the permanent business hours of operation.	Compliant
Traffic. A food truck shall be located and operated in such a manner so as not to interfere with pedestrian or vehicular traffic	Compliant
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.	Food Truck Specific
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.	Proposed Daylight Operations 4:00 PM to 8:00 PM

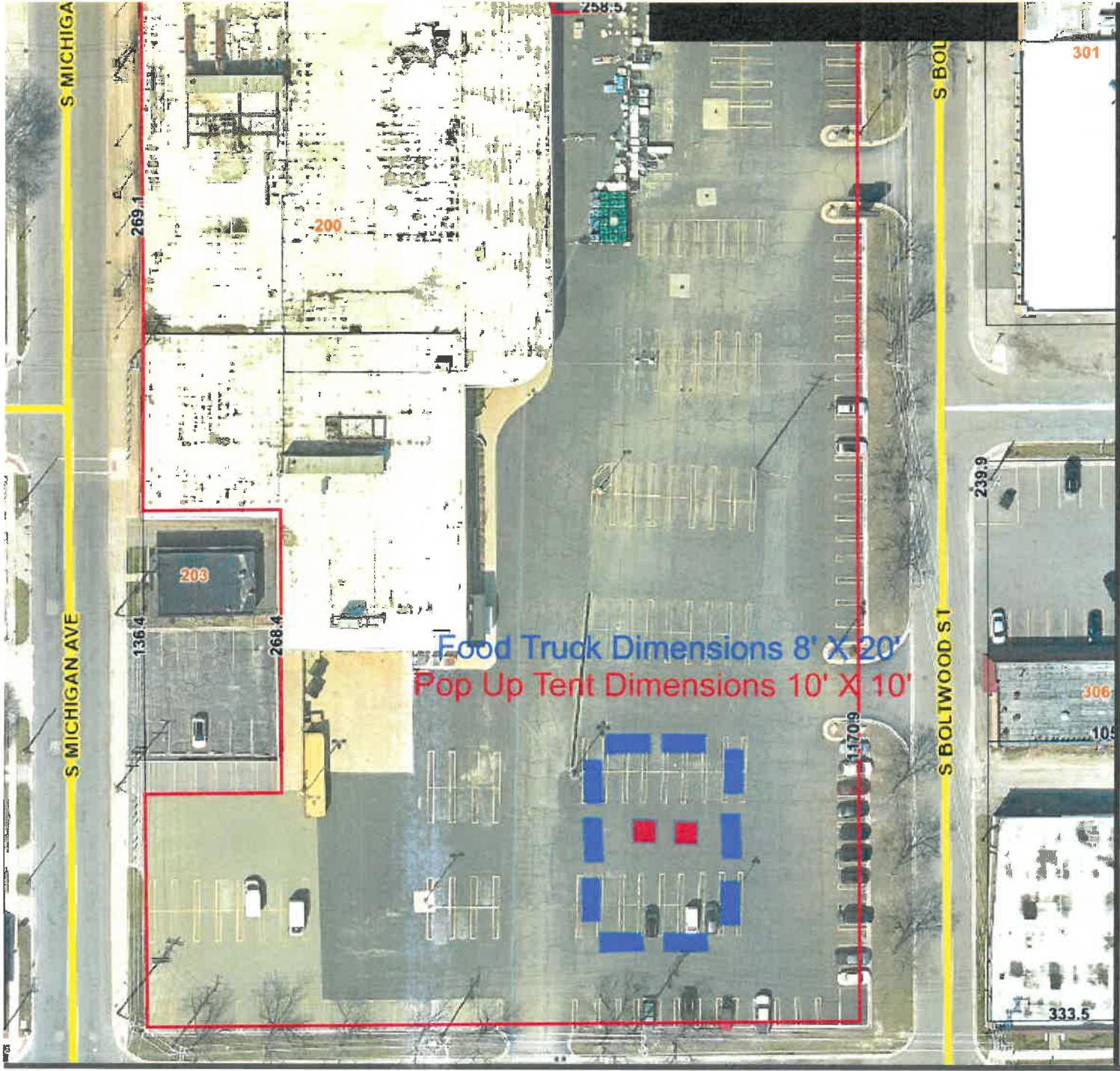
Summary:

- The hours of proposed operation are 4:00 PM to 8:00 PM. Hours are consistent with other retail and restaurant operations in the vicinity.

- Standards for site plan approval consistent with Section 90-474 – B-1 District Regulations, 90-916, and 90-917 – Food Truck/Food Truck Park Scope and Standards.

