



Planning Commission  
97 North Broad Street  
Hillsdale, Michigan 49242-1695  
(517) 437-6440 Fax: (517) 437-6450

**Planning Commission Agenda**  
**November 15, 2023**

- I. Call to Order 5:30 pm**
  - A. Pledge of Allegiance
  - B. Roll Call
  
- II. Public Comment**
  - Any agenda item – 3 min. limit
  
- III. Consent Items**
  - A. Approval of agenda
  - B. Approval of Planning Commission 10/18/2023 minutes
  
- IV. Public Hearing**
  - A. Sec. 36-436 Accessory Structure Ordinance
  - B. Citizen Participation Plan
  
- V. Old Business**
  - A. Rezoning 3005 W Carleton
  
- VI. New Business**
  - A. No new business
  
- VII. Zoning Administrator Report**
  
- VIII. Commissioners' Comments**
  
- IX. Public Comment**
  - Any Commission related item – 3 min. limit
  
- X. Adjournment**
  - Next meeting: Wednesday, December 20, 2023 at 5:30 pm

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**Planning Commission Meeting Minutes**  
**Hillsdale City Hall**  
**Council Chambers**  
**October 18, 2023**  
**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: Chairman Eric Moore, Commissioner William Morrissey, Commissioner Elias McConnell, Commissioner Kerry Laycock, Commissioner Penny Swan
- B. Public Present: Zoning Administrator Alan Beeker, Lorissa Mekelburg, Carolyn Freese, Sue Walter, Jack McLain, Matt Taylor, Lisa Martin, Aaron Freese, Ginger Moore, Mike Rudzinski, Josh Tabor
- C. Members Absent: Vice Chair Ron Scholl, Commissioner Roma Rogers

**III. Public Comment**

Carolyn Freese – Lives on Wildwood Dr, was a victim of the February 2022 flooding caused by Airport runoff, would like something done regarding future changes at airport for runoff control  
Lorissa Mekelburg – Lives on Wildwood Dr, was a victim of the February 2022 flooding caused by Airport runoff in which insurance did not cover anything, would like something done regarding future changes at airport for runoff control

Lisa Martin - Lives on Wildwood Dr, was a victim of the February 2022 flooding caused by Airport runoff, would like something done regarding future changes at airport for runoff control, lost everything in basement

Sue Walter - Lives on Wildwood Dr, was a luck survivor of the February 2022 flooding caused by Airport runoff, has lived there for 44 years and has not seen flooding like this until the airport taxiway was added, would like something done regarding future changes at airport for runoff control

Aaron Freese – AA Landscape Owner, gets flooded 3-4 times a year, wants a plan from PC to divert water to the rearing ponds

Jack McLain – wants water study done for the airport before more buildings are built

**IV. Consent Agenda and Minutes**

- A. Motion to approve the Consent items as presented and September PC minutes made by Commissioner Swan, seconded by Commissioner Morrissey, motion approved unanimously.

**V. Site Plan Review**

- A. Hillsdale Academy Addition: Motion to approve by Commissioner Swan, seconded by Commissioner Morrissey, approved unanimously
- B. Hillsdale City Airport Terminal Building:
  - i. Mike Rudzinski, airport engineer, explains airport plan to move terminals for safety and updating reasons
  - ii. Discussion of water handling from drainage runoff buildings and runways
  - iii. Motion to table until there is a plan of action on drainage and a study made by commissioner Swan, seconded by Morrissey, approved unanimously

**VI. Old Business**

- A. Sec. 36-436 Accessory Structure Ordinance:
- i. Motion to move public hearing as previously scheduled for October PC meeting to November meeting by Commissioner Moore, seconded by Commissioner Swan, approved unanimously

**VII. New Business**

- A. Citizen Participation Plan:
- i. Alan Beeker explains CPP
  - ii. Motion to have public hearing regarding CPP by Commissioner Morrissey, seconded by Commissioner Swan, approved unanimously

**VIII. Zoning Administrator Report**

- A. Keefer Hotel is moving forward with interior construction
- B. Moore Rd moving forward for Meijer intersection
- C. Hallett St Bridge will be rebuilt via Modern Waste insurance, currently being removed after automobile accident

**IX. Commissioner's Comments**

- A. Discussion of Meijer and Keefer progress
- B. Comments on water flooding Keefer

**X. Public Comment**

Lisa Martin – concerned for coming winter and potential flooding without emergency action plan  
Josh Taylor – Lives on Wildwood, neighbor to those affected by flooding, entire culvert was expelling water  
Jack McLain – Mentions Hillsdale City has a pump truck, baseball field fence height over 6 feet

**XI. Adjournment**

Commissioner Laycock moved to adjourn the meeting, Commissioner Swan seconded. Approved unanimously. Meeting adjourned at 1828 pm.

