

HASTINGS PLANNING COMMISSION A G E N D A

Tuesday September 8, 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** July 6, 2026, Draft Meeting Minutes of the Planning Commission Regular Meeting. *
- 5. Informative Items:** None
- 6. Public Hearings:**
 - A. Public hearing regarding the request for a special use permit and site plan review for construction of a multi-family building at 134 E. Court Street. *
- 7. New Business:**
 - A. Review and consider adoption of the 2026-2031 Community Engagement Plan *
 - B. Review and consider extension of the current Master Plan for an additional five years from 2026 to 2031.
- 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

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 Ansoerge 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

City of Hastings

NOTICE OF PUBLIC HEARING ON THE SPECIAL USE PERMIT FOR 134 E. COURT 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 for construction of a Multi-Family Building at 134 E. Court Street. The public hearing will be held at 7:00 PM on Tuesday September 8, 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 February 12, 2026, edition of the
Hastings Banner.

Proposed 2 Bedroom Court Street Townhomes

134 East Court Street, Hastings, Michigan 49058

GENERAL NOTES

1. CONTRACTOR TO SITE VERIFY ALL SITE CONDITIONS AND COORDINATION OF ALL DIMENSIONS OF THIS DRAWINGS. IF ANY CONFLICTS OCCUR DURING CONSTRUCTION THE CONTRACTOR IS TO NOTIFY OWNER OR OWNER'S REPRESENTATIVE BEFORE PROCEEDING.
2. STRUCTURAL DRAWINGS TO BE PROVIDED BY OTHERS. ANY STRUCTURAL NOTES ON THESE DRAWINGS TO BE VERIFIED AND APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
3. CONTRACTORS AND SUB-CONTRACTORS ARE TO NOTIFY OWNER OR OWNER'S REPRESENTATIVE BEFORE CUTTING INTO, DRILLING OR OTHERWISE CHANGING ANY STRUCTURAL ELEMENT BEFORE PROCEEDING. ANY ISSUES CREATED BY CHANGING ANY STRUCTURAL ELEMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR THAT DID THE MANIPULATION.
4. ALL WORK SHALL BE DONE TO THE "BEST PRACTICE" QUALITY STANDARDS OF THE INDUSTRY AND IN A PROFESSIONAL WORKMANSHIP MANNER.
5. ALL WORK TO BE DONE TO THE CODE REQUIREMENTS/PRACTICES OF ALL GOVERNING BODIES WITH JURIDICION OVER PROJECT.

SITE/GRADE/CONCRETE WORK

1. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE ADEQUATE DRAINAGE AWAY FROM THE STRUCTURE WITH BOTH SOIL AND CONCRETE FINISH GRADES. CONCRETE CONTRACTOR TO WORK WITH EXCAVATION CONTRACTOR TO INSURE PROPER DRAINAGE.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE COMPACTED SUB GRADES/FINISH GRADES/ AND WELL DRAINED BACKFILLS PER ACCEPTED INDUSTRY STANDARDS AS REQUIRED FOR THE EXISTING SOIL CONDITIONS.
3. CONCRETE USED SHALL BE A MIN. OF A 6 SACK MIX RATED TO 4200 PSI. ANY VAPOR BARRIER/CONTROL JOINTS OR EXPANSION CONTROL ARE THE RESPONSIBILITY OF THE CONTRACTOR, SCOPE OF WORK TO BE INCLUDED IN CONTRACTOR'S QUOTE.
4. ALL AREAS TO RECEIVE WALL PLATES TO BE PROVIDED WITH INSET ANCHOR BOLTS PER CODE.
5. ALL FOOTINGS TO BE KEYED INTO EXISTING SOIL BY 2".
6. PROVIDE 4" PERFORATED SOCK DRAIN TILE AROUND OUTSIDE OF FOOTINGS AS REQUIRED/NEEDED FOR DRAINAGE.
7. CONCRETE WALLS: FOR 8' WALLS, PROVIDE #4 REBAR HORIZONTALLY EVERY 3', 5' AND 7' ABOVE TOP OF FOOTING SUPPORT WITH #4 VERTICAL REBAR 4' TO 6' O.C.
8. ALL 8" WALL FOOTINGS TO BE 16" WIDE X 8" DEEP. ALL 6" WALL FOOTINGS TO BE 12" WIDE X 8" DEEP.
9. PROVIDE FOUNDATION BLEEDERS AS NOTED ON FOUNDATION AND OR BASEMENT PLAN.
10. PROVIDE ALL CONCRETE SLABS AS NOTED ON PLANS.

WOOD FRAMING NOTES

1. SEE STRUCTURAL DRAWINGS FOR ROOF TRUSSES, BEAMS, FLOOR SYSTEMS, HEADERS & OTHER STRUCTURAL ELEMENTS.
2. ALL EXTERIOR DOOR HEADERS TO BE SET AT 83-1/4" ABOVE SUBFLOOR & DOORS ARE TO SET ON PANFLASHING WITH 3/4" PADDING BELOW DOOR
3. ALL INTERIOR DOOR HEADERS TO BE SET AT 82-1/2" ABOVE SUBFLOOR.
4. ALL BASE PLATES AGAINST CONCRETE TO BE ANTI-ROT TREATED LUMBER WITH FOAM INSULATION PAD AND SECURED BY ANCHOR BOLTS SET INTO CONCRETE.
5. ALL WALLS/CEILINGs BETWEEN GARAGE & HOUSE TO BE 1-HOUR RATED (FIRE) CONSTRUCTION AS PER MICHIGAN BUILDING CODE.
6. SQUASH BLOCKS TO BE INSTALLED UNDER ALL STACKED BEARING POINTS/POINT LOADS TO TRANSFER LOADS TO FOUNDATION.
7. CONTRACTOR TO VERIFY WITH OWNER OR OWNER'S REPRESENTATIVE LOCATIONS FOR BLOCKING SUPPORT.
8. TYPICAL EXTERIOR WALL FINISH TO BE 1/2" OSB/TYVEC/AND VINYL SIDING UNLESS OTHER WISE NOTED.
9. EXTERIOR SHEATHING TO BE FLUSH WITH EXTERIOR FACE OF CONCRETE WALL - MUST ACCOUNT FOR THE 1/2" OF SHEATHING IN OVERALL FRAMING DIMENSIONS.
10. FRAMING AND SHEATHING FOR FRONT WALL ALONG PORCH TO BE SET BACK 2" FROM FACE OF FOUNDATION WALL FOR PORCH SLAB EDGE SUPPORT.
- CONTRACTOR TO PROVIDE PROPER FLASHING TO INSURE WEATHER TIGHT JOINT.
11. FRAMER TO PUT IN ALL TOWEL-BAR, TOILET PAPER, TOWEL RING AND STAIR RAIL BLOCKING AS NEEDED.
12. FRAMER TO BUILD GARAGE STEPS.
13. FRAMER TO INSTALL BRACES FOR FRONT PORCH OFF TO SIDE TO SUPPORT PORCH ROOF SO THAT CONCRETE STOOP AND STONE CAN BE INSTALLED.
14. FRAMER TO SHEATH UNDERSIDE OF SUN ROOM WITH 1/2" OSB AFTER INSULATION.
15. FRAMER TO INSTALL HOUSEWRAP 1" BELOW TOP OF FOUNDATION WALL.
16. FRAMER TO BUILD AND INSTALL SITE BUILT STAIRS.
17. ALL FRAMING TO BE 16" O.C. FOR WALLS/FLOORS/CEILINGs UNLESS OTHERWISE NOTED. SEE STRUCTURAL DRAWINGS FOR OTHER SPACING.
18. ALL FRAMING SHALL BE PLUMB/SQUARE.
19. FRAMER TO FIX/REPLACE ANY BOWED STUDS

FINISH & MATERIAL NOTES

1. ALL INTERIOR WALL FINISH MATERIAL TO BE 1/2" DRYWALL.
2. ALL CEILINGs WITH 24" O.C. SPACING TO BE 5/8" DRYWALL UNLESS OTHERWISE NOTED.
3. INSULATION AND INCLUDING ATTIC VENTING AND ENERGY SAVING HEAL BLOCKING TO BE PROVIDED BY CONTRACTOR TO MEET ALL CODE REQUIREMENTS.
4. ALL FASTENING SYSTEMS AND PRODUCTS TO BE PROVIDED BY CONTRACTOR AND THEY MUST MEET CODE REQUIREMENT PER SITUATION.
5. ALL FRAMING TO BE 16" O.C. FOR WALLS/FLOORS/CEILINGs UNLESS OTHERWISE NOTED. SEE STRUCTURAL DRAWINGS FOR OTHER SPACING.
6. ALL FRAMING NOT PLUMB/SQUARE IS TO BE CORRECTED PRIOR TO INSTALLATION OF FINISH MATERIAL.
7. ALL WINDOWS/DOORS/EXTERIOR & INTERIOR COLOR SPECIFICATIONS/OTHER PRODUCT SPECIFICATIONS TO BE SPECIFIED BY OWNER. CONTRACTOR TO PROVIDE SAMPLES FOR APPROVAL AS REQUIRED.
8. ALL DETAILS FOR INTERIOR PRODUCTS, CABINETS, PLUMBING FIXTURES, BUILT-IN CABINETS/LIGHT FIXTURES/ WINDOW COVERINGS AND MISCELLANEOUS PRODUCT REQUIRED TO BE PROVIDED BY OWNER. VENDOR TO SUPPLY DETAIL DRAWINGSAND SAMPLES WHEN REQUIRED.
9. INSTALLATION FOR INTERIOR AND EXTERIOR MATERIALS/PRODUCTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED BY THE OWNER.
10. ALL INERIOR TRIM WOOD SPECIFICATIONS AND LOCATIONS (NOT SHOWN ON THE DRAWINGS) TO BE SPECIFIED BY OWNERS REPRESENTATIVE.

ELECTRICAL NOTES

1. ALL POWER OUTLETS TO BE PROVIDED PER CODE, AND AT 18" TOP OF BOX ABOVE FLOOR PER LOCATIONS SPECIFIED BY OWNER.
2. ALL SWITCH CONTROLS TO BE PROVIDED AT 41" TOP OF BOX PER LOCATIONS SPECIFIED BY OWNER.
3. ALL POWER/LIGHTING/UTILITY OUTLETS IN WET LOCATIONS TO BE PROVIDED WITH SAFETY PROTECTIONS PER CODE.
4. LIGHTING LOCATIONS TO BE PROVIDED/SPECIFIED BY OWNER OTHER THAN THOSE REQUIRED BY CODE AT EXITS, ETC.

RELEASE OF LIABILITY

DSN DESIGN SALES AND SERVICES LLC has made every attempt in the preparation of these drawings to be as accurate as possible, however we cannot accept liability against human error and faulty construction practices. The contractor and subcontractors are responsible for all dimensions and other details in the construction of this project. The contractor must conform to all local and state codes. All footings shown must rest on undisturbed stable soil. All dimensions are figured as rough. Example 2x4 being 1-1/2"x3-1/2". All dimensions rule over scale of this drawing.

SINGLE USE COPYRIGHT RELEASE

THESE PLANS AUTHORIZE A SINGLE-USE LICENSE TO CONSTRUCT THIS HOUSE. UNAUTHORIZED USE OF THE PLANS MORE THAN ONE TIME, IS A COPYRIGHT VIOLATION SUBJECT TO PROSECUTION BY FEDERAL LAWS TO THE FULLEST EXTENT. RESALE OF THE PLANS TO A THIRD PARTY, ANYONE OTHER THAN THE ORIGINAL PURCHASER OF THE SINGLE-USE LICENSE,, CONSTITUTES COPYRIGHT INFRINGEMENT AND IS STRICTLY PROHIBITED.

WALL KEY

GLASS PANEL WALL
GLASS BLOCK WALL
EXT. SIDING - WOOD FRAMING - EXT. SIDING
WOOD FRAMED SCREEN WALL
1/2" DRYWALL - INSUL STUD 16" OC - 1/6" OSB - BUILDING WRAP - EXT. SIDING
1/2" DRYWALL - INSUL STUD 16" OC - 1/6" OSB BUILDING WRAP - EXT. SIDING - STONE VENEER
FRAMED WARM WALL 24" O.C.
2 HR FIRE SEPARATION WALL
FRAMED INT. SOUNDWALL
INTERIOR PARTITION WALL 16" O.C.
POST FRAME WALL / POLE BARN WALL
FRAMED BEARING WALL ON FOOTING
D/L WALL W/ INT. FULL WALL ON FROST WALL/FTG
D/L WALL W/ INT. KNEE WALL ON FROST WALL/FTG
WALKOUT WALL ON CONCRETE WALL/FOOTING
ZERO STEP FOUNDATION WALL (REV. BRK. LDG.)
CONCRETE FOUNDATION WALL ON FOOTING
STONE RETAINING WALL WITH CAST CAP

GENERAL STRUCTURAL NOTES

1. ALL DESIGN AND CONSTRUCTION SHALL CONFORM TO THE MICHIGAN RESIDENTIAL BUILDING CODE 2015
2. DESIGN LOADS:
LIVE LOAD: SNOW 35 PSF (GROUND)
WIND: 90 MPH EXPOSURE "B"
SEISMIC: SITE CLASS "A"
DESIGN SOIL BEARING: 1500 PSF SOILS:
3. TRUSS MFGR TO SUBMIT CERTIFIED PLOTS TO BUILDING AUTHORITY.

