

HASTINGS PLANNING COMMISSION A G E N D A

Monday July 6, 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** June 1, 2026, Draft Meeting Minutes of the Planning Commission Regular Meeting. *
- 5. Informative Items:** None
- 6. Public Hearings:**
 - A. Public hearing concerning the rezoning of 203 E. High Street from A-O Apartment and Office to R-2 One Family Residential. *
- 7. New Business:**
 - A. Unofficial site plan review for Marv and Greg Helder for property located at S Orchard Street, 1200 Block *
- 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
June 1, 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, David Tossava, and Tom Wiswell. Student member Meredith Ansorge was also present.

Call to Order

Absent: Nichole Lyke, Sarah Moyer-Cale

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 Darling 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 May 4, 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. Turning Leaf Rehabilitation Executive Director Sami Al Jallad was present and spoke on behalf of the application. Commissioners requested clarification on square footage of site, clarification on licensing occupancy, and vehicle parking.

Public Hearing:
Site Plan and
Special Land Use
for 1505 N.
Church Street

The hearing was opened for public comment at 7:27 p.m.

Public comment was closed at 7:28 pm.

It was MOVED by McLean and SECONDED by Mattson to approve the special land use and site plan at 1505 N. Church Street to increase the number of adult foster care residents from six (6) to eight (8), with the following contingencies:

- City staff reviewing proposed lighting plan
- Approval of up to eight (8) residents; If additional residents requested, applicant is required to return to Planning Commission

All members present voting yes; motion carried.

Bolthouse recused himself from discussion and voting. Bolthouse exited the meeting at 7:30 p.m.

King presented an overview of the application and planning report.

New Business:
Food Truck Park
at 200 S.
Boltwood

It was MOVED by McLean and SECONDED by Tossava to approve the site plan at 200 S. Boltwood to establish a one-year approval of a food truck park with up to ten (10) food trucks every other Friday from 4PM to 8PM, from June to October. All members present voting yes; motion carried.

Bolthouse returned to meeting 7:35 p.m.

Hatfield noted that the JPA met in May and provided local updates. The JPC met in May and discussed the preliminary site plan for the Meijer project. Hatfield explained site access and traffic patterns were discussed. 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 provided the Work Task List. King said a survey is published to identify a Housing Committee meeting date.

Work Task List

King said Pennock Community Gardens and North Ridge Estates were added.

Tracking Terms
and Conditions

None

Public Comment

King explained a property on North Michigan may be submitting a rezoning request from AO to R2, and requested the Planning Commission set a public hearing for July's meeting.

Staff Comments

It was **MOVED** by Mattson and **SECONDED** by McLean to allow the public hearing for the rezoning proposal for site on North Michigan to be scheduled administratively once all required items are ready. All members present voting yes; motion carried.

**Commission
Comments**

None

It was **MOVED** by McLean and **SECONDED** by Darling to adjourn the meeting. All members present voting yes; motion carried. The meeting was adjourned at 7:46 p.m.

Adjournment

Respectfully submitted,

Hana Jaquays,
Secretary

City of Hastings

NOTICE OF PUBLIC HEARING ON REZONING OF PROPERTY

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 concerning the rezoning of 203 East High Street from A-O Apartment and Office District to R-2 One-Family Residential. The public hearing will be held at 7:00 PM on Monday, July 6, 2026, in City Council Chambers on the second floor of City Hall, 201 East State Street, Hastings, Michigan 49058.



A copy of the proposed changes and map 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 East State Street, Hastings, Michigan 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 June 18, 2026, edition of the Hastings Banner.

Received by _____ on _____ as representative
of the Hastings Banner.



