

CITY OF HILLSDALE



Planning Commission
97 North Broad Street
Hillsdale, Michigan 49242-1695
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PLANNING COMMISSION MINUTES HILLSDALE CITY HALL, 97 N. Broad Street August 15, 2017 at 5:30 PM

I. Call to Order 5:30 pm

- A. City PC Members present: Chair Amber Yoder, Laura Smith, Robert Schall, M.D., Mayor Scott Sessions
- B. Others present: Alan Beeker (Zoning Administrator), Thomas Defer, Jack McLain, Penny Swan, Dennis Wainscott, Robert & Rhonda Delphey
- C. Members absent: Kerry Laycock (excused), Eric Moore (excused), Sam Nutter

II. Consent Items/Communications

- A. Mayor Sessions moved to approve the agenda and minutes as presented, Laura Smith seconded, motion passed.

III. Public Comment

Jack McClain – He mentioned he could not find the lot division application. Mr. Beeker checked and the application had not been included in the online packet but was in the printed packets.

IV. Public Hearing

- A. Woodland Drive Vacation – Chair Amber Yoder opened the public hearing at 5:15 pm. There was no public comment on the issue. Chair Amber Yoder closed the public hearing at 5:20 pm. Mr. Beeker explained that if the Planning Commission recommended the vacation of the Woodland Drive (platted as James Street) right-of-way, he would prepare a resolution and submit it to Council for adoption. Mayor Sessions moved to recommend, Laura Smith seconded. Amber asked for roll call vote. Vote was unanimous.

V. Old Business

- A. City-wide Rezoning – Mr. Beeker requested that Planning Commission send to Council for adoption. Laura Smith moved to recommend amended Zoning Map dated July 26, 2017 to Council with a request to hold a second public hearing prior to vote. Dr. Schall seconded. Chair Yoder requested a roll call vote. Vote was unanimous.
- B. Form Based Code – Dr. Schall had concerns about possibly making things more restrictive. Existing structures that do not conform would be legal non-conforming until it had been vacant for more than 180 days or underwent major remodel. Laura Smith moved to set a public hearing for the FBC and the pending amended parking ordinance for the next meeting, Mayor Sessions seconded. Motion passed.

VI. New Business

- A. Lot Division – Mr. Beeker explained that the College is requesting parcel splits for the parcels that were purchased on the east and west sides of N. Manning St. between W. Fayette and College streets. The

intent is to resize the lots so there are fewer, larger lots. Laura Smith moved to approve and recommend to Council, Mayor Sessions seconded. Motion passed.

- B. Ordinance Amendment – Sections 18-81 through 18-83 – the intent of the amendment is to stream line the approval process. When the lot division request meets all state and zoning regulations, staff would be able to approve it and recommend it to Council without the Planning Commission review. Laura Smith does not feel that it should be changed, the PC should not be removed from the review process. Dr. Schall agreed that the PC should not lose the ability to review before the Council’s approval. Chair Yoder asked for a motion. No one moved to review or recommend the ordinance amendment.

VII. Zoning Administrator Report

At the request of Council, a Med. Marijuana Class by MSUE is scheduled for August 16. The class will be held at the City Library from 6-9 pm. The cost for PC members to attend will be covered by the Planning budget.

Laura asked about the one-way, two-way street change.

VIII. Public Comment

Thomas Defer – extended an invitation to tour his building in the industrial park at 5:00 pm before the Medical Marijuana information class at the library.

Jack McClain – wanted to point out some conflicting information between on the website regarding the number of members required on the PC.

- IX. Adjournment at 6:23 pm** – Laura Smith moved to adjourn, Mayor Sessions seconded, motion passed. Meeting adjourned.

Next meeting: September 19, 2017 at 5:30 pm.