

City Planning Commission
April 15, 2026, 5:30 PM
Council Chambers – Hillsdale City Hall
Minutes

Roll Call:

All Commissioners Present
6 Members of Public Present

Public Comment

No Public Comment

Consent Agenda

- Commissioner Laycock suggested waiting to discuss proposed Bylaws changes until next month rather than adding it to the agenda for April.
- Commissioner Winter moved to approve the consent agenda.
- Commissioner Kniffin seconded the motion.
- All in favor.

Consideration of Applications

Commercial Site Plan Review – 3741 W Carleton Rd

- Tyler Smith of Kimley Horn took the podium to field questions from the Commissioners regarding the proposed plan for the New Culvers restaurant.
- Commissioner Winter asked whether the Items mentioned in the preliminary site plan review from City Staff were being addressed. Smith said that they were in the process of addressing those items.
- Commissioner Coykendall asked whether the infrastructure surrounding the proposed site would be sufficient as the 99 corridor continues to fill with businesses. Zoning administrator Smith addressed his concerns.
- Commissioner Laycock asked whether a conditional approval would be necessary given the few items that were still being addressed. Zoning administrator Smith suggested that a conditional approval could slow the process and suggested it might be unnecessary.
- Commissioner Winter asked whether there was any question as to whether MDOT would approve their part of the plan; Zoning administrator Smith suggested there was no indication that there would be a disapproval from MDOT.
- Commissioner Winter moved to approve.
- Commissioner Kniffin seconded the motion.
- All in favor.

Industrial Site Plan Review – 240 Uran St

- Sheena Sigler of Cobra Moto presented the project and explained the urgency due to pressure from the federal government.
- Commissioner Coykendall moved to approve.
- Commissioner Morrissey seconded.
- All in favor.

Old Business

- 2026 Capital Improvement Plan Update

- Commissioners Laycock, Coykendall, and Winter expressed satisfaction with the modifications to the CIP, especially the departmental rankings of their priorities.
- The question was raised whether because of the modifications to the plan a new public hearing was necessary. Commissioner Winter reasoned that the Public had already had an opportunity to comment on the plan with the first public hearing and will have another opportunity for comment when the issue comes before the City Council.
- Commissioner Coykendall moved to approve the CIP.
- Commissioner Winter seconded.
- All in favor.

Staff Report

- Zoning Administrator Smith described ongoing staff education concerning the Land Division Amendment.
- She also explained that the Zoning Compliance application forms were in the process of being updated and condensed.

Public Comment

- No Public Comment

Commissioner Comments

- No Commissioner Comments

Adjournment

- Adjourned at 5:57pm

Next Meeting: May 20, 2026 at 5:30 PM