MCKENNA

July 1, 2026

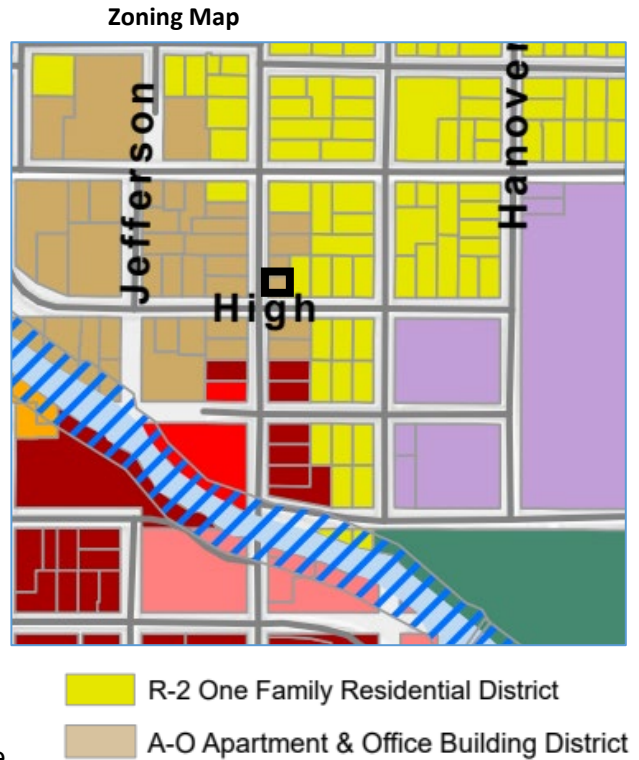
Planning Commission
City of Hastings
201 East State Street
Hastings, MI 49058

Applicant: Cindy Preston
Habitat for Humanity – Barry County

Subject Property: 203 East High Street
(Parcel #08-55-001-045-00)

Zoning: A-O Apartment & Office Building District

Request: *Rezoning* – of the subject property from the A-O Apartment & Office Building District to the R-2 District One-Family Residential District



Application Overview:

- The subject site is approximately 0.1 acres in area and is provided 66 ft of frontage on E. High Street and 66 ft frontage on N. Michigan Avenue. The subject property is a lawful nonconforming corner lot.
- The subject site is currently occupied by a single-family dwelling/attached garage.



- Applicant requests rezoning of the subject property from the A-O District to the R-2 District.

□ Rezoning Request Analysis

Section 90.5 – Amendments

- **Is the requested rezoning consistent with the policies and uses proposed for that area in the City of Hastings Master Plan?**

- The City of Hastings Future Land Use Map classifies the subject property and areas adjacent to the south, north and west as *Neighborhood Center*; a classification characterized by ‘*low intensity mixed-use or commercial areas intended to serve neighborhoods and provide small-scale retail services and amenities.*’

The City of Hastings Zoning Plan set forth in the Master Plan identifies the B-5, A-O and O Districts as appropriate to implement the vision of the *Neighborhood Center* classification.



- The area adjacent to and extending east of the subject site is classified as *Core Neighborhood*; a classification characterized by ‘*single-family and multiple-family housing . . . located near downtown and representing traditional neighborhood development.*’

The City of Hastings Zoning Plan set forth in the Master Plan identifies the R-2 and A-1 Districts as appropriate to implement the vision of the *Core Neighborhood* classification.

- The Future Land Use Plan ‘*recognizes the differences between these areas but also describes how the different areas can transition into each other and contribute to an overall connectivity throughout the entire city.*’ Accordingly, the boundary between classifications can undergo

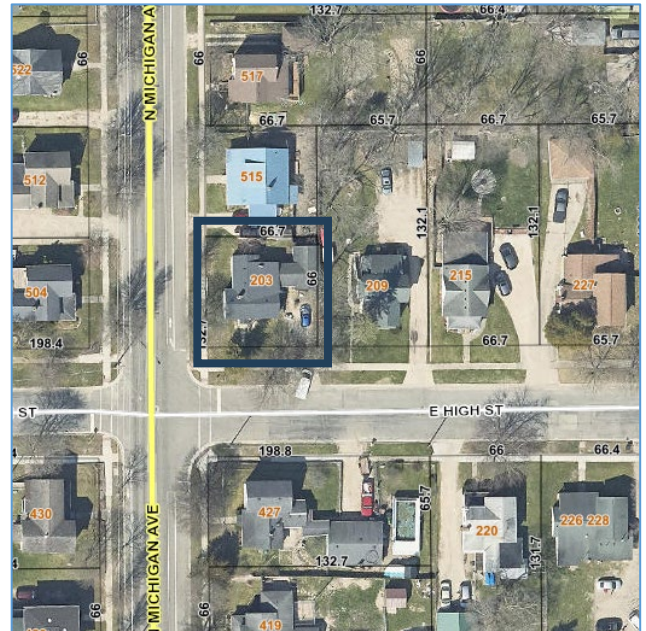



slight shifts and still be viewed as consistent with (or supported by) the Future Land Use Plan.