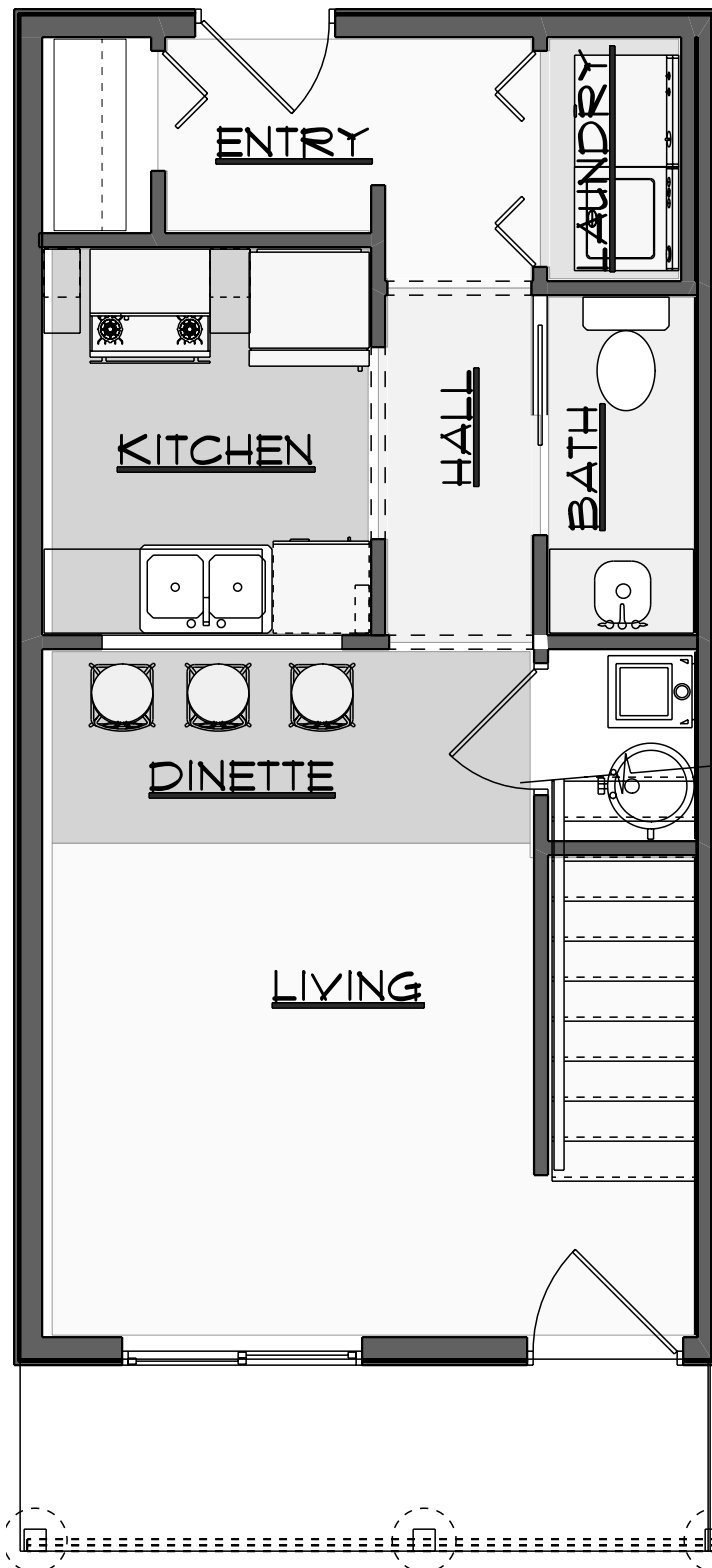
CODE INFORMATION - RESIDENTIAL

DESIGN PARAMETERS:
2015 MRC BUILDING CODE
2021 MRC MECHANICAL CODE
2021 MRC PLUMBING CODE
2023 MRC ELECTRIC CODE
ICC/ANSI A117.1-2017

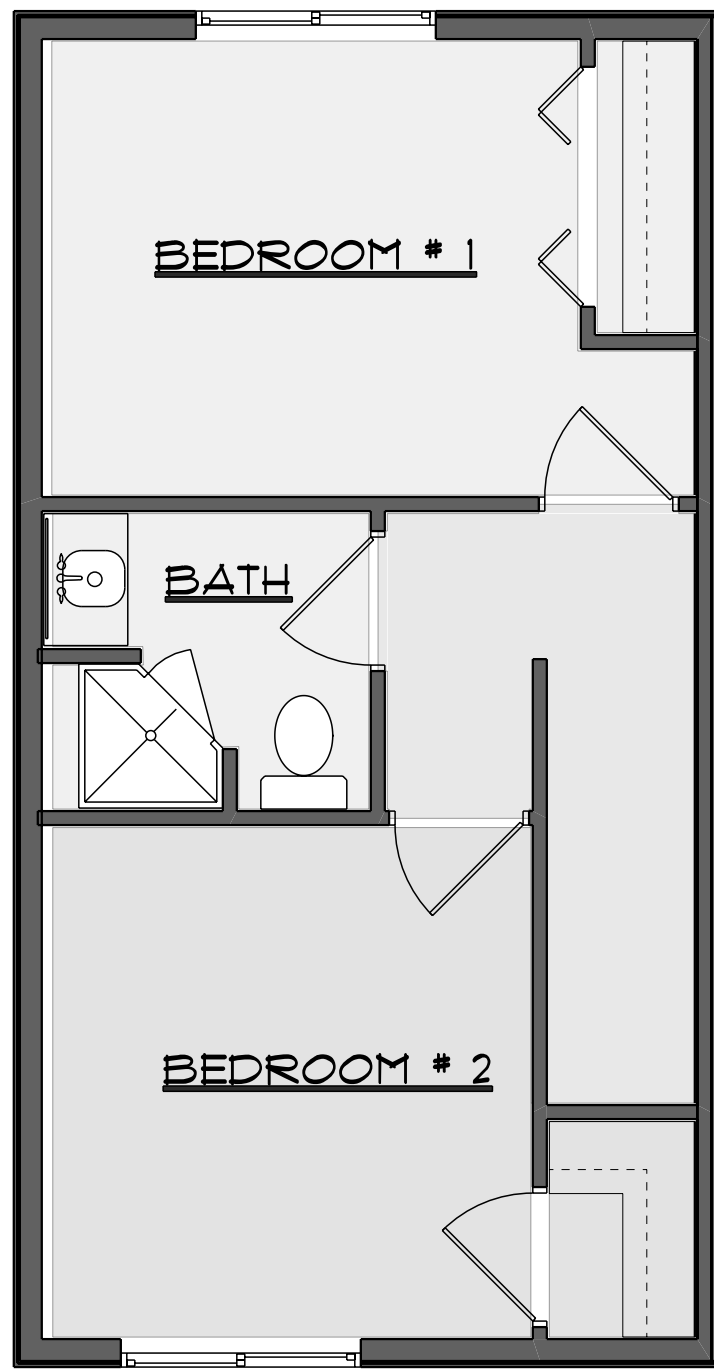
OCCUPANCY:
R-3
CONSTRUCTION:
TYPE 5-B UNPROTECTED
NON-SPRINKLERED
EXT. BEARING WALLS - #2 6PP
ROOF CONST. - WOOD TRUSS
SEPARATION:
NONE

DRAWING TITLE	PAGE #
PROJECT INFORMATION	1
ELEVATIONS	2
2ND FLOOR	3
MAIN FLOOR	4
FOUNDATION	5
ROOF PLAN - FLOOR LAYOUT	6
SECTIONS	7

AREA	SQ. FT.
2nd Floor Finished Area	390 sq ft.
Main Floor Finished Area	390 sq ft.
Sq. Ft. per Unit	780 sq ft.
Total Sq. Ft. (8 units)	6,240 sq ft.



MAIN FLOOR LAYOUT
SCALE: 1/4" = 1'-0"



SECOND FLOOR LAYOUT
SCALE: 1/4" = 1'-0"

1

PAGE #:

PROJECT INFORMATION

SECTION LETTER

SCOTT PLAN

ARCHITECTURAL DESIGN SERVICE

SCALE: As Noted

DRAWN BY: SCOTT NEUBERG

DATE: Wednesday, August 26, 2026

DSN DESIGN & MERIDIAN CONCEPTS LLC

315 N SHERWOOD AVE
PLAINWELL MI 49080
PHONE: 616-318-5654
EMAIL: SCOTT@DSNDSIGN.NET

Proposed 2 Bedroom Court Street Townhomes

134 East Court Street
Hastings
Michigan
49058

YOUR HOME SHOULD TELL THE STORY
OF WHO YOU ARE, AND BE A
COLLECTION OF WHAT YOU LOVE

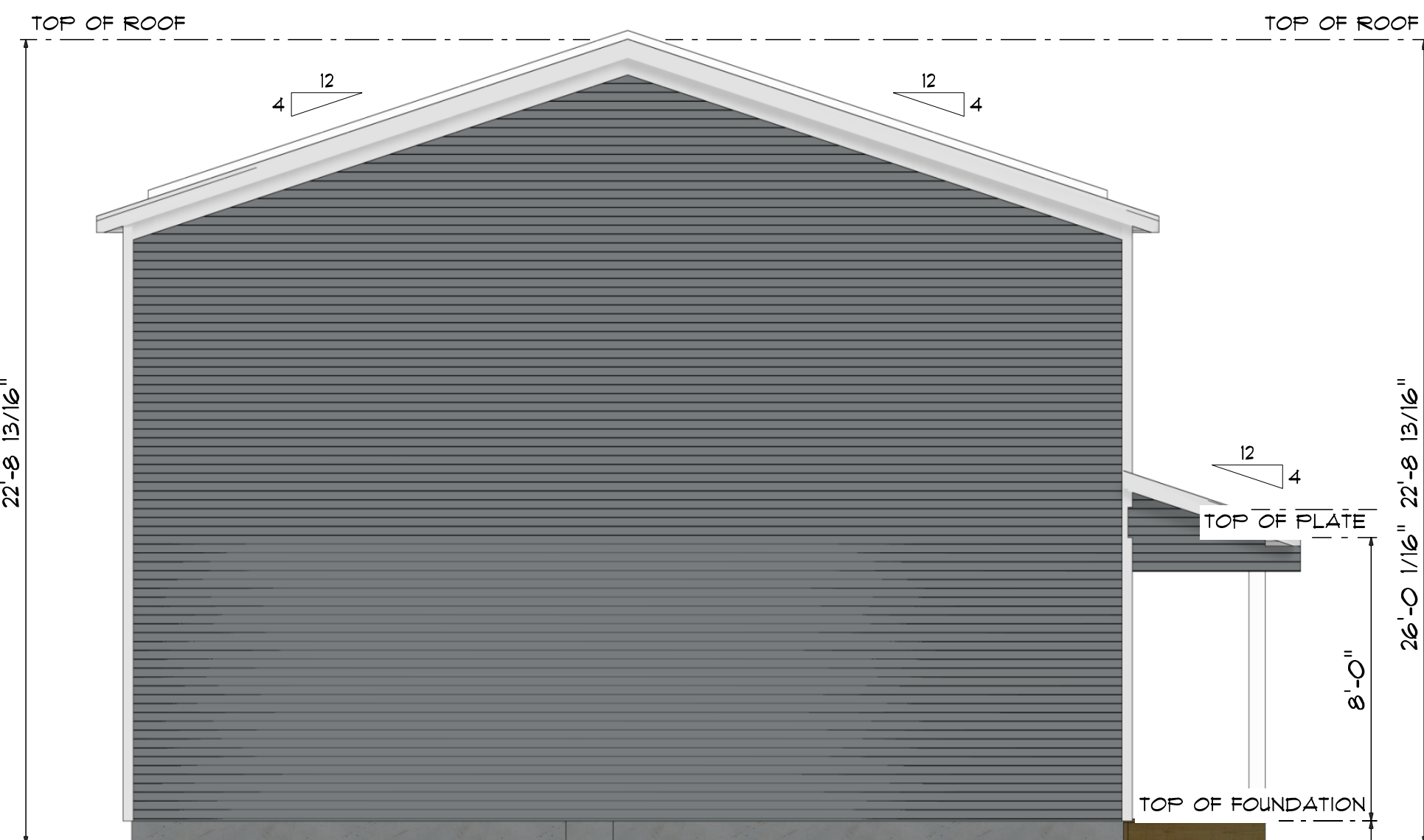
DSN DESIGN

Meridian Concepts LLC



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

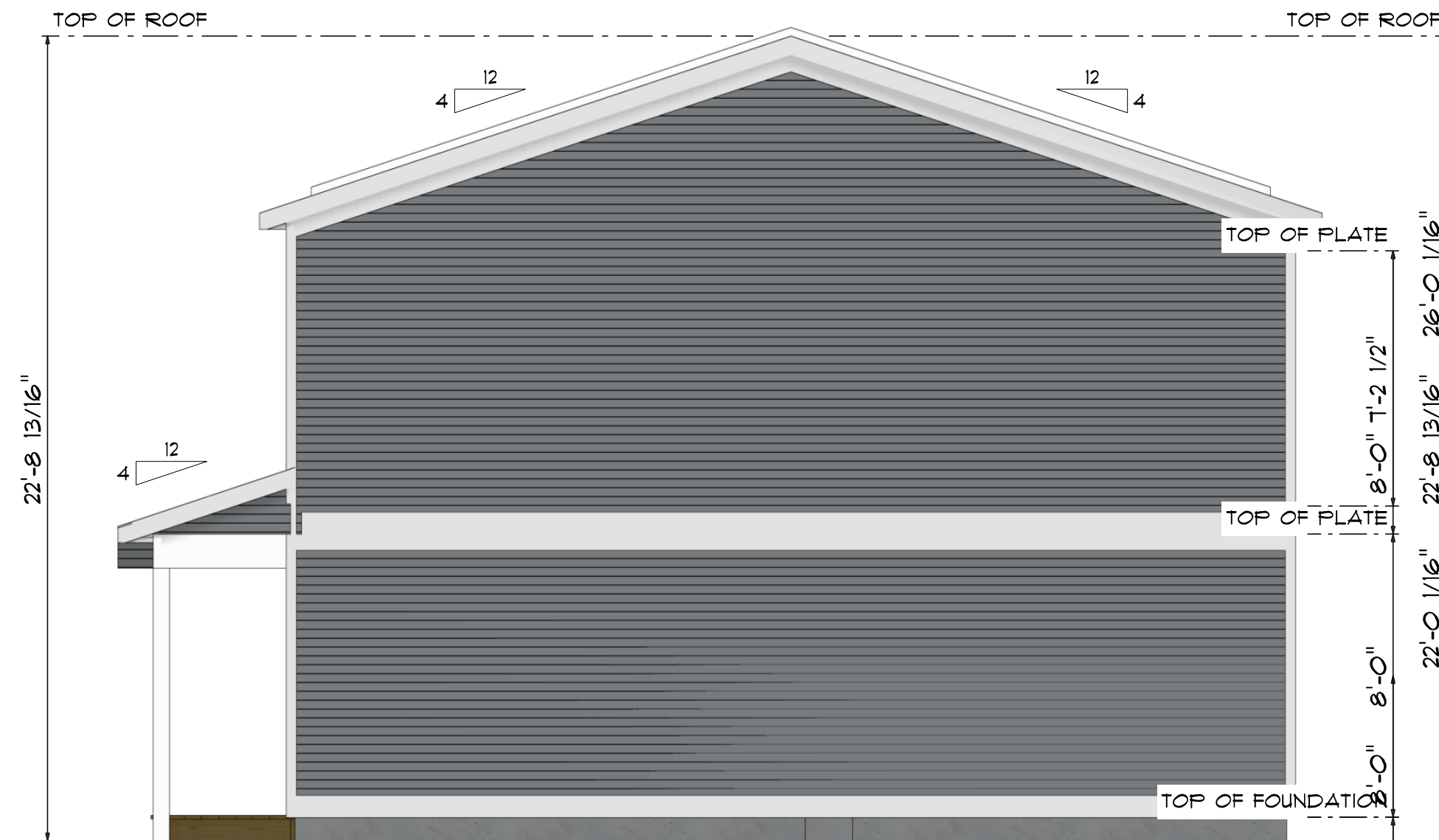
EXTERIOR FINISHES TO BE VERIFIED WITH OWNER:
BASIS OF DESIGN:

LANDMARK 30 SHINGLES
SHINGLE VENT II RIDGE VENT
RHINO ROOF SYNTHETIC UNDERLAYMENT
CT WEATHERGUARD ICE AND WATER

.019 ALUMINUM SOFFIT AND FASCIA
.042 D/4 VINYL SIDING
AZEK PVC TRIMS OR EQUAL
29GA STEEL PORCH CEILING
TYPAR BUILDING WRAP OR EQUAL

