

**CITY OF HASTINGS**  
**PLANNING COMMISSION MEETING MINUTES**  
**July 6, 2026**

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

**Call to Order**

Absent: Levi Bolthouse, Scott Darling, and David Hatfield

Also present: Planning Consultant Rebecca Harvey, Community Development Director Dan King, and Assistant City Manager Hana Jaquays

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 Mattson and SECONDED by McLean to approve the June 1, 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. It was noted that a single-family home historically occupied the lot, that it is much smaller than a typical residential lot, and that it is not an appropriate size for apartments.

**Public Hearing:**  
203 E High Street  
Rezoning from  
AO to R2

The hearing was opened for public comment at 7:08 p.m. Michelle Dietz asked about the zoning of a nearby property. Public comment was closed at 7:09 pm.

The Planning Commission discussed the application and determined the following findings of fact:

- That the request is consistent with the City of Hastings Master Plan
- That the use of the property will not adversely impact public services and facilities since it was already served by a single-family dwelling and is already served by infrastructure
- That the requested district is compatible with the land use in the surrounding area
- That the uses allowed in the R-2 district are better suited to the uses in the area than the current A-O zoning is.

It was MOVED by Tossava and SECONDED by Mattson to recommend that the City Council approve an ordinance to rezone 203 E High Street from A-O to R-2 zoning district.

Roll Call Vote:

Ayes: Lyke, Mattson, McLean, Moyer-Cale, Tossava, and Wiswell.

Nays: None

Absent: Bolthouse, Darling, Hatfield

Motion carried.

Greg Helder presented a concept plan for the property at 1200 S. Orchard. He explained that they plan to keep lower-density housing toward the west of the site adjacent to existing single-family and the higher-density housing toward the east. The site plan was not yet complete because the developer wanted to hear feedback on the larger elements of the plan.

Parking, sidewalks, and beneficial open space were discussed. It was noted that the results of the public hearing would inform the commission's final decision. No action was taken.

Moyer-Cale stated that the JPA and JPC both met in June. The JPC approved the site plan and applicable special land use permits for the proposed Meijer store.

King provided the Work Task List and stated that the Housing Committee would be meeting on Thursday to continue their work.

King said New Life Management and Corewell Health had been added to the tracker.

Michelle Dietz spoke in support of the Habitat for Humanity project to be located at 203 E High Street.

None.

None.

It was MOVED by McLean and SECONDED by Wiswell 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

**New Business:**  
Unofficial site plan review for 1200 block of S. Orchard St.

**Old Business**  
JPA/JPC Update

Work Task List

Tracking Terms and Conditions

**Public Comment**

**Staff Comments**

**Commission Comments**

**Adjournment**