- **Will use of the property allowed under the rezoning to the R-2 District significantly adversely impact public services and facilities?**
 - The subject property is currently occupied by a single-family dwelling and is already served by public infrastructure.
 - The requested rezoning to the R-2 Single-Family Residential District will not introduce a use scenario on the site that is significantly different in intensity or operation than currently exists or allow a physical change of conditions on the site that is impactful to public services/facilities.
- **Will the requested R-2 District be compatible with the zoning/land use in the surrounding area?**

- The subject property is surrounded by both A-O and R-2 zoning . . . but is within an area primarily characterized by single-family residential land use.
- The requested R-2 District will be compatible with the surrounding zoning pattern . . . and will allow land use compatible in density and design with the surrounding single-family neighborhoods.

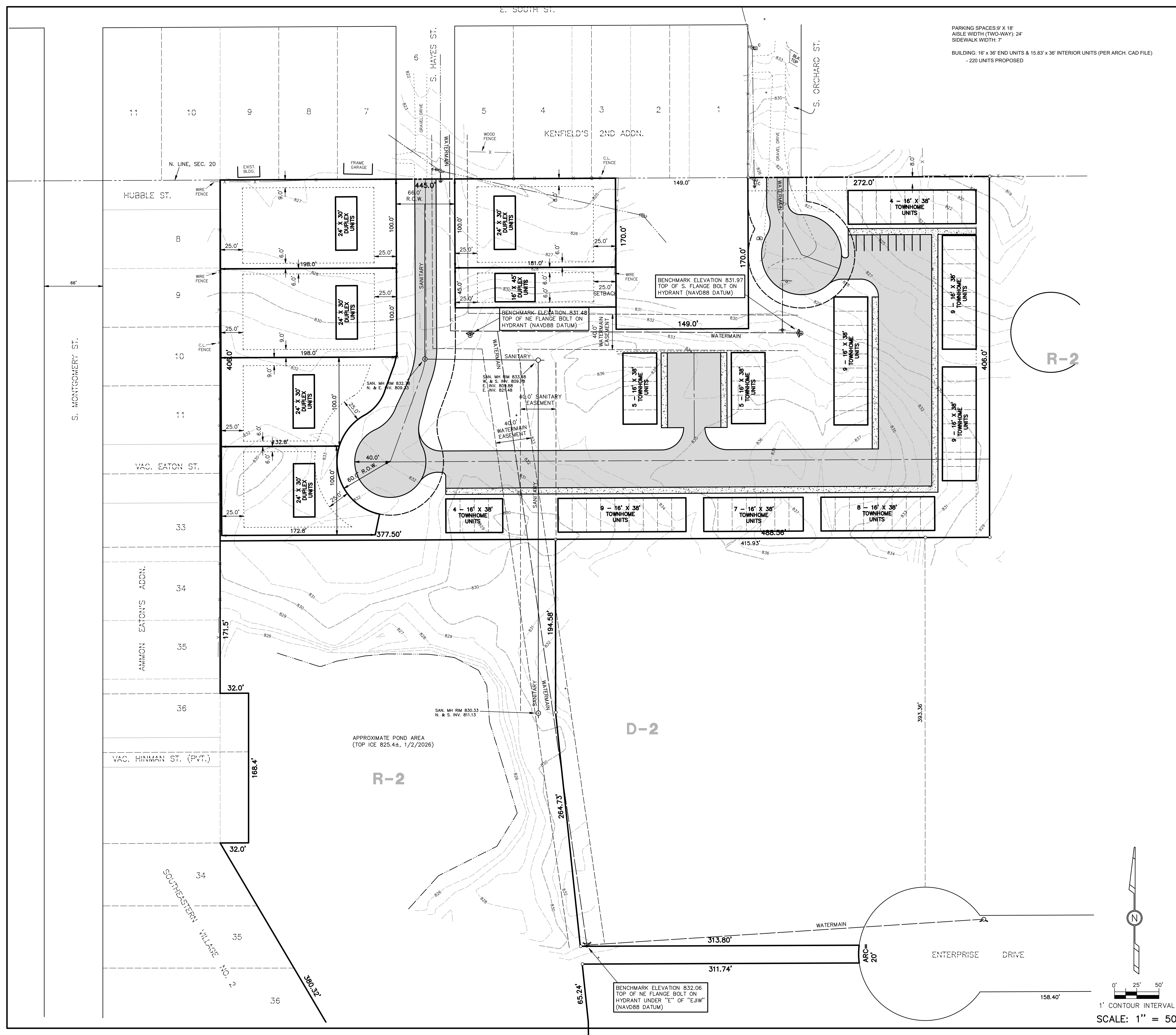
- **Will the uses allowed under the requested R-2 District be equally or better suited to the area than uses allowed under the current zoning of the land?**