WINCORE #500 WHITE VINYL NEW CONSTRUCTION WINDOWS
MASONITE PREFINISHED EXT. DOOR/FRAME

COVERED DECK IS TO BE TREATED PROVIDE
OPTION FOR COMPOSITE DECKING



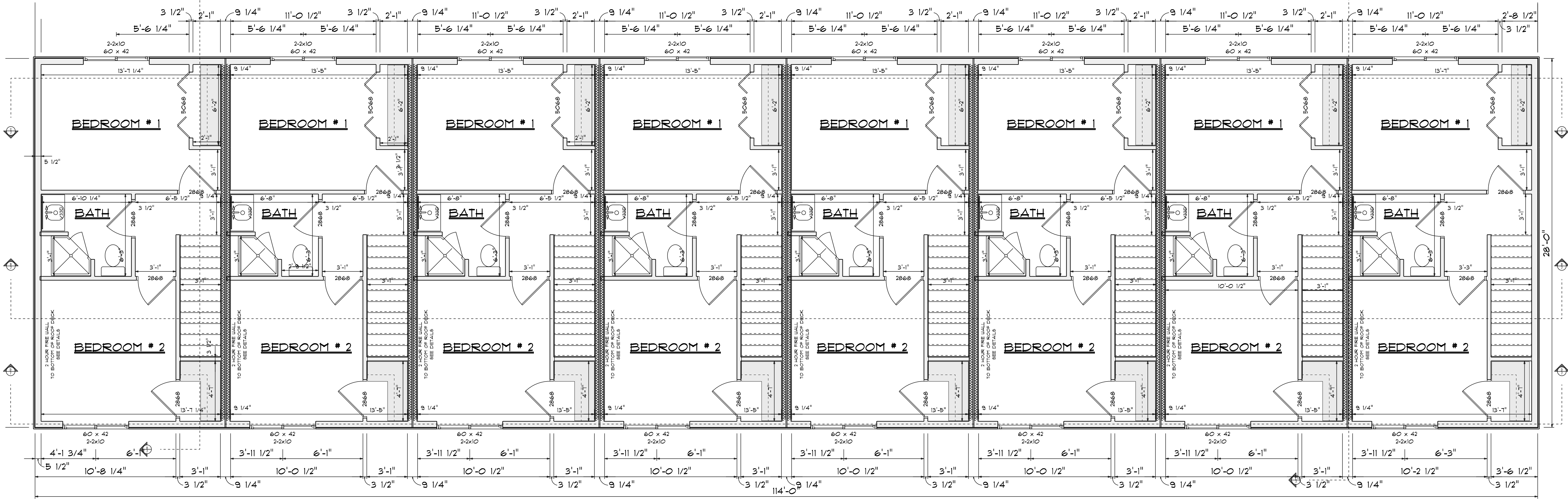
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



SECOND FLOOR

SCALE: 1/4" = 1'-0"

TYPICAL 2X4 SIDING EXTERIOR WALL:
VINYL SIDING
1/16" SHEATHING
AIR BARRIER
2X4 STUDS @ 16" o.c.
R15 BATT INSULATION
1/2" GYPSUM BOARD

1/8" DRIP CAP AT
1X PVC WRAPS AND
BAND BOARDS
2-3/8" ALUM DRIP
CAP

BRKMLD J-CHANNEL
VINYL WINDOW F-CHANNEL
AS NEEDED

TYPICAL 2X4 SIDING EXTERIOR WALL:
VINYL SIDING
1/16" SHEATHING
AIR BARRIER
2X4 STUDS @ 16" o.c.
R15 BATT INSULATION
1/2" GYPSUM BOARD

2x4/SIDING HEADER
AND SILL

SIDING DETAILS COMBINED (2)

SCALE: 3/4" = 1'-0"

BUILT-UP HEADER
INTERIOR CASING
SHIMS AND INSULATION
WINDOW UNIT

WINDOW UNIT
INTERIOR CASING
2X4 SILL PLATE

2x4/SIDING AT SLAB

TYPICAL 2X4 SIDING EXTERIOR WALL:
VINYL SIDING
1/16" SHEATHING
AIR BARRIER
2X4 STUDS @ 16" o.c.
R15 BATT INSULATION
1/2" GYPSUM BOARD
2X4 BOTTOM PLATE
2X10 RING JOIST
WRAP AIR BARRIER
WEATHER TIGHT CAULKING
FILL VOID WITH BATT INSULATION
2X6 SILL PLATE ON SILL GASKET
FASTENED TO FOUNDATION WALL W/
1/2" DIAMETER ANCHOR BOLTS AT 16" o.c.

TYPICAL 8" CONCRETE WALL @
8" CONCRETE
DAMP PROOFING
2X4 STUDS @ 16" o.c.
R15 BATT INSULATION
AIR/VAPOUR BARRIER
1/2" DRYWALL
EXTENT OF
EXCAVATION
BACKFILL
BAND STOP
KEY
CONCRETE
FOOTING
6" GRAVEL (MINIMUM) ON
4" DIA. WEEDING TILE
5/8" POLY VAPOR BARRIER
3-1/2" POURED CONCRETE SLAB
REINFORCING BARS PER
LOCAL BUILDING DEPT.

2x4/SIDING @ FOUNDATION
2x4 FINISHED BASEMENT

TYPICAL 2X4 EXTERIOR WALL:
VINYL SIDING
1/16" SHEATHING
2X4 STUDS @ 16" o.c.
R15 BATT INSULATION
1/2" GYPSUM BOARD

ALUM SILL FLASH
WATER TABLE

TYPICAL 2X4 STONE EXTERIOR WALL:
STONE VENEER
BUILDING WRAP
1/16" SHEATHING
2X4 STUDS @ 16" o.c.
R15 BATT INSULATION
1/2" GYPSUM BOARD

2x4/SIDING HEADER
AND SILL

TYPICAL ROOF:
HIGH DEFINITION SHINGLES
BLB, UNDERLAYMENT
1/16" OSB SHEATHING C/U H CLIPS
PRE-ENGINEERED TRUSSES @ 24" o.c.
R-49 CELLULOSE INSULATION
5/8" DRYWALL

CONTINUOUS AIR VENT BARRIERS @ 24" o.c.
END AT RIDGE - TO BE INSTALLED SO THAT
AIR FLOW IS NOT RESTRICTED
CONTINUOUS EAVE PROTECTION
(2 COURSES)
PRE-FINISHED ALUMINUM GUTTER
& EAVE FLASHING

6" RIBBED
FASCIA

PRE-FINISHED ALUMINUM SOFFIT
FULL VENT EAVES - SOLID GABLES

2x4/SIDING EAVE

TYPICAL 2X4 SIDING EXTERIOR WALL:
VINYL SIDING
1/16" SHEATHING
AIR BARRIER
2X4 STUDS @ 16" o.c.
R15 BATT INSULATION
1/2" GYPSUM BOARD

TYPICAL 2X4 SIDING EXTERIOR WALL:
VINYL SIDING
1/16" SHEATHING
AIR BARRIER
2X4 STUDS @ 16" o.c.
FIBERGLASS INSULATION
1/2" GYPSUM BOARD

DOOR SCHEDULE

PRODUCT CODE	SIZE	HINGE	REVERSED	COUNT	ELEVATION
30x80 2 PANEL 1	2668	R	NO	8	
30x80 2 PANEL POCKET 1-MODIFIED	2668	N	YES	8	
30x80 BIFOLD 1 PANEL 1	2668	L	NO	8	
32x80 2 PANEL 1	2868	L	NO	8	
32x80 2 PANEL 1	2868	R	NO	16	

DOOR SCHEDULE

PRODUCT CODE	SIZE	HINGE	REVERSED	COUNT	ELEVATION
32x80 2 PANEL 1	2868	R	YES	8	
32x80 COUNTRY A 1	2868	R	NO	8	
36x80 COUNTRY A 1	3068	R	NO	8	
34x80 BIFOLD 2 PANEL 2	4668	LR	NO	8	
60x80 BIFOLD 2 PANEL 2	25068	LR	NO	8	

WINDOW SCHEDULE

PRODUCT CODE	SIZE	COUNT	ELEVATION	TYPE
60X42 SLIDER	60 x 42	24		SLIDING WINDOW

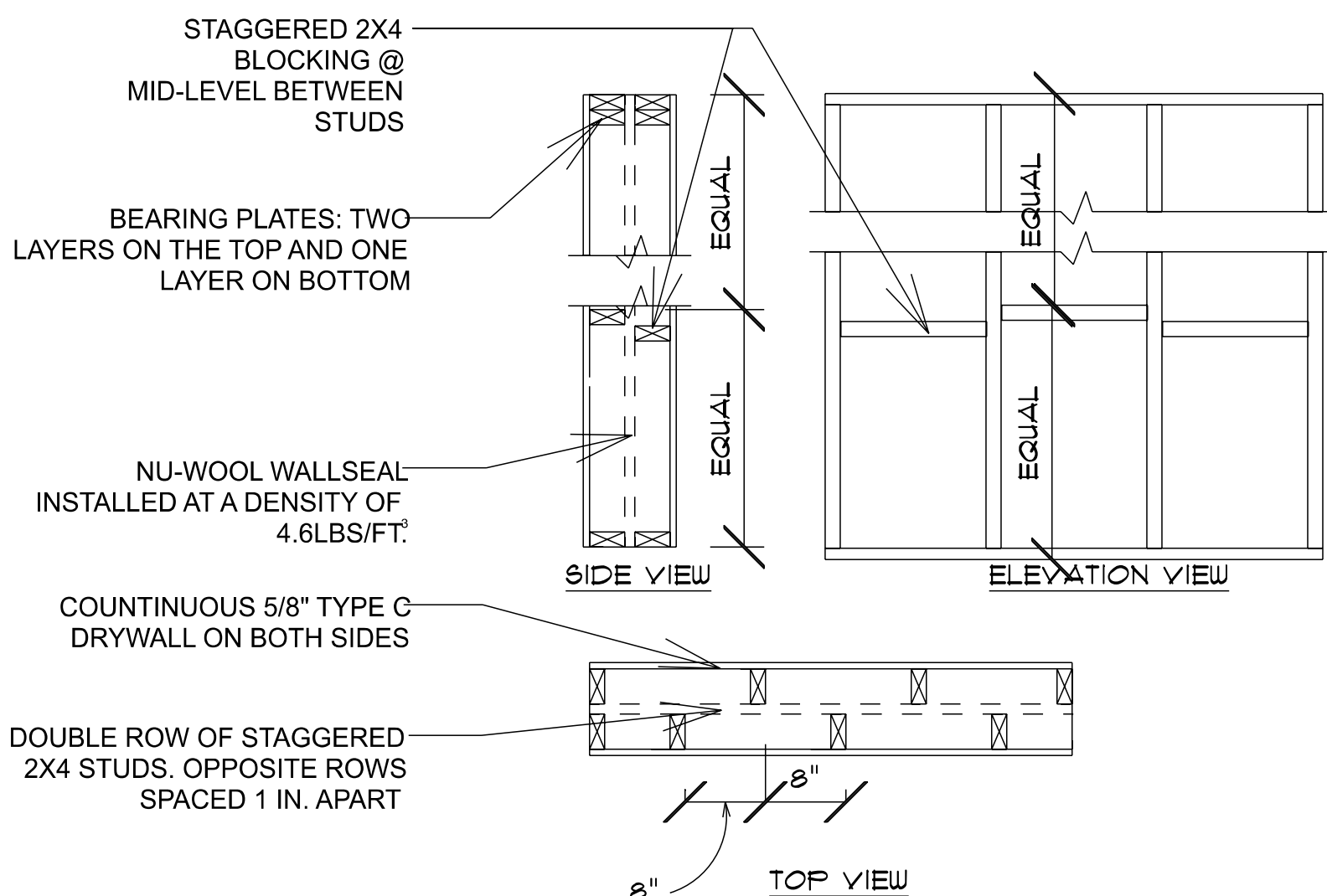


MAIN FLOOR

SCALE: 1/4" = 1'-0"

Framing Notes:

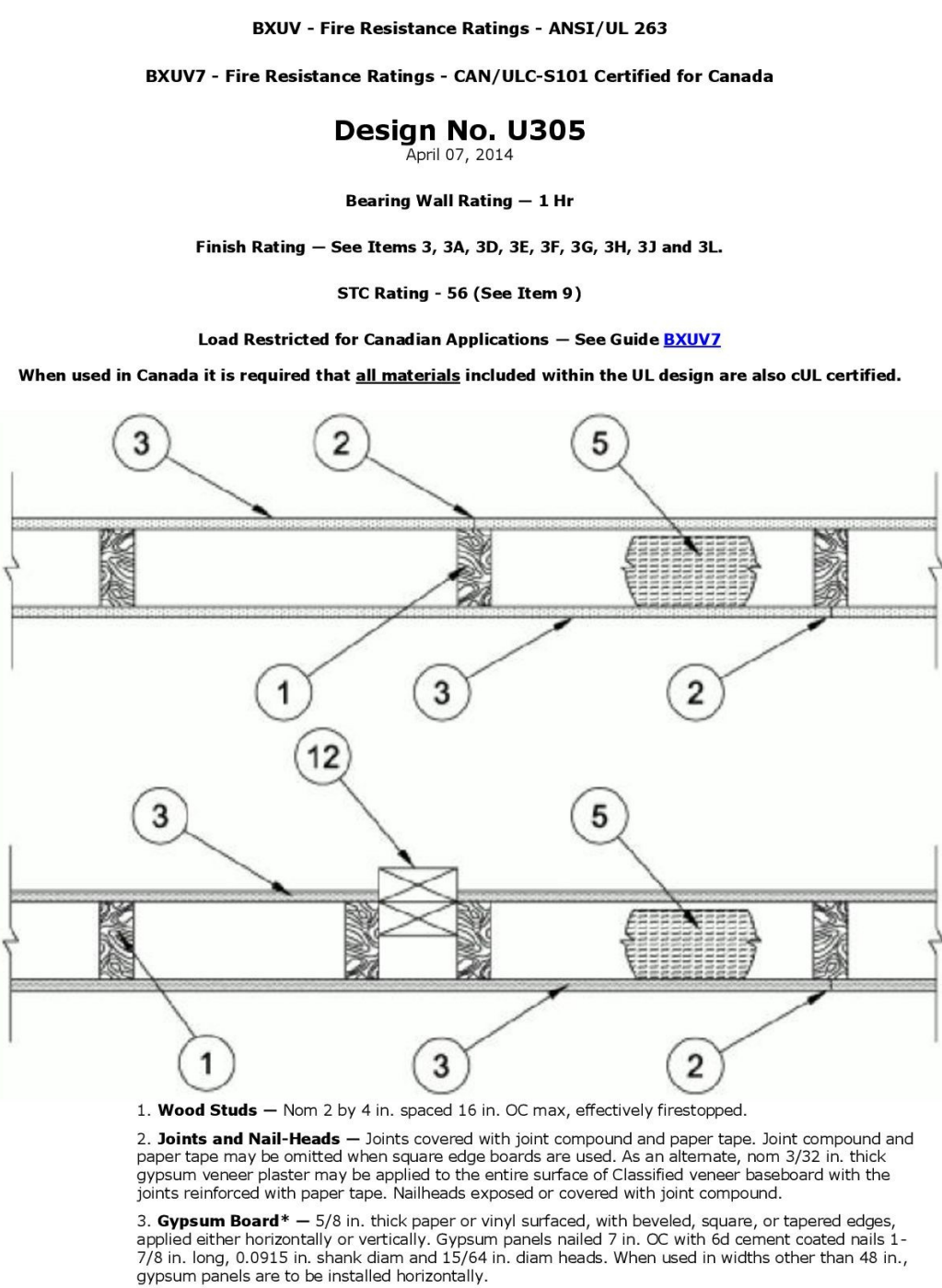
- Dimensions are wood frame to frame, unless otherwise noted and all stud walls are 3-1/2" unless noted otherwise.
- Solid Blocking: Provide horizontal solid blocking for kitchen cabinets, laundry cabinets and closets for shelves/rods.
- Frame inside lower level openings for windows and doors with 1-1/2" framing.
- Any framing in contact with concrete to be treated lumber.
- Main Floor Headers:
Window headers @ 93-1/4" or 83-1/4" above subfloor (see elevations)
Exterior Bearing Door Headers at 83-1/4"
Interior Bearing, Non-load Bearing, and Bi-Pass Door Headers at 82-3/4" for vinyl flooring
or 83-1/4" off subfloor for hardwood, ceramic tile or carpet flooring
Frame all other main floor room opening headers at 93 1/4" off subfloor for all flooring materials.
Frame Bi-pass door widths to dimensions labelled
- Interior partitions shall be 2x4 stud construction with 1/2" gypsum board, unless otherwise noted.
- All tub, shower and kitchen walls where upper cabinets are located shall be constructed at 16" o.c. with Moisture resistant gypsum board at all tub/shower areas and concrete backer board at full height shower bath areas with smooth, hard, and non-absorbant finishes. (Where fire partitions are indicated on plans and rated gypsum board is required, then apply that directly over the studs and overlay the concrete backer board on top.)
- Sheathing shall be 7/16" OSB for exterior walls and covered with Woods building wrap.
- At openings in bearing walls or where openings are 5'-0" or larger, provide double jack studs at each side of opening. Refer to plans for jack stud number for headers at openings larger than 6'-0".



