

**Planning Commission Meeting Minutes**  
**Hillsdale City Hall**  
**Council Chambers**  
**January 17, 2024**  
**5:30 pm**

**I. Call to Order**

Meeting opened at 5:30 pm followed by the Pledge of Allegiance, and Roll Call.

**II. Members Present**

- A. Members Present: Commissioner Roma Rogers, Commissioner William Morrisey, Commissioner Matt Kniffen, Secretary Jacob Bruns, Commissioner Elias McConnell.
- B. Public Present: Zoning Administrator Alan Beeker, Ginger Moore, Alex DeHaan, Pat Kramer, Lisa Martin, Kay Freese, David Mackie
- C. Members Absent: Chairman Eric Moore, Vice Chair Kerry Laycock

**III. Public Comment**

No public comment.

**IV. Consent Agenda and Minutes**

Motion to approve the Consent agenda as presented made by Commissioner Morrisey, seconded by Commissioner Rogers, motion approved unanimously. Motion to approve minutes, Will, Roma, approved

**V. Old Business**

- A. Hillsdale City Airport Terminal Capital Improvement Project
  - a. Will Morrisey asked Alex DeHaan (project engineer) to speak to the increase in impermeable surface of the Airport
  - b. Alex DeHaan answered the question by giving an overview of the project. A 2500 s.f. building north of the apron, all drainage of the terminal is directed away from the concerned areas.
  - c. Morrisey asked to go over the map included in the packet.
  - d. Rogers asked if the parking lot would be an issue in the future.
  - e. DeHaan indicated the future design would not increase any impact to the area
  - f. The terminal is in a different “watershed area”

Motion to approve the new terminal capital improvement project by Commissioner Morrisey, supported by Commissioner McConnell, motion passed unanimously.

**B. Sec. 36-431 & 36-432 Revisions.**

- a. Discussion about the proposed amendment
- b. Mr. Mackie spoke to the reasons for the Council’s desire for modification

- c. Dave Mackie does not see there being a lot of systems installed in the next 5 years.
- d. Commissioner Kniffen asked if we think the State will push more of these renewable energy projects.
- e. Mackie stated a lot of changes will have to change at the grid level. This ordinance would be for small private projects.
- f. Costs of large projects have skyrocketed for energy produced at the grid level. Residential projects will also feel that impact.
- g. Kniffen is not in favor of ground mounted SES at all.

Commissioner McConnell moved to approve with the minimum lot size allowing SES ground mounted systems to be increased from 6500 s.f. to one acre. Commissioner Bruns supported. Motion passed unanimously.

**VI. New Business**

No new business

**VII. Zoning Administrator Report**

- Gave a brief overview regarding the Meijer project
- Gave a brief overview and discussion of the Keefer House Hotel project.
- Updated the Commission on other projects around town and the road diet plans

**VIII. Commissioners' Comments**

No Commissioners' comment.

**IX. Public Comment**

Lisa Martin asked about the watershed.

David Mackie stated that the City wants to meet with the Road Commission and Drain Commission in order to discuss potential fixes to the water issue.

**X. Adjournment**

Commissioner Morrissey moved to adjourn the meeting, Commissioner Rogers seconded. Motion passed unanimously. Meeting adjourned at 6:48 pm.

**XI. Next meeting: February 21 at 5:30 pm.**