

# 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

March 20, 2018 at 5:30 PM

### **I. Call to Order 5:30 pm**

- A. Members present: Chair Amber Yoder, Mayor Pro-tem William Morrissey, Vice Chair Samuel Nutter, Ron Scholl, Eric Swisher, Kerry Laycock, Eric Moore
- B. Others present: Alan Beeker (Zoning Administrator), Mary Wolfram, Jack McLain, Jeannie Peter, Tyler Parker
- C. Members absent:

### **II. Public Comment**

Jack McLain – opposed to the new time limit. He had issues with the wording in the minutes regarding the Joint Rec Plan.

### **III. Consent Items/Communications**

- A. Mr. Scholl moved to approve the Consent Agenda as presented, Mr. Nutter seconded, motion passed.

### **IV. Site Plan Review**

- A. 260 Industrial Drive, Precision Gage LLC – Mr. Beeker presented the project submitted by D.H. Roberts Construction on behalf of Precision Gage LLC. The project will entail a 25,000+ addition to the east side of the existing building. The parking lot will be enlarged and new drive entrances will be installed. The storm water calculations are pending final review and approval by the City Engineer. The landscape plans will be reviewed within the 90 day review period in the ordinance. Kerry Laycock approved the plans dependent on storm water calculation approval and landscape plan approval within the 90 day requirement. Will Morrissey seconded, motion passed.
- B. 4H Fairgrounds Shooting Range – Mr. Beeker presented the intent of the 4H club holding a bow and firearm shooting competition in the fall at the County Fairgrounds. The Police Chief and Zoning Administrator felt that the Planning Commission should review. After a lengthy discussion, it was decided that it was not a Planning Commission issue but rather an administrative review. They asked that Mr. Beeker and Chief Hephner send a letter to the 4H Club with their administrative decisions.

### **V. New Business**

- A. Region 2 Planning Commission Report – Mr. Beeker presented a brief overview of the monthly R2PC meeting.

### **VI. Zoning Ordinance Review**

- A. Sec. 36-436 Bed and Breakfast – The Commission reviewed the submitted language for a new supplemental ordinance. The Commission did not have any additional information and suggested that Mr. Beeker continue the process.

- B. Sec. 36-414 – Permitted and special conditional uses – The Commission found some discrepancies in the chart and questioned some of the uses listed as to relevance. Mr. Beeker asked that the Commission review further and send any corrections or suggestions to him.
- C. Division 2 R-1 One-Family Residential Districts – The amendments reflect the changes from the rezoning and the inclusion of the new Bed and Breakfast supplemental ordinance. The Commission suggested that Mr. Beeker continue the process.
- D. Division 6 B-1 Local Business District – The amendments reflect the changes from the rezoning and the inclusion of the new Bed and Breakfast supplemental ordinance. The Commission suggested that Mr. Beeker continue the process.
- E. Division 8 B-3 General Business District – The amendments reflect the changes from the rezoning and the inclusion of the new Bed and Breakfast supplemental ordinance. The Commission suggested that Mr. Beeker continue the process.

## **VII. Zoning Administrator Report**

Mr. Beeker informed the Commission that work continues toward converting West St. between Bacon and Carleton streets back to two-way traffic. He will continue to keep them informed of the process.

- VIII. Adjournment at 6:35 pm** – Mr. Laycock moved to adjourn, Mr. Moore seconded, motion passed. Meeting adjourned.

**Next meeting: April 17, 2018 at 5:30 pm.**