Separation Wall Plan Detail U382 Approved Design w/ Staggered Stud Construction

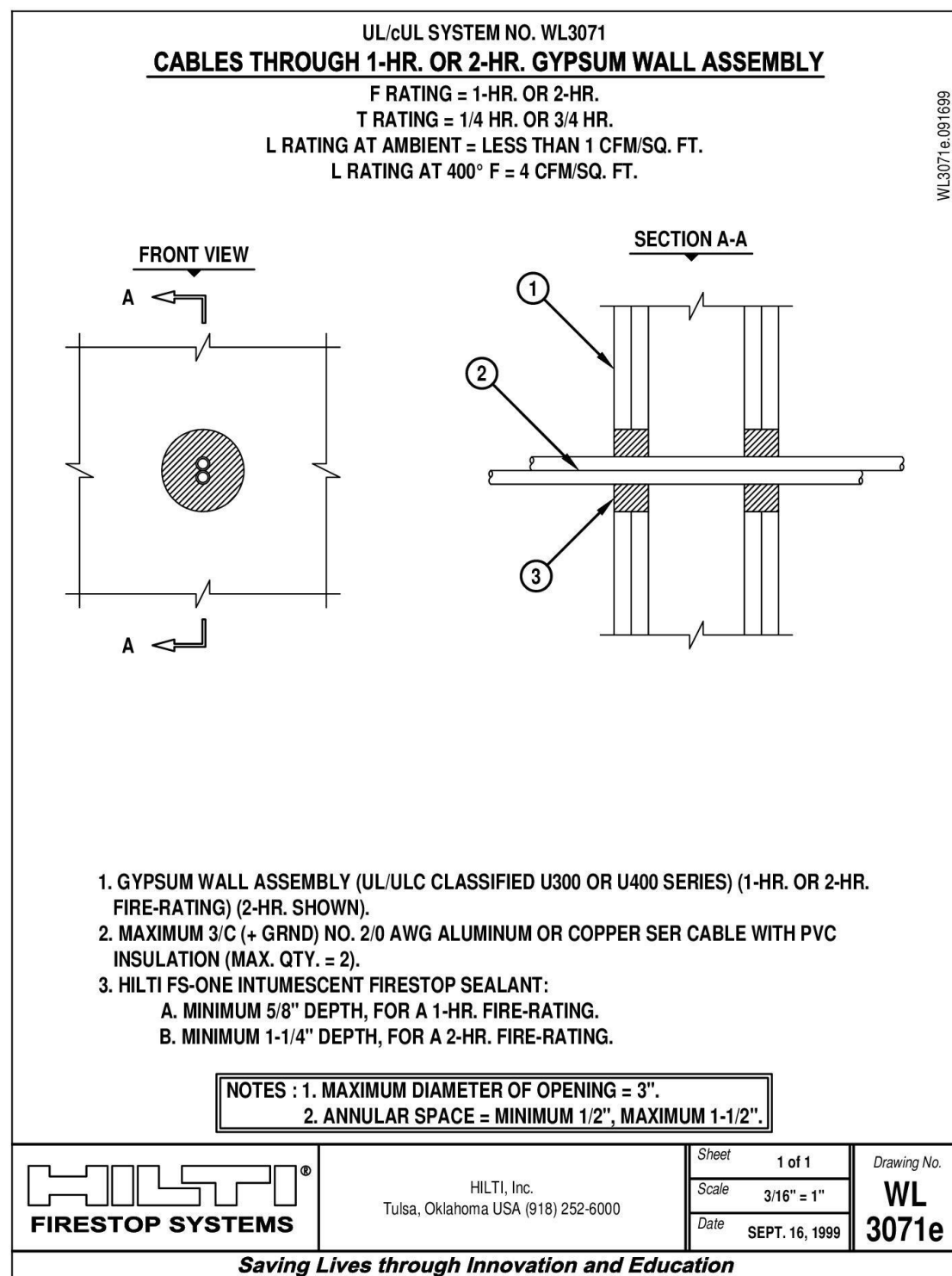
Detail 4

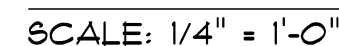
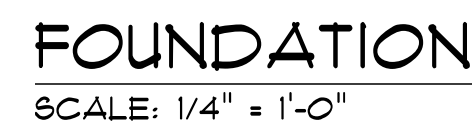
Bearing 1 Hr. Fire Wall



Detail 5

Cables Through 1 or 2 Hr. Gypsum Fire Wall





For SI: 1 inch = 25.4 mm, 1 pound per square inch = 6.895 kPa.

- This table is for use with tables in Section R404.1.3.2 that specify the minimum bar size and maximum spacing of vertical wall reinforcement for foundation walls and above-grade walls. Reinforcement specified in tables in Section R404.1.3.2 is based on Grade 60 steel reinforcement.
- Bar spacing shall not exceed 48 inches on center and shall be not less than one-half the nominal wall thickness.
- For Grade 50 steel bars (ASTM A996, Type R), use spacing for Grade 40 bars or interpolate between Grades 40 and 60.

YS11 – Yield = 25.4 cm², σ_{YS} = 304.8 MPa, 1 pound per square foot per foot = 0.1571 kN/m², 1 pound per square inch = 6.895 kN/m², N/A – Not required

• Section 8.3 in accordance with the Unified Soil Classification System. Refer Table R00.1.

• Table values are based on existing backfill that is compacted to a minimum dry density of 90.00 percent.

• The maximum vertical spacing between horizontal reinforcement shall be equal to the maximum vertical spacing specified in the table permitted in accordance with Section R00.1.3.3.7.6 and Table R.00.1.20.

• The reinforcement shall be installed with a minimum overlap, except for 6-inch nominal walls formed with split face forming systems in which case vertical reinforcement shall be at least 6.40 inches on center.

• Allowable deflection shall be 0.208, where L is the unsupported length of the basement wall in feet.

• Interpretation is not permitted.

• Where walls are vertical and of one or more of unbalanced height, the wall shall be laterally supported at the top and bottom before backfilling.

• Vertical reinforcement shall be located to provide a cover of 1.75 inches measured from the inside face of the wall. The center of the steel shall not vary from the vertical reinforcement location by more than 1/8 inch.

• Concrete cover for reinforcement measured from the inside face of the wall shall not be less than 1.75 inch. Concrete cover for reinforcement measured from the outside face of the wall shall not be less than 1.75 inch.

• DR means design as required in accordance with the applicable building code, or where there is no code, in accordance with ACI 318.

• Concrete shall have a specified compressive strength, f'_c , of not less than 2,500 psi at 28 days, unless a higher strength is required by Footnote (F).

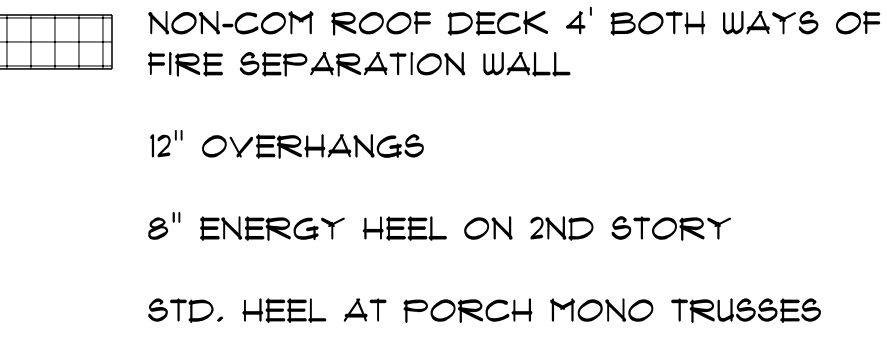
• The reinforcement shall be installed with a minimum overlap, except for 6-inch nominal walls formed with split face forming systems in which case vertical reinforcement shall be at least 6.40 inches on center.

• A plain concrete wall with a minimum nominal thickness of 12 inches is permitted, provided minimum specified compressive strength of concrete, f'_c , is 4,000 psi.

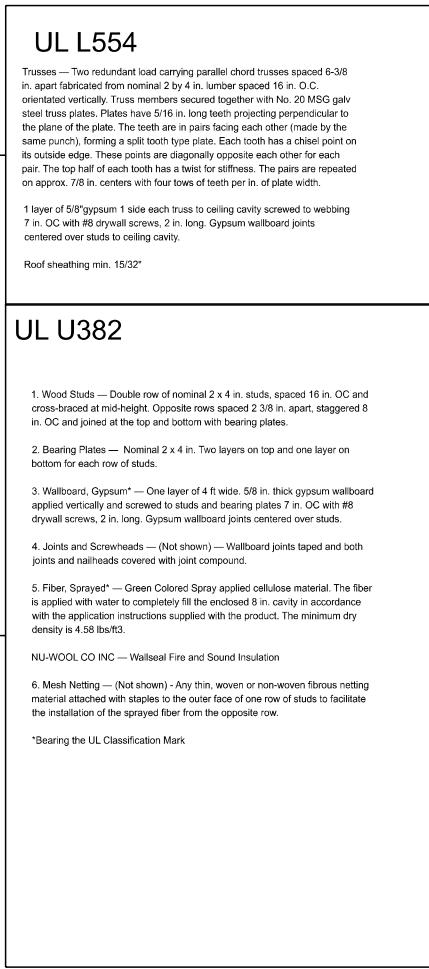
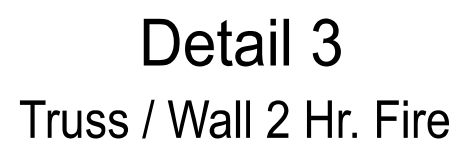
• See Table R00.8.3 for minimum nominal thickness permitted for flat walls.

• The use of this table shall be prohibited for use on walls with openings.

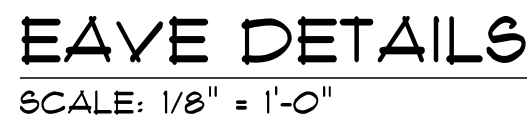
10. Standard foundation walls are 8'-0" or 9'-0" high per plan x 8" thick. Daylight foundation walls are 3'-6" high x 8" thick and garage foundation walls are 3'-6" to frost x 6" thick. 10'-0" high wall per plan as needed for lower level walk-out conditions to reach frost depth or as needed for site specific conditions. Refer to plan for locations/extents.



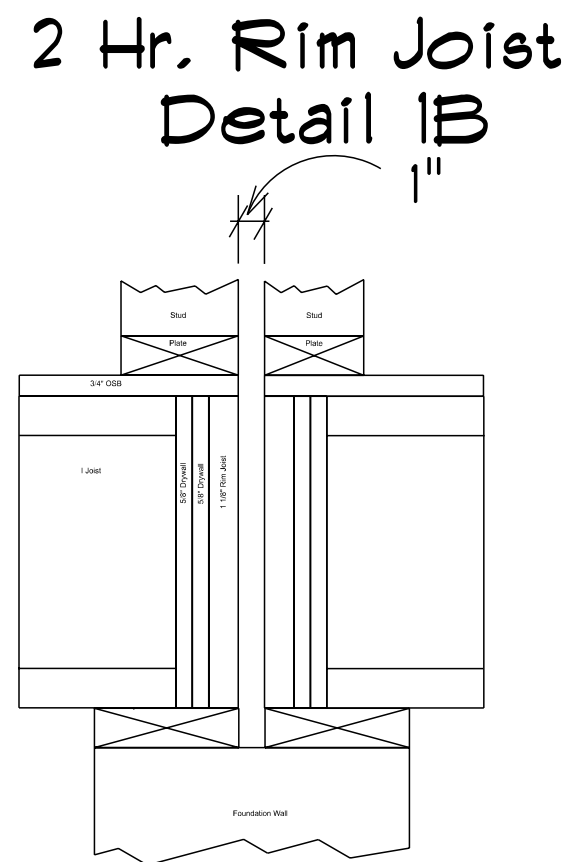
2 Hr. Rim Joist Detail 1A



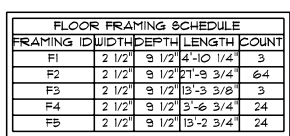
DETAIL 3 TRUSS WALL 2 HR. FIRE



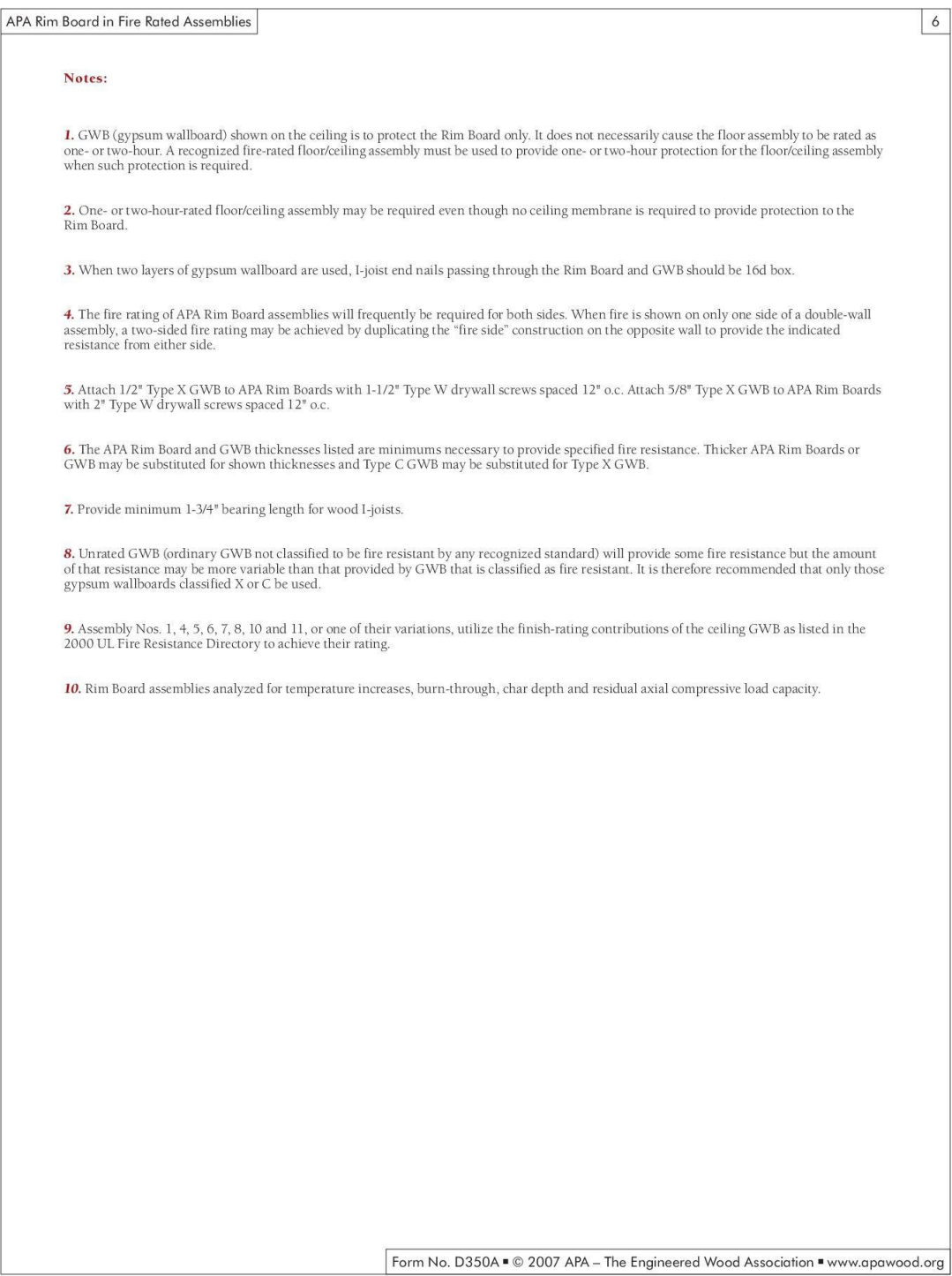
SECOND FLOOR - ROOF
SCALE: 3/16" = 1'-0"



