

CITY OF HASTINGS
DRAFT PLANNING COMMISSION MEETING MINUTES
June 5, 2023

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, Tom Maurer, Sarah Moyer-Cale, and Dave Tossava. Members absent: Lois Bowers, Jordan Brehm, and Jacquie McLean.

Call to Order

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

It was **MOVED** by Tossava 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 Foster and **SECONDED** by Lyke that the proposed minutes of the meeting of May 1, 2023 be approved. All members present voting yes; motion carried.

Approval of the Minutes

None.

Informative Items

Public hearing to review and consider a rezoning request from Jennifer and Randall Sykes at 1117 South Michigan Avenue from R-S Suburban Residential to R-2 One Family Residential. Staff presented the application and it was noted that this was the only parcel on the street with R-S zoning. The property borders both R-S and R-2 zoned parcels. The rezoning would be consistent with the city's Master Plan.

Public Hearing:
Rezoning request at 1117 S. Michigan Ave from RS to R2.

Chairperson Hatfield opened the floor to public comment at 7:09 pm. No comment was received. The public comment portion was closed at 7:09 pm.

It was **MOVED** by Foster and **SECONDED** by Lyke to recommend approval of the rezoning request of 1117 South Michigan Ave from R-S to R-2 to the City Council. All members present voting yes; motion carried.

A public hearing was held to review and consider a conditional rezoning request from Green Development Ventures at 1107 North Ferris Street from R-1 One Family Residential to R-2 One Family Residential. Staff presented the contents of the staff memorandum and noted the applicants offered conditions. Mike West, Land Planning Project Manager for Green Development Ventures, spoke on behalf of the application.

Conditional rezoning request at 1107 N. Ferris from R1 to R2.

Chairperson Hatfield opened the public comment portion of the hearing at 7:22pm. Marva Shumway spoke to the commission regarding the application. She noted concerns about water being shed onto her property as a result of the future development and noted her desire to keep the area a quiet neighborhood. King read two comments received via email in advance of the meeting noting opposition to the project due to potential traffic impacts and perceived financial impacts on housing value and taxes. The applicant noted that they would follow all storm

water management requirements from the city. Chairperson Hatfield closed the public comment portion of the hearing at 7:32 pm.

Discussion was held by the Commission. Commissioners weighed the potential impacts of the development on the character of the neighborhood and building massing. A preference for interspersing the single and two-family housing structures was expressed. The applicant stated that topographical issues and lot dimension standards made it a significant challenge to place duplexes on the end of the cul-de-sac. It was noted that the Master Plan identifies this lot as Core Neighborhood in which R2 zoning would be consistent.

It was MOVED by Moyer-Cale and SECONDED by Lyke to recommend the conditional rezoning of 1107 N. Ferris Street from R1 to R2 with the following conditions:

1. The land shall be developed as a site condominium subdivision with extensions of N. Ferris Avenue and Williams Street.
2. The site condominium subdivision will include a total of 18 units with 5 units dedicated to single family detached homes and 13 units dedicated to two family dwellings (duplexes).
3. All units will meet the minimum lot area and width standards for the R-1, One Family Residential zoning district which are 9,990 square feet and 75 feet of lot width (single family dwellings) and 13,000 square feet and 99 feet of lot width (two family dwellings/duplexes).
4. All units will meet the minimum building setback standards for the R-1, One Family Residential zoning district.
5. All dwellings constructed shall be connected to the public sanitary sewer and public water supply system.
6. Sidewalks shall be installed along both sides of the streets.

Voting yes: Foster, Tossava, Lyke, Moyer-Cale

Voting no: Hatfield, Maurer

Motion carried.

The public hearing for text amendment to Chapter 90, Article 90-III, Section 90-87 concerning variances was held. The amendment would modernize the ZBA's variance criteria and represent the effects of several court cases on the subject.

Text amendment re: ZBA variance criteria

Chairperson Hatfield opened the public comment portion of the hearing at 8:09 pm. No public comment was received. The comment portion was closed at 8:09 pm.

It was MOVED by Tossava and SECONDED by Foster to recommend approval of the text amendment to the Hastings City Council. All members present voting yes; motion carried.

A public hearing was held to consider amending Chapter 90, Article 90-I, Section 90-1 Definitions to add the definition of a large single rear axle truck, and amending Chapter 90, Article 90-VI, Division 90 VI – 14 D1 Industrial District,

Trailer, Tractor, RV Parking Text

Section 90-553 to add subsection (g), and amend Chapter 90, Article 90-X Off Street Parking, Section 90-929.

Chairperson Hatfield opened the public comment portion of the hearing at 8:15 pm. No public comment was received. The comment portion was closed at 8:15 pm.

It was MOVED by Tossava and SECONDED by Lyke to recommend the city council approve the text amendment with the addition of “or their designee” after “Police Chief” on section f(2). All members present voting yes; motion carried.

Staff provided background on the highlights of the project as noted in the staff report. Greg Taylor spoke on behalf of the application and introduced members of the development team. It was noted that a lot of information had not yet been provided on the plan so feedback from staff was limited.

New Business:
Preliminary Plan Review for 328 and 420 E. Mill Street – Hastings Mill Project

It was MOVED by Maurer and SECONDED by Lyke to set a public hearing for the PUD amendment and site plan on July 3, 2023 at 7:00 pm. All members present voting yes; motion carried.

Old Business:
JPA/JPC Update

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

King noted that the driveway widths matter had been added to the work task list as requested.

Work Task List

The 911 communications tower project has been added to the tracker.

Tracking Terms and Conditions

No public comment was received.

Public Comment

Moyer-Cale stated that the city has a new website, www.hastingsmi.gov.

Staff Comments

Foster noted that the hot dog vendor cart concern was not related to the food truck ordinance because it was on public property and the ordinance passed by the commission was for private property only.

Commission Comments

It was MOVED by Maurer and SUPPORTED by Foster to adjourn the meeting. All members present voting yes, motion carried. Meeting adjourned at 8:56 p.m.

Adjournment

Respectfully submitted,

Sarah Moyer-Cale,
Secretary