- 
- The A-O District does not allow single-family dwellings but is instead designed for higher-density residential and light non-residential land use. The existing zoning renders the single-family dwelling on the site a ‘nonconforming use’.
 - Whereas the R-2 District is *‘designed to accommodate single-family housing served by public utilities’*.

The requested rezoning will eliminate the non-conforming use of the subject property and support renovation and/or redevelopment in keeping with the surrounding single-family neighborhoods.





PARKING SPACES: 9' X 18'
 AISLE WIDTH (TWO-WAY): 24'
 SIDEWALK WIDTH: 7'

BUILDING: 16' X 38' END UNITS & 15.83' X 38' INTERIOR UNITS (PER ARCH. CAD FILE)
 - 220 UNITS PROPOSED

- GENERAL NOTES:**
1. PARCEL NUMBER: 55-240-105-00
 2. EXISTING ZONING: R-2 - ONE FAMILY RESIDENTIAL DISTRICT
 3. ZONING REQUIREMENTS:
 - MINIMUM LOT AREA = 8,000 SF
 - MINIMUM LOT WIDTH = 66'
 - MINIMUM BUILDING SETBACKS:
 - FRONT YARD = 25'
 - REAR YARD = 25'
 - SIDE YARD = 15' TOTAL / 6' MINIMUM ON ONE SIDE
 - MAXIMUM BUILDING HEIGHT = 35'
 - MAXIMUM LOT COVERAGE = 30%
 4. SITE DATA
 - LOT AREA = 326,252 SF (7.5 ACRES)
 - EXISTING BUILDING AREA = 0 SF (0.0 ACRES)
 - EXISTING LOT COVERAGE = 0.0%
 - PROPOSED BUILDING AREA = ___ SF (___ ACRES)
 - PROPOSED LOT COVERAGE = ___%
 5. PROPOSED USE: SINGLE-FAMILY ATTACHED DWELLINGS (TOWNHOUSES)
 6. PARKING REQUIREMENTS
 - PROPOSED SPACES = ___ (___ ADA)
 - REQUIRED SPACES: 2 SPACES PER DWELLING UNIT
 - 110 UNITS x 2 = 220 SPACES REQUIRED (5 ADA)
 7. BUFFER ZONE
 8. LANDSCAPE REQUIREMENTS
 - EXCEPT FOR NECESSARY DRIVEWAYS, FRONTAGE ROADS, SERVICE DRIVES OR WALKWAYS, THE FRONT YARD SHALL BE LANDSCAPED ACCORDING TO THE FOLLOWING MINIMUM REQUIREMENTS. IF THE BUILDING IS NOT SET BACK SUFFICIENTLY TO ALLOW ADEQUATE AREA FOR SUCH LANDSCAPING, THE PLANNING COMMISSION, SITE PLAN REVIEW COMMITTEE OR ZONING ADMINISTRATOR AS THE CASE MAY BE, SHALL DETERMINE THE PROPER AMOUNT OF PLANTINGS.
 - (1) ONE CANOPY TREE AND TWO EVERGREEN TREES PLUS ONE ADDITIONAL CANOPY AND EVERGREEN TREE FOR EACH 75 FEET IN LENGTH OF ROAD FRONTAGE.
 - (2) ONE ORNAMENTAL TREE PLUS ONE FOR EACH 75 FEET IN LENGTH OF ROAD FRONTAGE.
 - (3) SHRUBS AT A RATE OF ONE PER EACH TREE REQUIRED.