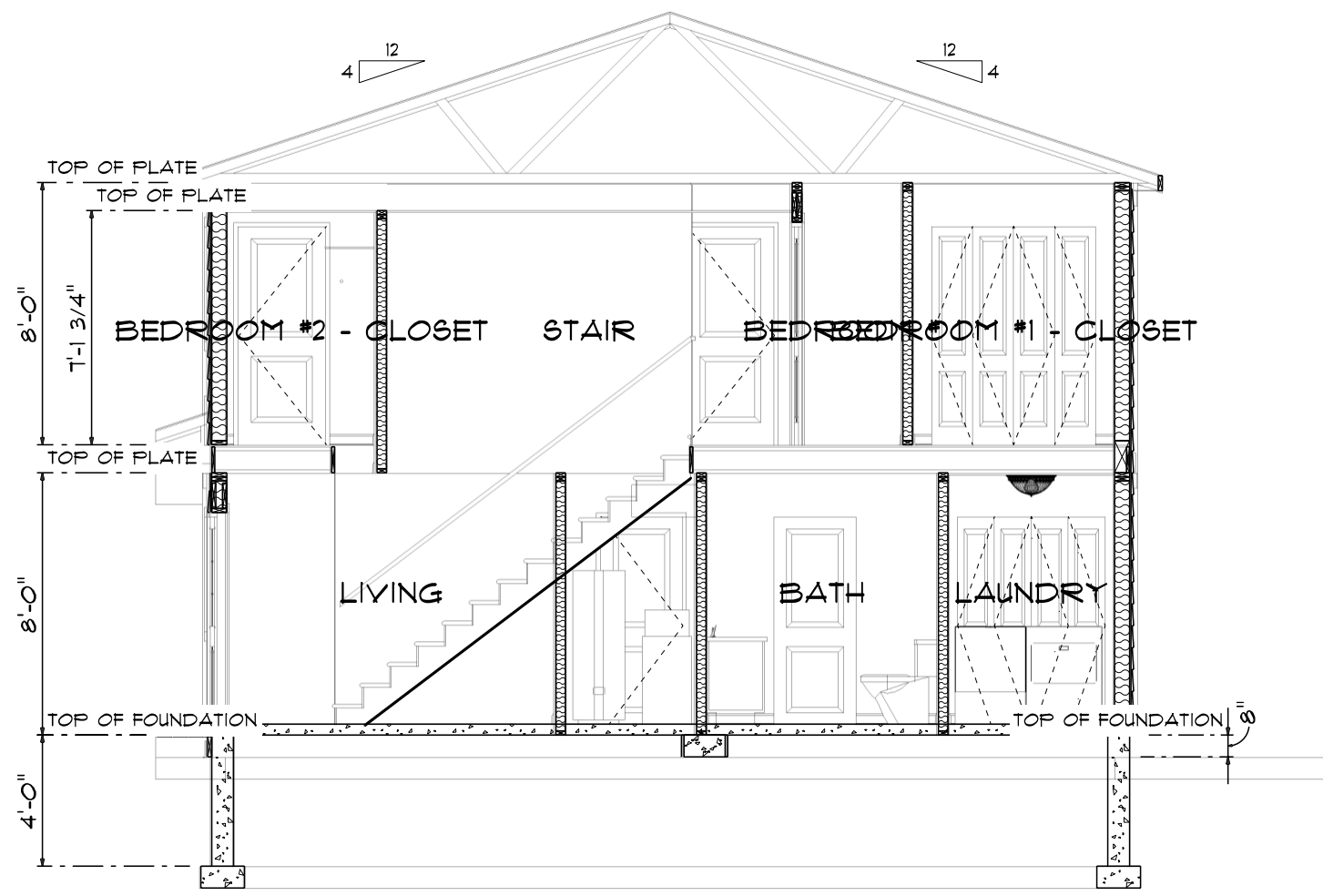
Detail 1B 2 Hr. Rim Joist



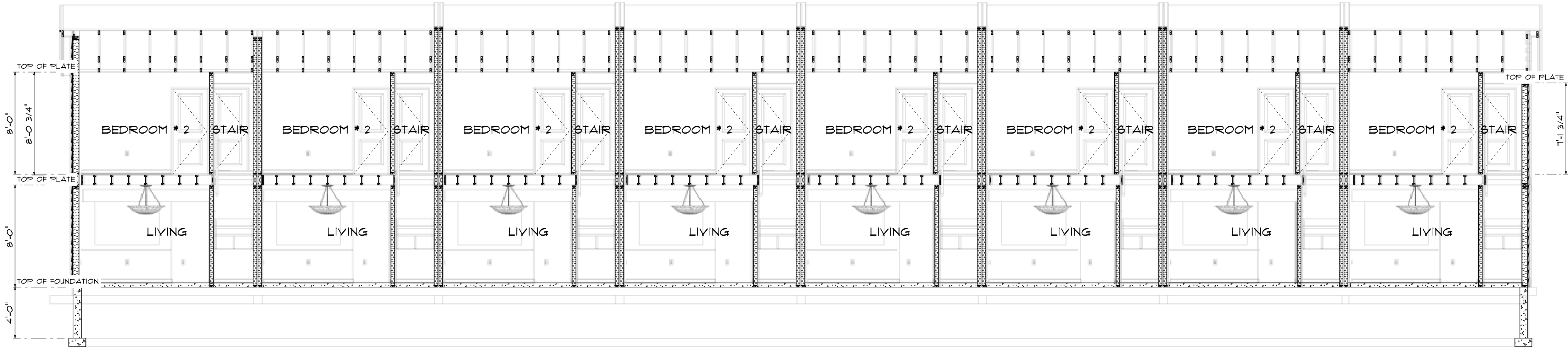
SECOND FLOOR - FLOOR SYSTEM



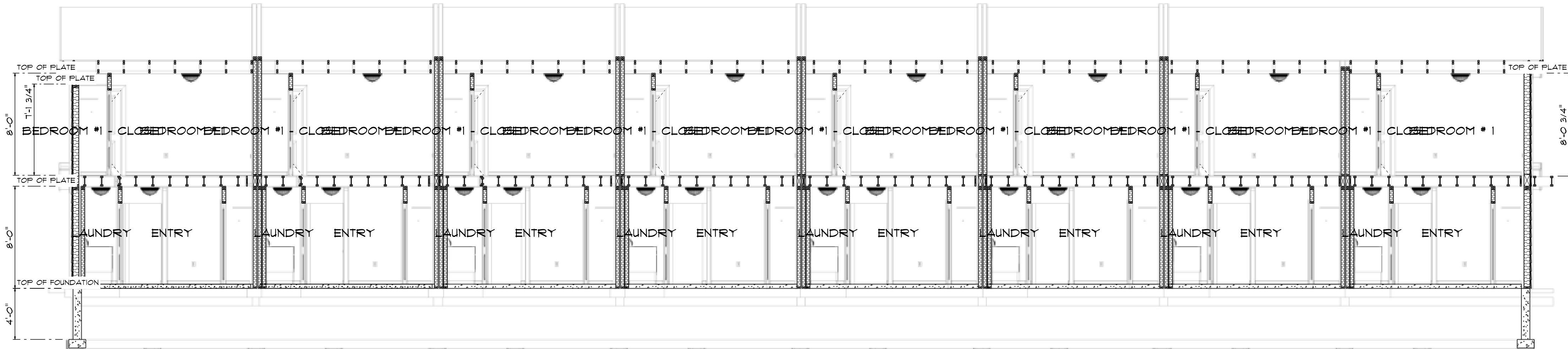
Detail 1A 2 Hr. Rim Joist



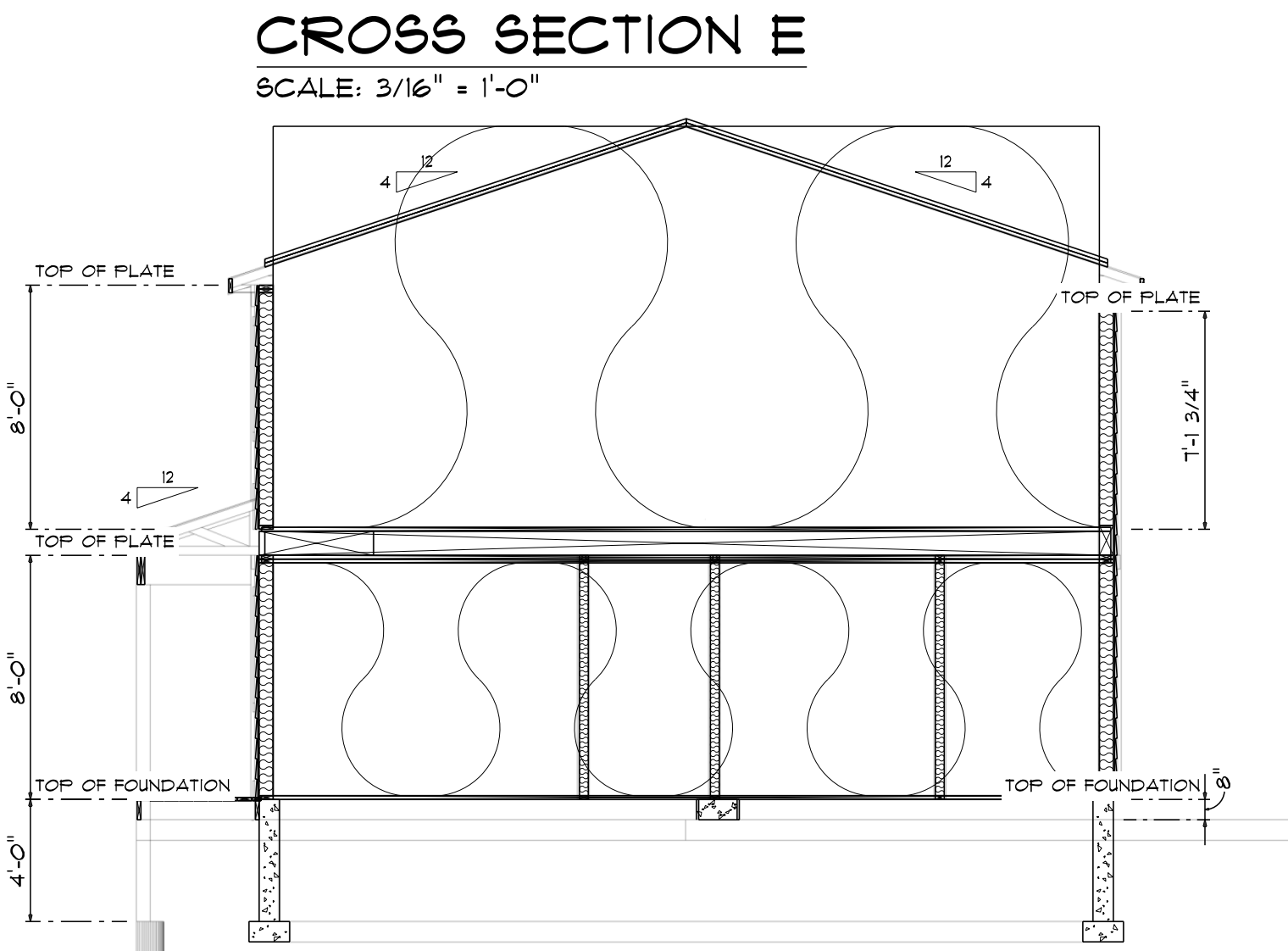
CROSS SECTION A
SCALE: 3/16" = 1'-0"



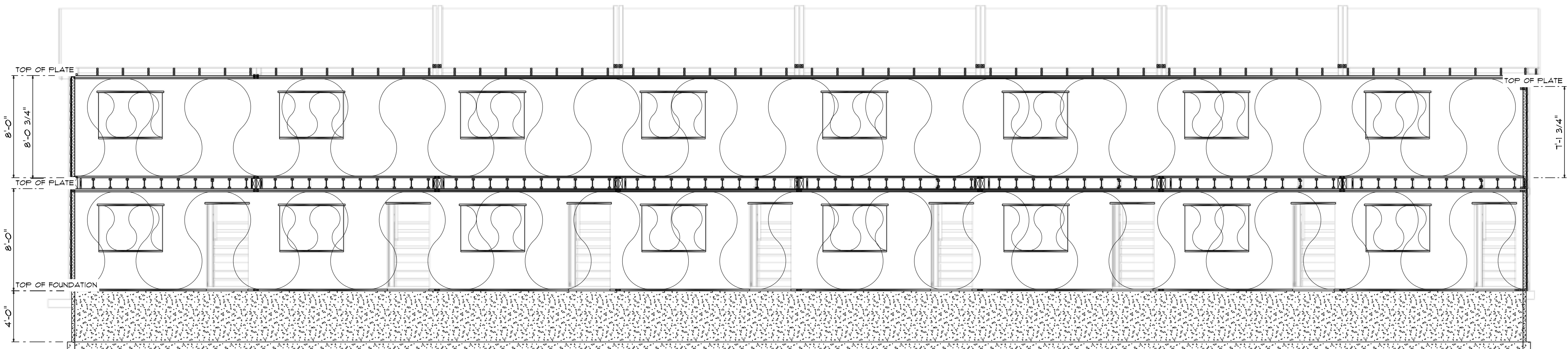
CROSS SECTION B
SCALE: 3/16" = 1'-0"