Dan King

Community Development Director/Zoning Administrator



Food Truck Dimensions 8' X 20'
Pop Up Tent Dimensions 10' X 10'

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City of Hastings
Planning Commission
Work Tasks for 2026
STATUS REPORT FOR JUNE 2026

1. Consider development of “Complete Streets” ordinance or policy and review subdivision text regarding street width.
2. Review zoning map for consolidation/simplification. Review to include, but not be limited to, Action Items identified in the GAP analysis of the Master Plan. **Planning Consultant Harvey to provide recommendation.**
3. Review Division 90-IX-6 Open Space Preservation Projects for lot size, cap limits, and other regulations. Master Plan action item. Open for discussion in 2025.
4. Review Section 90-425 and others requiring Planning Commission approval for parking reduction and Section 90-472(1) to consider increasing distance from municipal parking lots from 300 feet to 500 feet for off-street parking requirements. Master Plan action item.
5. Review live-work standards for occupancy and total square footage adjustments. Master Plan action item.
6. Review landscape buffer requirements between multiple family zones and the B-1 district for waste of developable space. Master Plan action item.
7. Review Article 90-VII Planned Unit Development for complete amendment consideration.
8. 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. **Refer to Housing Committee for discussion.**
9. Review text regarding multi-family dwellings for possible modification. Master Plan action item.
10. Review and consider text amendments to Section 90-835 (d) regarding the keeping of chickens per the City Council’s referral.

11. Review Master Plan for five-year update.

Items highlighted in **green** are currently under consideration by the Planning Commission.

Items highlighted in **yellow** are currently under consideration by the Housing Committee.

Items highlighted in **red** require no further action at this time.

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
Meadowtone Mobile Home Park 1812 Lavender Drive Maintenance Building	1.13.22	1.13.22	1.13.22	Approved	Refuse disposal enclosure Landscaping Driveway width Elevations to be reviewed for façade Sidewalk installation prior to COI	
420 E Mill Street PUD 328 and 420 E. Mill Street	5.30.23	5.31.23	5.31.23	Approved	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.	

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
Woodlawn Meadows Retirement Village II 1813 N. East Street	9.17.24	9.17.24	11.04.24	Approved	<p>The modified lot sizes (7,700 sq ft - 18,000 sq ft) and lot widths (56-66 ft) are approved as proposed and the ordinance authorizing the proposed PUD will list the modified requirements</p> <p>The zoning notes of the Final Development Plan will reflect the R-1 lot width requirements</p> <p>The 25-foot front, and 25-ft rear, and 15/6 foot side setbacks are approved as proposed and the ordinance for the proposed PUD will list the modified requirements</p> <p>Proposed extension of East Street as private road with 28 feet width and rolled curb. Stormwater management plan, utility system, and private street extension approved by City</p> <p>Master Deed and PUD conform to S/C</p>	
Bachman Fields 900 Bachman Road	2.11.25	2.11.25	4.7.25	4.7.25	Several. See draft ordinance	
Terry Dennison 220 W. Colfax	4.9.25	4.9.25	5.5.25	5.5.25	<p>Proposed plan for refuse disposal</p> <p>Lighting plan</p> <p>Landscape plan</p>	

Site Plan Tracker

Project Name and Address	App and fees paid	Site plans and prints to staff	PC Agenda Date	PC Decision	Conditions for Completion	COI
Broadmoor Motors 1504 S Hanover	8.11.25	8.11.25	9.2.25	9.2.25	Lighting Plan Landscaping plan Parking Space and Locations	
Kevin Anderson 148 E State St	9.4.25	9.4.25	10.6.25	10.6.25	Administrative Review of Façade Materials	
St. Rose of Lima Church 805 S. Jefferson	10.14.25	10.14.25	11.3.25	11.3.25	Compliance with height and lot coverage Compliance with setback requirements Additional tree plantings on east side Compliance with drive/parking design	
Family Farm and Home 760 W. State Street	3.13.25	3.13.25	4.6.26	4.6.25	Written verification from property owner acknowledging Food Truck Park approval ZA contact regarding pedestrian safety and merchandise display.	NO OK
Northridge Estates PUD 1700 N. Jefferson Street Block	3.30.26	3.30.26	5.4.26	5.4.26	Shrubs be added to front yard landscaping requirements	
Corewell Health Pennock Hosp. 901 W. Green Street	4.13.26	4.13.26	5.4.26	5.4.26	Compliant lighting plan	