- PARKING LOT:**
- ALL PARKING AREAS HAVING 20 OR MORE PARKING SPACES SHALL BE LANDSCAPED ACCORDING TO THE FOLLOWING MINIMUM REQUIREMENTS:
- (a) ONE CANOPY TREE FOR EVERY 20 PARKING SPACES, WITH A MINIMUM OF TWO TREES, SHALL BE PLANTED ADJACENT TO AND WITHIN THE PARKING AREA.
 - (b) TREES SHALL BE LOCATED TO PREVENT DAMAGE BY MOTOR VEHICLES.
 - (c) LANDSCAPING ISLANDS SHALL BE DISPERSED THROUGH THE PARKING LOT IN ORDER TO BREAK UP LARGE EXPANSIONS OF PAVED SURFACES AND IMPROVE TRAFFIC FLOW AND LINE OF SIGHT FOR DRIVERS. EACH LANDSCAPE ISLAND SHALL BE A MINIMUM OF SIX FEET WIDE AND SHALL CONTAIN AT LEAST ONE CANOPY TREE.
 - (d) LANDSCAPING SHALL BE ARRANGED SO AS NOT TO OBSCURE TRAFFIC SIGNS OR FIRE HYDRANTS, OR OBSTRUCT DRIVERS' SIGHT DISTANCE WITHIN THE PARKING AREA AND AT DRIVEWAY ENTRANCES.
 - (e) ALL LANDSCAPE AREAS SHALL BE PROTECTED BY RAISED CURBS, PARKING BLOCKS OR OTHER SIMILAR METHODS.
 - (f) WHERE ANY PARKING AREA, EXCEPTING AREAS SERVING ONE-FAMILY OR TWO-FAMILY DWELLINGS, ABUTS OR FACES A PUBLIC RIGHT-OF-WAY, A THREE-FOOT-HIGH CONTINUOUS OBSCURING SCREEN AT LEAST THREE BUT NO MORE THAN FOUR FEET HIGH MAY BE REQUIRED BETWEEN THE PARKING AREA AND THE PUBLIC ROAD RIGHT-OF-WAY LINE. THE SCREEN MAY BE COMPRISED OF NATURAL OR MANMADE MATERIAL OR ANY COMBINATION OF THESE ELEMENTS. SUCH SCREENING MAY BE REQUIRED FOR PARKING LOTS ACROSS THE STREET FROM RESIDENTIAL USES WHERE VEHICLE LIGHTS, NOISE OR APPEARANCE MAY CREATE A NUISANCE OR SAFETY HAZARD FOR RESIDENTS.
 - (g) LANDSCAPING REQUIRED FOR BUFFER ZONES AND FRONT YARD LANDSCAPING THAT ABUTS OFF-STREET PARKING AREAS MAY SUBSTITUTE FOR UP TO 50 PERCENT OF THE REQUIRED PARKING LOT LANDSCAPING.

SITE LAYOUT PLAN

RE: **WORKSHEET**
5/28/2026

FOR: HGC STRUCTURES
 ATTN: GREG HELDER
 2263 4TH STREET
 SHELBYVILLE, MI 49344

PART OF THE NE 1/4, SECTION 20, T3N, R8W, CITY OF HASTINGS, BARRY COUNTY, MICHIGAN

exxel engineering, inc.
 planners • engineers • surveyors
 5252 Clyde Park, S.W. • Grand Rapids, MI 49509
 Phone: (616) 531-3660 www.exxelengineering.com

DRAWN BY: JJS	PROJ. ENG.: RTL	SHEET
APPROVED BY: _____	PROJ. SURV.: _____	1 of 1
DATE: _____	DATE: 1/7/2026	
REVISION: _____	BY: FILE NO.: 252045E	

SCALE: 1" = 50'

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City of Hastings
Planning Commission
Work Tasks for 2026
STATUS REPORT FOR JULY 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	<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>	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	
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	
New Life Management LLC 1505 N Church	4.27.26	4.27.26	6.1.26	6.1.26	Compliant lighting plan	