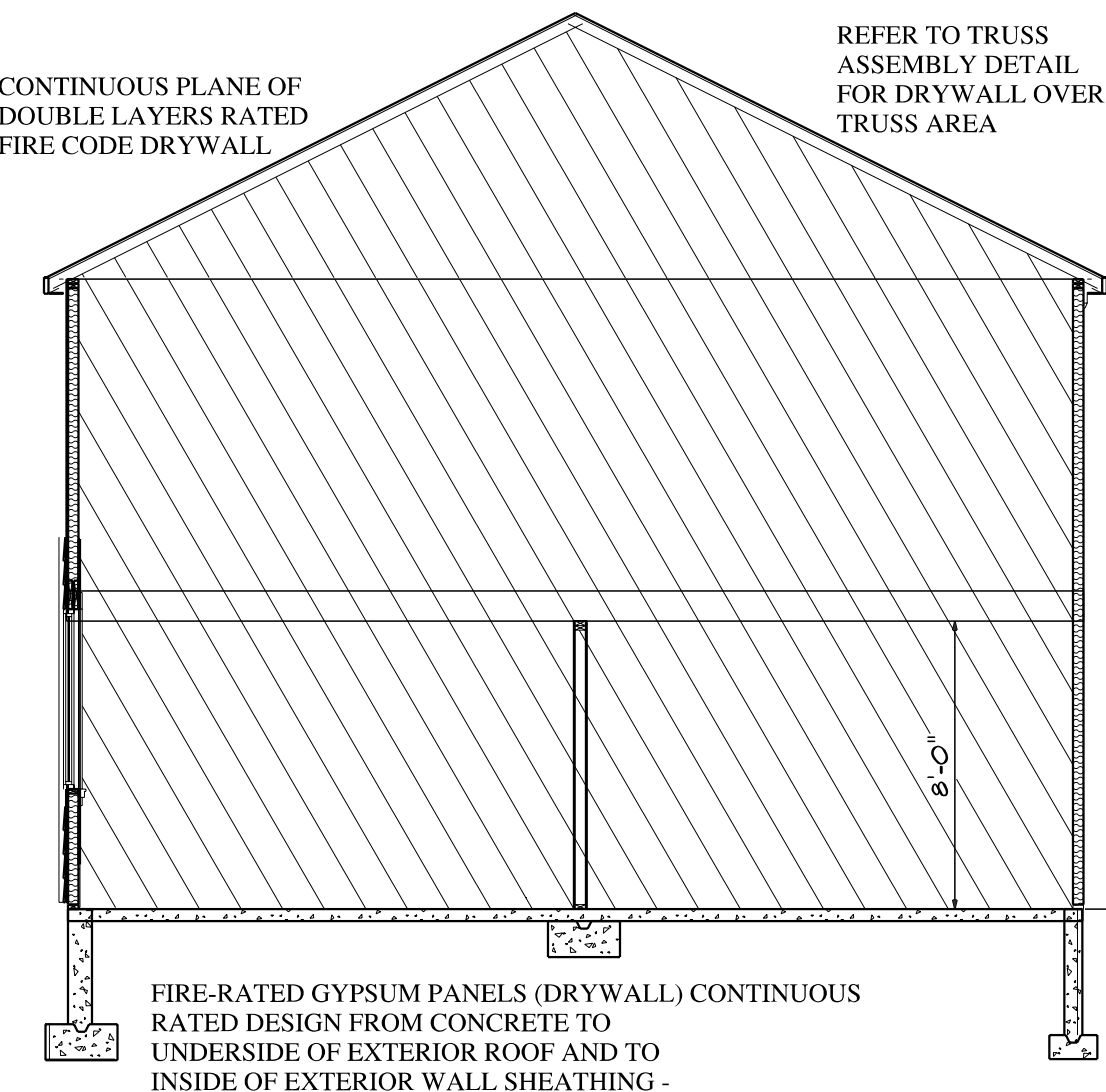
CROSS SECTION C
SCALE: 3/16" = 1'-0"



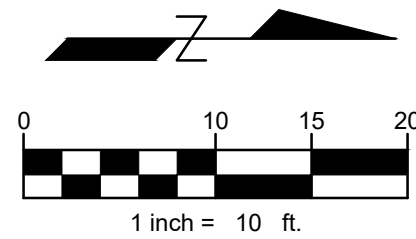
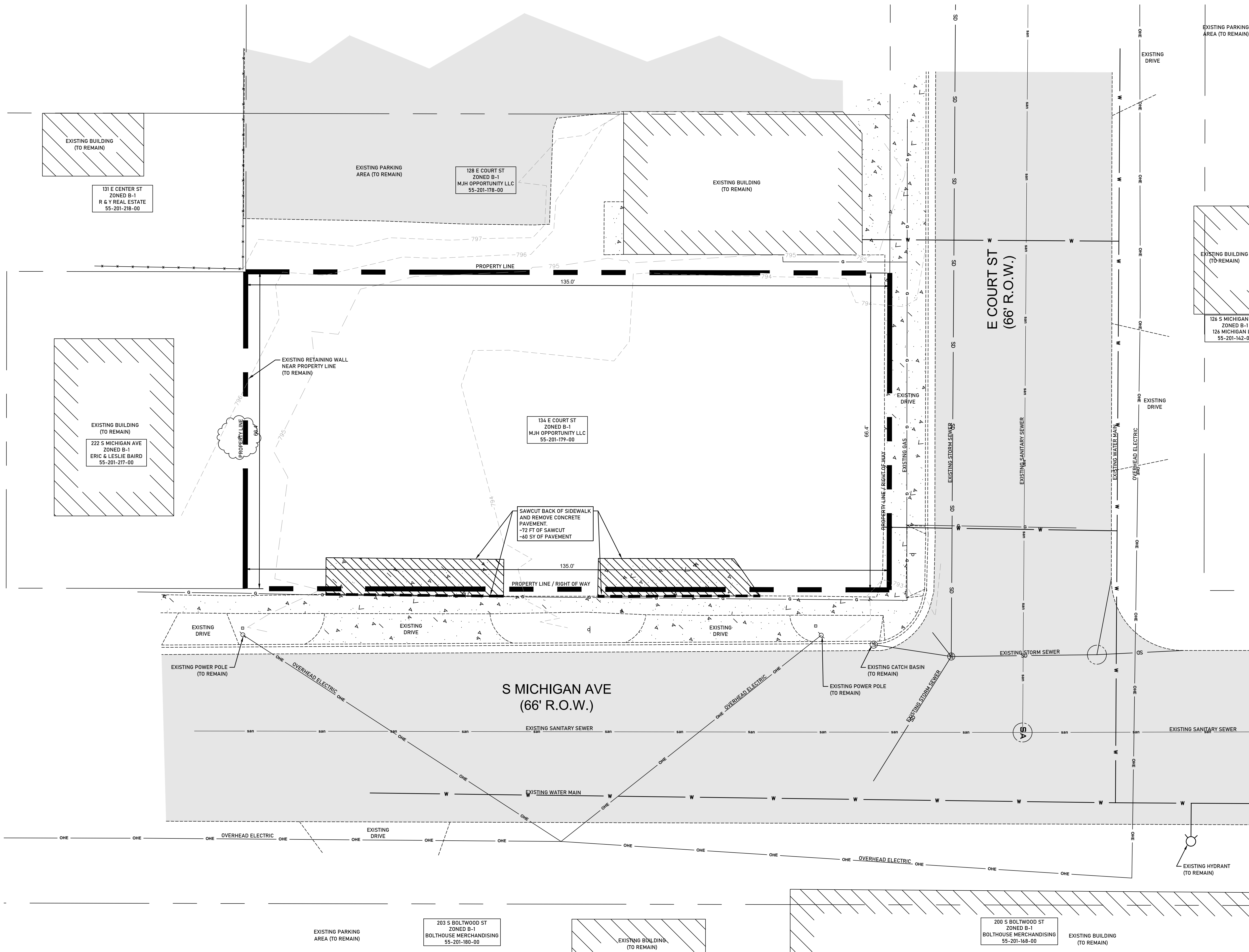
CROSS SECTION E
SCALE: 3/16" = 1'-0"



CROSS SECTION D
SCALE: 3/16" = 1'-0"



PLEASE NOTE NON-COM SHEATHING TO BE USED ON WALLS AND ROOF 4' IN EACH DIRECTION OF SEPARATING WALL/ DOUBLE TRUSS ASSEMBLIES



DEMOLITION NOTES

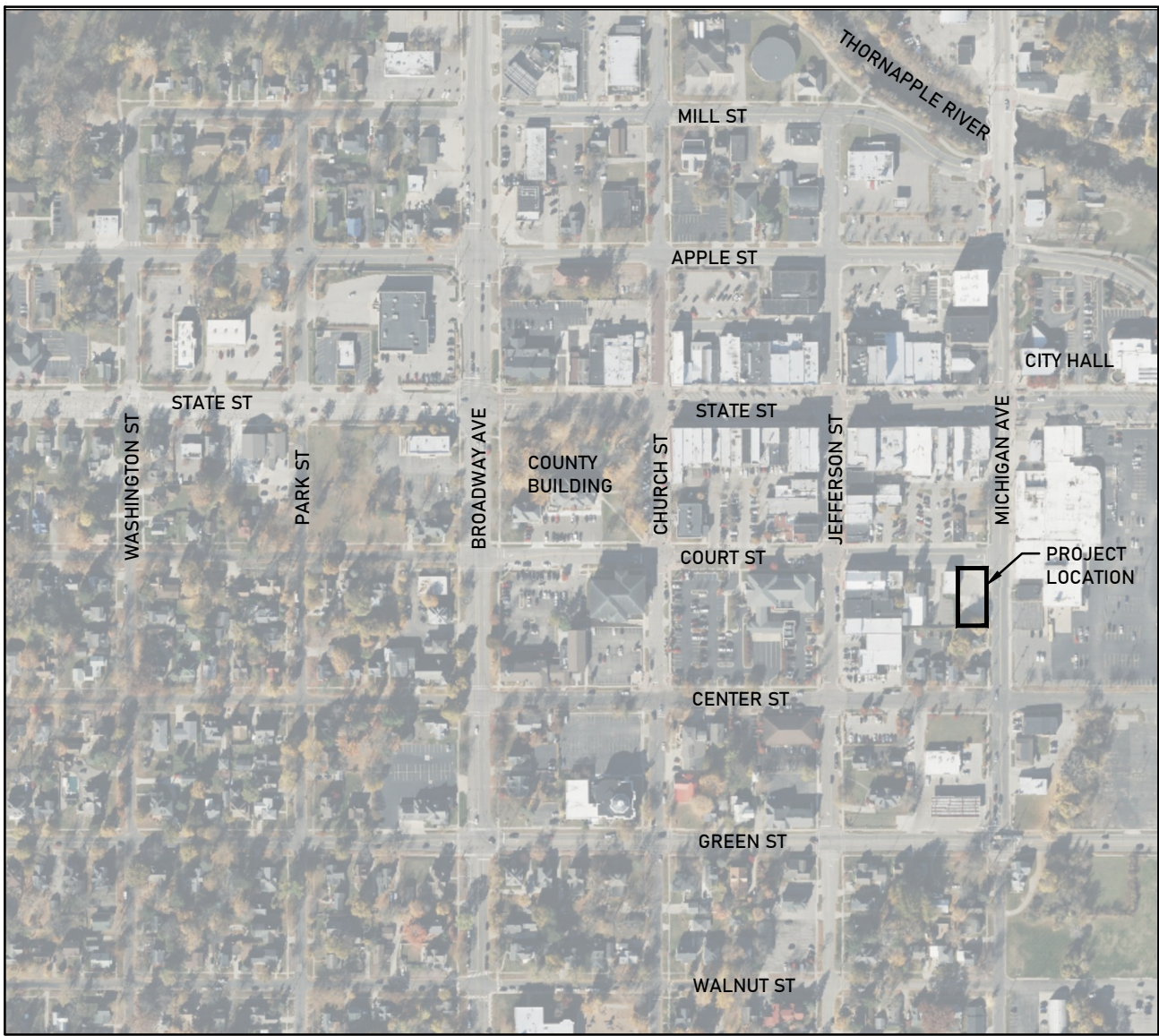
- ALL SITE FEATURES SHOWN IN MI-83 STATE PLANE COORDINATES, MICHIGAN SOUTH ZONE, INTERNATIONAL FEET. ELEVATIONS AT NAVD-88.
- EROSION CONTROL BMP'S SHALL BE IN PLACE PRIOR TO ANY DEMOLITION WORK
- DISPOSED MATERIAL SHALL BECOME PROPERTY OF THE CONTRACTOR UNLESS AN AGREEMENT IS IN PLACE WITH THE OWNER OR OTHER ENTITY. THE CONTRACTOR SHALL DISPOSE OF ALL DEBRIS, TRASH, AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS. DISPOSAL OF SUCH ITEMS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
- ANY DAMAGE TO ADJACENT PROPERTIES, UTILITIES TO REMAIN, OR ANY OTHER ITEMS TO REMAIN SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- THE CONTRACTOR SHALL RECEIVE WRITTEN PERMISSION PRIOR TO ANY OFFSITE DISTURBANCE, UNLESS SPECIFICALLY MENTIONED ON THIS SHEET OR AN AGREEMENT IS IN PLACE.
- THE CONTRACTOR SHALL NOTIFY MISS DIG (800-482-7171) TO COORDINATE FIELD LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN. UTILITY LOCATIONS SHOWN ARE BASED OFF PREVIOUS RECORD DRAWINGS AND FIELD MEASUREMENTS WHERE APPLICABLE. THE INFORMATION IS NOT TO BE RELIED UPON AND MUST BE CONFIRMED BY THE UTILITY COMPANY. THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANY AT LEAST 72 HOURS PRIOR TO THE EXCAVATION TO REQUEST FIELD LOCATING.
- ANY DEMOLITION WITHIN THE RIGHT-OF-WAY MUST BE COORDINATED WITH THE LOCAL JURISDICTION. FURTHERMORE, THE CONTRACTOR SHALL ENSURE THAT ALL REQUIRED TRAFFIC CONTROL IS IN PLACE PRIOR TO WORK WITHIN THE RIGHT-OF-WAY.
- THE CONTRACTOR SHALL USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST.
- THE CONTRACTOR SHALL FILL ALL VOIDS RESULTING FROM DEMOLITION ACTIVITIES. MATERIAL SHALL BE IN ACCORDANCE WITH MDOT SPECIFICATIONS FOR BACKFILL.

EXISTING UTILITY LEGEND

- | | |
|---------|------------------------|
| — G — | NATURAL GAS LINE |
| — T — | COMMUNICATIONS LINE |
| — OHE — | OVERHEAD ELECTRIC LINE |
| — W — | WATER LINE |
| — SAN — | SANITARY SEWER LINE |
| — SD — | STORM SEWER LINE |

DEVELOPER: MJH OPPORTUNITY LLC
MARVIN HELDER
MARVH@CHARTER.NET
(616) 893.5464

VICINITY MAP, 1" = 400'



PROPERTY DESCRIPTION

LOT 603 OF THE ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF HASTINGS

PRELIMINARY
NOT FOR CONSTRUCTION

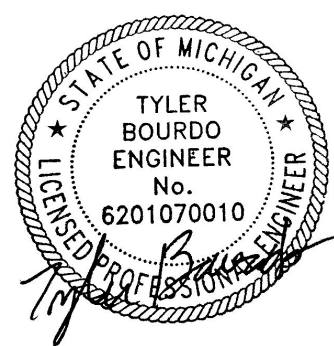


BOURDO ENGINEERING
6449 PINE LAKE ROAD,
DELTON, MI 49046
(269) 716-0175
TYLER@BOURDOENG.COM

134 E COURT ST APARTMENTS
HASTINGS, MI

EXISTING CONDITIONS
AND
DEMOLITION PLAN

No.	REVISIONS	DATE	BY



CHECKED BY: TLB

ORIGINAL ISSUE:
08/14/2026

PROJECT NUMBER:
26021

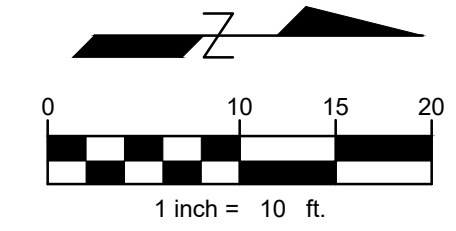
SHEET NUMBER:

C100

LANDSCAPING NOTES

- LANDSCAPING SHALL BE INSTALLED PER ARTICLE 90-XII
- LANDSCAPING SHALL BE INSTALLED WITHIN 180 DAYS OF OCCUPANCY OF THE BUILDING UNLESS A LONGER PERIOD IS PERMITTED IN WRITING BY THE ZONING ADMINISTRATOR.
- DEVELOPER SHALL COORDINATE WITH A LANDSCAPER AS APPLICABLE AND COORDINATE WITH THE CITY OF HASTINGS ON THE APPLICABILITY OF LANDSCAPING.

TRASH ENCLOSURE SHALL BE A SHARED ENCLOSURE WITH NEIGHBORING PROPERTY. DEVELOPER OF 134 E COURT ST OWNS THIS PARCEL.



SITE INFORMATION

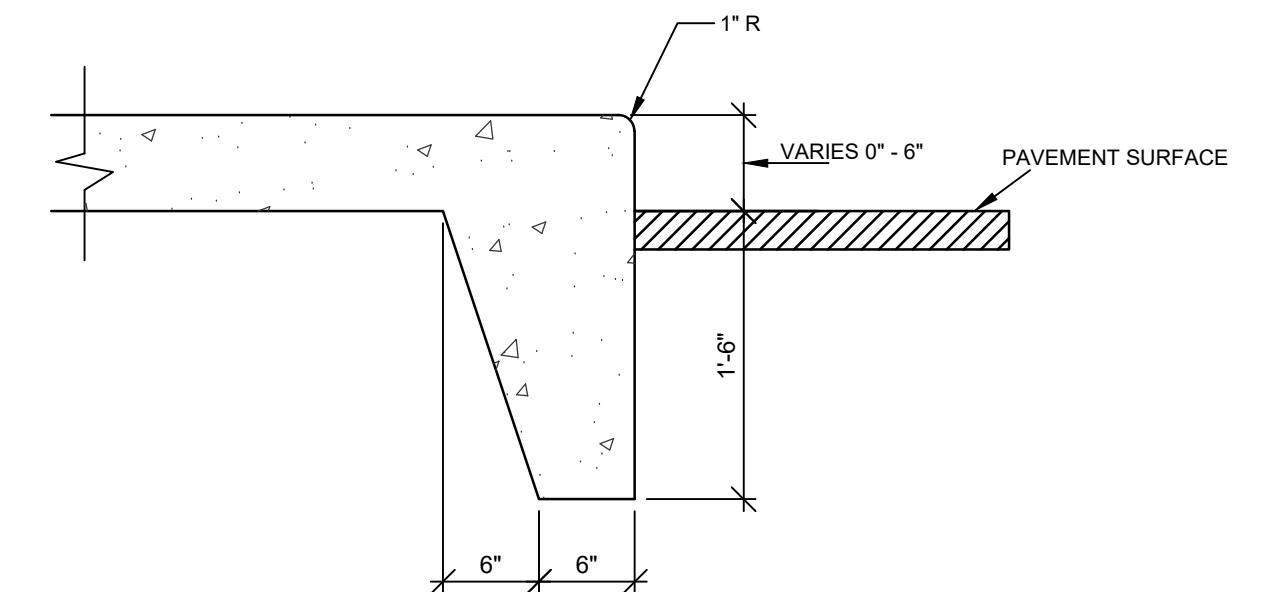
ZONING:	B-1, CENTRAL BUSINESS DISTRICT
USE:	MULTI-FAMILY HOUSING
SITE AREA:	0.20 ACRES (8,700 SF)
BUILDING AREA:	3,528 SF (40.6%)
NUMBER OF STORIES:	2
IMPERVIOUS COVERAGE:	7,534 SF (86.6%)
PROPOSED GREEN SPACE:	1,166 SF (13.4%)
BUILDING SETBACKS:	
FRONT:	0 FT
SIDE:	0 FT EXCEPT ABUTTING RESIDENTIAL, THEN 10 FT
REAR:	12 FT
OFF-STREET PARKING REQUIREMENTS:	
STANDARD PARKING SPACE:	9 FT X 18 FT W/13 FT DRIVE AISLES (ONE-WAY MIN.)
1.5 PARKING SPACE PER UNIT:	
1.5 SPACES X 8 UNITS = 12 REQUIRED PARKING SPACES	
12 PARKING SPACES PROPOSED	

SITE GENERAL NOTES

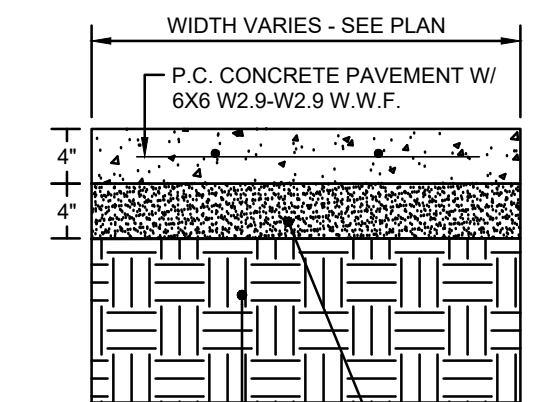
- DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED
- CONTRACTOR TO FIELD VERIFY ALL EXISTING TOPOGRAPHY, STRUCTURES, AND MEASUREMENTS ON SITE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
- BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING, UNLESS NOTED OTHERWISE.
- REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.

PAVEMENT LEGEND

	CONCRETE SIDEWALK: SEE DETAIL BELOW		EXISTING SIDEWALK / CONCRETE DRIVE
	EXISTING ASPHALT		
	STANDARD DUTY PAVEMENT: 1.5" HMA (165#/SYD) SE1 TOP COURSE 1.5" HMA (165#/SYD) 4E1 LEVELING COURSE 8" AGGREGATE BASE, 22A 12" SUBBASE, CIP		



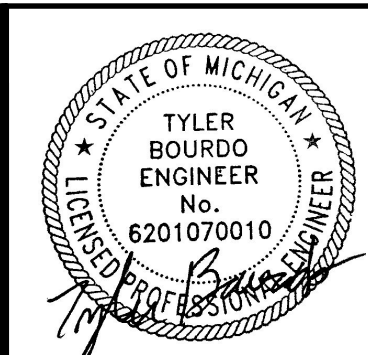
CURB & GUTTER - THICKENED SIDEWALK CURB



SUBGRADE-SCARIFIED AND COMPACTED TO AT LEAST 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY

NOTES:

- ALL SIDEWALK SHALL BE CONSTRUCTED WITH CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 14 DAYS.
- PROVIDE 1/2" EXPANSION JOINTS AT 20' MAXIMUM SPACING AND FILLED WITH PREMOULDED BITUMINOUS EXPANSION JOINT FILLER MATERIAL OR REDWOOD. EXPANSION JOINTS SHALL HAVE #4 DOWELS, LUBRICATED, 18" LONG, AT 12" CENTERS, 6" FROM EDGE.
- PROVIDE 3/8" GROOVED CONTROL JOINTS AT 5' CENTERS.
- WELDED WIRE FABRIC (6X6-6X6) SHALL BE INSTALLED THROUGH DRIVEWAYS AT 2" ABOVE SLAB BOTTOM.
- PROVIDE 1/2" BITUMINOUS EXPANSION JOINT FILLER MATERIAL WHERE WALK ABUTS EXISTING IMPROVEMENTS AND AT ALL CHANGES IN GRADE.
- USE 2-#4 REINFORCING BARS, 10' LONG OVER ALL UTILITY TRENCHES FOR NEW SIDEWALK AND CONNECTIONS TO EXISTING SIDEWALK.
- AT DRIVE APPROACHES, SIDEWALK PCC AND BASE THICKNESS SHALL MATCH THAT OF THE DRIVE.

CONCRETE SIDEWALK
SCALE: NONE

ORIGINAL ISSUE:
08/14/2026

PROJECT NUMBER:
26021

SHEET NUMBER:

C101

EXISTING PARKING AREA (TO REMAIN)

EXISTING BUILDING (TO REMAIN)

E COURT ST
(66' R.O.W.)

S MICHIGAN AVE
(66' R.O.W.)



BOURDO ENGINEERING
6449 PINE LAKE ROAD,
DELTON, MI 49046
(269) 716-0175
TYLER@BOURDOENG.COM

134 E COURT ST APARTMENTS
HASTINGS, MI

SITE PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

ANCHOR TO PAVEMENT WITH TWO 3/4" DIA. BY 1'-6" LONG STEEL RODS OR WITH LAG BOLTS AND SCREW ANCHORS

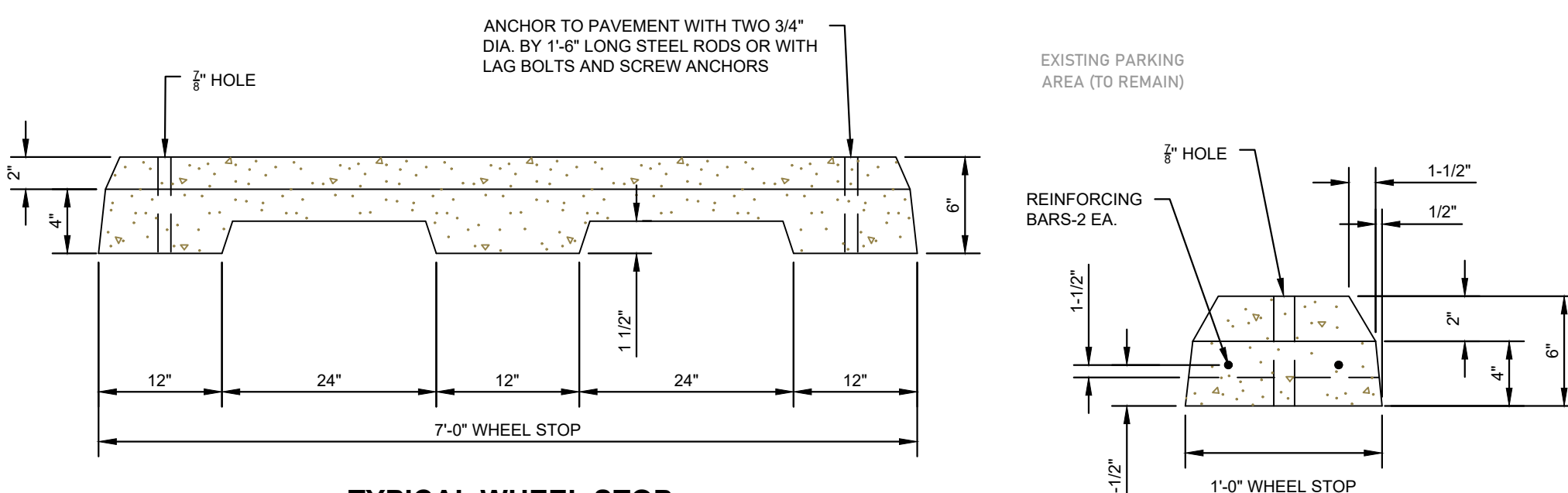
EXISTING PARKING AREA (TO REMAIN)

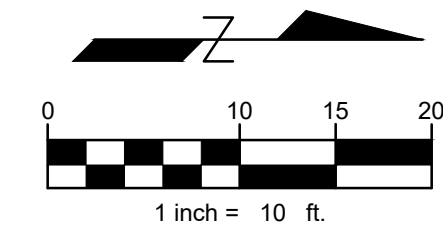
EXISTING BUILDING (TO REMAIN)

EXISTING BUILDING (TO REMAIN)

TYPICAL WHEEL STOP

SCALE: NONE



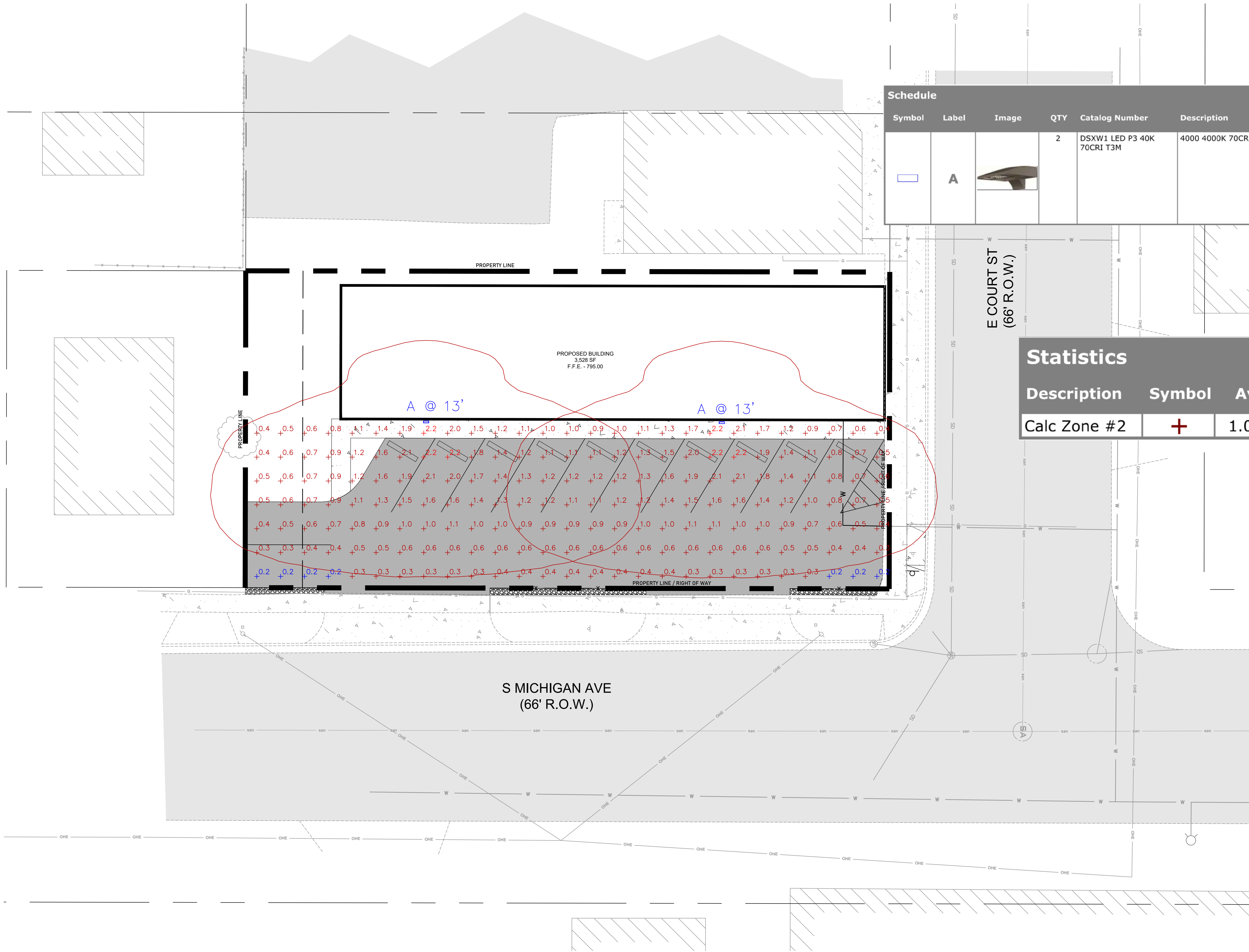


Schedule

Symbol	Label	Image	QTY	Catalog Number	Description	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	A		2	DSXW1 LED P3 40K 70CRI T3M	4000 4000K 70CRI Type 3 Medium	1	3175	1	21.05	

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2		1.0 fc	2.2 fc	0.2 fc	11.0:1	5.0:1



PRELIMINARY
NOT FOR CONSTRUCTION

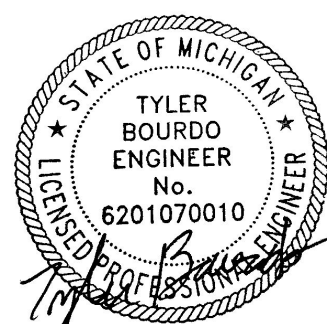


BOURDO ENGINEERING
6449 PINE LAKE ROAD,
DELTON, MI 49046
(269) 716-0175
TYLER@BOURDOENG.COM

134 E COURT ST APARTMENTS
HASTINGS, MI

PHOTOMETRIC PLAN

No.	REVISIONS	DATE	BY



ORIGINAL ISSUE:
08/14/2026
PROJECT NUMBER:
26021
SHEET NUMBER:

PH101

CHECKED BY: TLB



Moore+Bruggink
Consulting Engineers

September 2, 2026

Re: 134 East Court Apartments
Site Plan Review
Project No. 260100.04

Ms. Sarah Moyer-Cale, City Manager
City of Hastings
201 East State Street
Hastings, Michigan 49058

Dear Ms. Moyer-Cale:

We have reviewed the documents provided for the 134 East Court Street Apartments in the City of Hastings, Barry County, Michigan. The plans were prepared by Bourdo Engineering, with an original issue date on August 14, 2026. This review was technical in nature and limited to the engineering of the site work. Our comments are as follows:

Public Utilities

- The site plan (Sheet C101) notes that the plumber shall coordinate with the City to determine the size, location, depth and condition of the existing sewer lateral. This information shall be verified and shown on the plan for further review and approval.
- The site plan (Sheet C101) notes that the plumber shall coordinate with the City to determine the size, location, and material of the existing water service. This information shall be verified and shown on the plan for further review and approval.

Drainage/Grading

- The proposed building and parking lot addition will increase the impervious area of the site by 1,240 square feet (approximately 0.03 acres).
- The site plan (Sheet C101) shows stormwater drainage for the site draining overland to an existing catch basin located on South Michigan Avenue on the corner of South Michigan Avenue and Court Street. A note is included on said catch basin that explains that the water draining to the catch basin matches historic drainage patterns.
- The provided plans do not meet the City's Stormwater Standards for redevelopment. The plans shall be revised to include stormwater management that meets the City's standards.
- All stormwater management systems require routine maintenance to function properly. It is recommended that the owner provide the City a draft maintenance agreement for the proposed stormwater management system as a condition of the site plan approval.



Ms. Sarah Moyer-Cale
September 2, 2026
Page 2

Based on our review of the documents provided, this development appears to be at a preliminary plan stage and revisions and additions are required to bring the plans into conformance with the City of Hastings standards. It is recommended that the revisions and additions be completed and incorporated with any comments from the City Community Development Director/Zoning Administrator and be resubmitted for further review.

If you have any questions, please contact me at (616) 363-9801.

Sincerely,

Ryan Arends, P.E.
Project Engineer

cc. Dan King, City of Hastings



City of Hastings Community Engagement Statement

August 2026



City of Hastings

Community Engagement Statement

Objectives

The City of Hastings will continue to involve the entire community as "key stakeholders" in the future development of our City.

- The City of Hastings evaluates each project on an individual basis to determine project scope, stakeholders, project limitations, approving body, points of community impact during the decision-making process, internal and external resources, and level of appropriate community involvement.
- The City of Hastings makes information available in a timely manner to enable interested parties to be involved in decisions at various stages of the review and approval process.
- The City of Hastings engages citizens in a transparent manner, making information easy to access for all interested members of the community.
- The City of Hastings seeks public participation for matters involving future development of the City, such as the Master Plan and Zoning Ordinance update process.
- The City of Hastings seeks creative ways to involve a diverse set of community stakeholders in planning, land use, and development decisions.
- The City of Hastings uses comments and information received from interested members of the community to make decisions regarding planning, land use, and future development.
- The City of Hastings tracks and analyzes the results of all public participation to the extent feasible and provide summaries back to the public.

City of Hastings

Community Engagement Statement

State & Local Regulations

- Hastings City Charter
- City of Hastings Code of Ordinances
- Michigan Open Meetings Act (PA 267 of 1976)
- Michigan Planning Enabling Act (PA 33 of 2008)
- Home Rule City Act (PA 279 of 1909)
- Brownfield Redevelopment Financing Act (PA 381 of 1996)
- Downtown Development Authority Act (PA 197 of 1975)(PA 57 of 2018)
- Plant Rehabilitation and Industrial Development Districts Act (PA 198 of 1974)
- Personal Property Exemption Act (PA 328 of 1998)
- Other applicable local, state, and federal regulations

Key Stakeholders in the City of Hastings

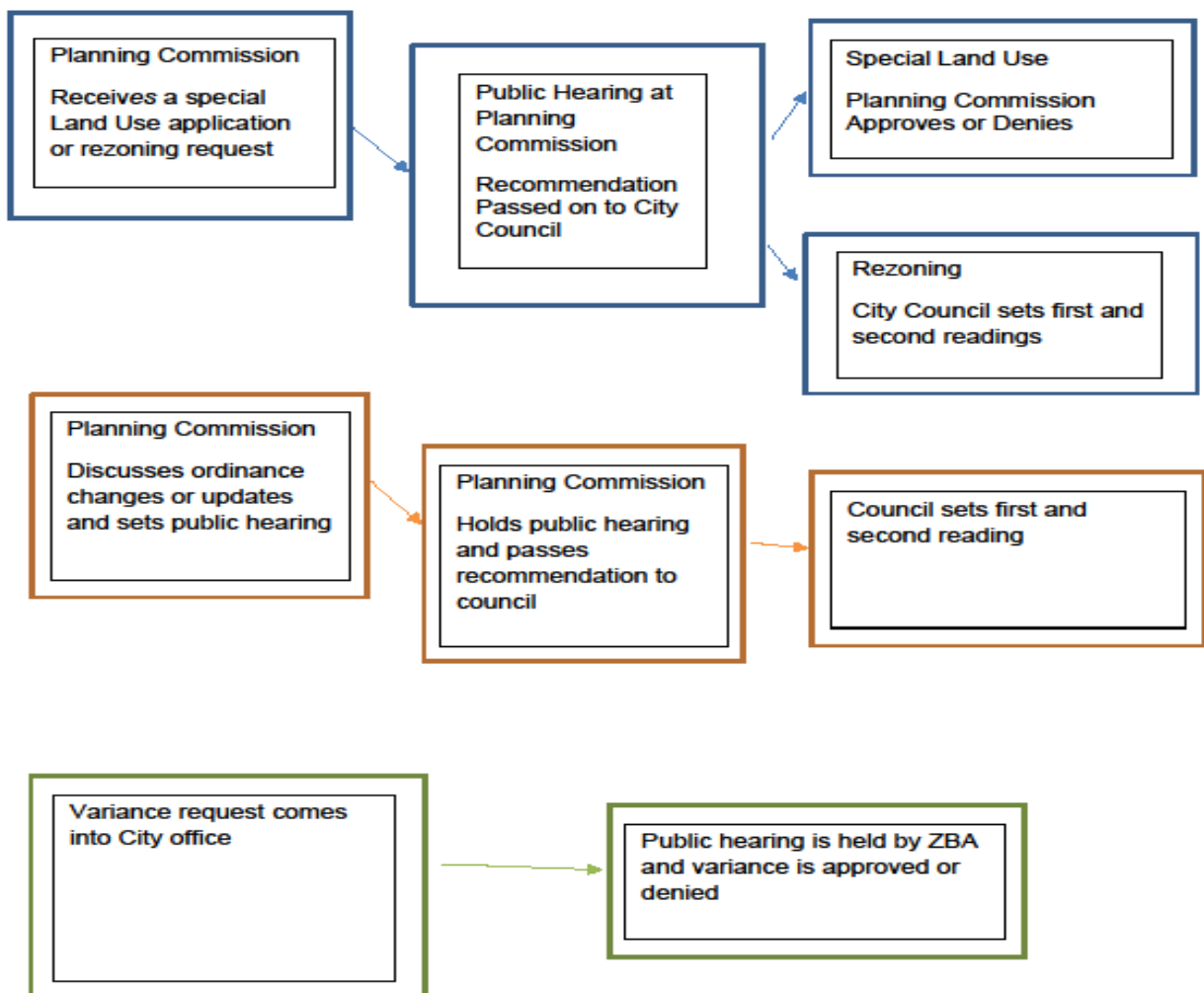
In the City of Hastings, each project will be evaluated on an individual basis to ensure inclusion for all stakeholders in the community. Each will vary according to the project being reviewed. Possible key stakeholders include, but are not limited to:

- Residents
- Neighboring jurisdictions
- Michigan Department of Transportation
- Municipal employees
- Emergency personnel
- BCCCEDA (Barry County Chamber of Commerce and Economic Development Alliance)
- Commercial business owners and their employees
- Barry-Eaton Health Department
- Spectrum Health-Pennock Hospital
- Industrial facilities located in the City
- Neighborhood groups
- Real estate professionals
- City boards and commissions
- Churches
- Schools
- Senior groups
- Community visitors and tourists
- Utility providers
- Financial institutions

Community Engagement Statement

Processes for Development

There are various times in the planning process when the City Council, the Planning Commission, and/or the Zoning Board of Appeals request public input. These processes include public hearings for rezoning of land, development of the Zoning or Sign Ordinances, the Master Plan, requested variances and Special Land Uses. The flowchart below outlines these processes:



City of Hastings

Community Engagement Statement

Development Review Bodies

The City encourages citizen participation in local government planning and policy decisions. All residents are invited to apply for appointments to City boards and commissions. Vacant positions are advertised on the [City of Hastings website](#)

City Council

Hastings City Council is composed of 9 members, the mayor and two representatives for each of the 4 wards. All City Council positions are voted in by the citizens of Hastings. For many processes (excluding site plan and variances) council is the final approving body.

Planning Commission

The Planning Commission is composed of 9 members. Six members are appointed by the Mayor for 3-year terms. Three members shall be ex officio members who shall include the Mayor, City Manager, and one member of the City Council. Planning Commissioners deal with development issues in the City such as rezoning, special land uses, and site plans. Often, they are the recommending body to City Council. They are also responsible for writing the zoning and sign ordinance and updating the City's Master Plan.

Joint Planning Commission

The City of Hastings and Rutland Charter Township have an 425 Agreement which sets the rules for township property coming into the City. This agreement made provisions for the Joint Planning Commission, comprised of 3 City residents and 3 township residents. When there is a development issue with a property that has been brought into the City through 425, the Joint Planning Commission has jurisdiction.

ZBA

The Zoning Board of Appeals has 5 full members and 2 alternate members. Each member is appointed by the Mayor for overlapping three-year terms. When a resident of the City cannot meet the zoning or sign ordinance requirements, an application for variance is filed with this body.

There are many other boards and committees throughout the City. Agendas and dates/times of the meetings can be found on the City of Hastings' website www.hastingsmi.org.

City of Hastings

Community Engagement Statement

Open Meetings

All meetings of the City Council, and its various boards and commissions, shall be open to the public in accordance with the "Open Meetings Act," PA 267 of 1976 as amended, except closed session meetings as provided for in the Act. Public notices for these meetings are printed in the paper and displayed at City Hall. The following processes require that neighbors within 300 feet of a property are personally notified:

- Rezoning of property
- Special Land Use
- Variance requests

Statutes require these processes be noticed in a newspaper of general distribution in the City (The Hastings Banner) as well as mailed to neighbors within 300 feet at least 15 days prior to the meeting. All meetings are held in a facility accessible to persons with disabilities, and the City provides and will provide reasonable accommodations. Individuals with disabilities requiring reasonable accommodations or services should contact the Clerk's Office.

Interested persons are encouraged to contact the City Clerk or to check the City's Website at: www.hastingsmi.org in order to be kept informed of any meeting schedule, agendas, variations, or location changes. Meeting agendas and packets are available on the City's website in advance of the meeting.

Methods for Community Participation

Each project's initial evaluation will determine the necessary level of involvement for the project. The following are methods that may be used to reach appropriate level of public participation when acting on land use or development applications. The City of Hastings will always attempt to use more than one tool or method, depending on the specific project and target audience. This list is flexible and can change based on each project's needs and circumstance.

Inform - provide information and assist public understanding

- **Website:** www.hastingsmi.org announces meetings, posts packets and agendas, minutes, and sometimes will contain pages or links for topics of major interest.
- **Newspaper:** The Hastings Banner is the City of Hastings' newspaper. New editions are available on Thursdays.
- **Cable:** City Council meetings are televised on the local Hastings cable station, "Hastings Public Access Cable".
- **Printed postings:** Available for viewing on the information board in the City Hall lobby.

City of Hastings

Community Engagement Statement

- **Newsletter:** A quarterly newsletter is **enclosed** with each water bill sent to property owners in the City. A monthly digital newsletter is sent electronically
- **Announcements:** Announcements during meetings of the City Council, Planning Commission and other boards and commissions.
- **Press releases and Articles:** At various times, the City will issue press releases and information for articles to various newspapers and TV stations
- **Email or postal mail:** Interested parties may request to the City Clerk that they be notified personally of meetings/topics for discussion and postal mailings to neighbors within 300 feet, according to statute.

Consult - obtain public feedback

- **Social Media:** The City currently uses Facebook, Twitter and Instagram to announce street closures, storm news, etc.
- **Public Hearings:** Public attendance at meetings is strongly supported and allows for an appropriate venue for public input.

Involve - work directly with public throughout the process

- **Open Houses:** In order to create two-way communication, the City will hold open house events for projects and initiatives as needed.
- **Community workshops:** Issues that require community feedback can benefit from a noticed workshop.

Collaborate - partner with public in each aspect of decision making

- **Advisory Committees:** The City uses advisory committees for specialized aspects of our community to enhance collaboration between city staff and the public.
- **Focus Groups:** Bringing together stakeholders to discuss and brainstorm decision making options.

Communicating Results

The City of Hastings will publicly communicate all results of community input on planning and development issues. The City will utilize one or more of the "Inform" methods to relay results back to the public.

Updating the Community Engagement Plan

Like all documents, the City of Hastings understands that the Community Engagement Plan will need to be reviewed and updated on a routine basis. This plan will be updated as needed, at a minimum of every 5 years, in conjunction with the City's Master Plan. Updates to this plan will be drafted by staff and reviewed by the Planning Commission.

City of Hastings
Planning Commission
Work Tasks for 2026
STATUS REPORT FOR SEPTEMBER 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	COO
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	COO
Woodlawn Meadows Retirement Village II 1813 N. East Street	9.17.24	9.17.24	11.04.24	Approved	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 The zoning notes of the Final Development Plan will reflect the R-1 lot width requirements 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 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 Master Deed and PUD conform to S/C	
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	Proposed plan for refuse disposal Lighting plan Landscape plan	5.21.26

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	COO
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	
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	
New Life Management LLC 1505 N Church	4.27.26	4.27.26	6.1.26	6.1.26	Compliant lighting plan	