**XII. Next meeting: November 15, 2023 at 5:30 pm.**



**TO: Planning Commission**

**FROM: Zoning Administrator**

**DATE: November 15, 2023**

**RE: Secs. 36-431 & 36-432**

**Background:** The ordinances for Accessory Structures was amended to include solar energy systems. The ordinance was close to being sent to Council for adoption when definition questions paused the process. After reviewing zoning definitions and determining there was no need for further amendments, the public hearing has been scheduled. The public hearing has been posted as required.

Sec. 36-431. - Accessory buildings.

**Definitions:**

**BUILDING-INTEGRATED SOLAR ENERGY SYSTEM:** A solar energy system that is an integral part of a primary or accessory building or structure (rather than separate mechanical device), replacing or substituting for an architectural or structural component of the building or structure. Building-integrated systems include, but are not limited to, photovoltaic or hot water solar energy systems that are contained within roofing materials, windows, skylights, and awnings.

**GROUND-MOUNTED SOLAR ENERGY SYSTEM:** A solar energy system mounted on support posts, like a rack or pole that are attached to or rest on the ground.

**MAXIMUM TILT:** The maximum angle of a solar array (i.e., most vertical position) for capturing solar radiation as compared to the horizon line.

**MINIMUM TILT:** The minimal angle of a solar array (i.e., most horizontal position) for capturing solar radiation as compared to the horizon line.

**PRINCIPAL-USE SOLAR ENERGY SYSTEM:** A commercial, ground-mounted solar energy system that converts sunlight into electricity for the primary purpose of off-site use through the electrical grid or export to the wholesale market.

**ROOF-MOUNTED SOLAR ENERGY SYSTEM:** A solar energy system mounted on racking that is attached to or ballasted on the roof of a building or structure.

**SOLAR ARRAY:** A photovoltaic panel, solar thermal collector, or collection of panels or collectors in a solar energy system that collects solar radiation.

**SOLAR CARPORT:** A solar energy system of any size that is installed on a structure that is accessory to a parking area, and which may include electric vehicle supply equipment or energy storage facilities. Solar panels affixed on the roof of an existing carport structure are considered a Roof-Mounted SES.

**SOLAR ENERGY SYSTEM (SES):** A photovoltaic system or solar thermal system for generating and/or storing electricity or heat, including all above and below ground equipment or components required for the system to operate properly and to be secured to a roof surface or the ground. This includes any necessary operations and maintenance building(s), but does not include any temporary construction offices, substation(s) or other transmission facilities between the SES and the point of interconnection to the electric grid.

Accessory buildings and accessory structures shall be subject to the following regulations, which shall apply in all zone districts:

1. All accessory buildings and accessory structures are permitted in all zone districts subject to compliance with all of the following:
  - a. The accessory building and/or accessory structure is customarily and clearly incidental to a use that is permitted under this chapter and/or is a permitted use in the zone district in which it is to be located;
  - b. The accessory building and/or accessory structure does not create a nuisance or hazard; and

- c. The accessory building and/or accessory structure meets and is in accordance with all applicable limitations, requirements and provisions of this article and the applicable zone district.
2. No accessory buildings or accessory structures shall be established until the principal use to which it is an accessory has been established or a building, placement or construction permit for the principal use has been obtained.
3. Where the accessory building is structurally attached to a main building, it shall be subject to and must conform to all yard regulations of this title, applicable to the main buildings.
4. Accessory buildings or other accessory structures shall not be erected, placed or established in any required yard, unless otherwise permitted by this chapter.
5. No detached accessory building or other accessory structure shall be located closer than ten feet to any main building or structure, unless it can conform to all other yard regulations as required for the main building or structure. It shall not be located any closer than three feet to any side or rear lot line, unless otherwise permitted by this chapter. In those instances where the rear lot line is coterminous with an alley right-of-way, the accessory building or accessory structure shall be no closer than one foot to such rear lot line. In no instance shall an accessory building or accessory structure be located within a dedicated easement right-of-way.
6. When an accessory building or accessory structure is located on a corner lot, the side lot line of which is substantially a continuation of the front lot line of the lot to its rear, the accessory building or accessory structure shall not project beyond the front line of the existing main structure on the lot in rear of such corner lot. An accessory building or accessory structure shall not be located within ten feet of a street right-of-way line.

**An On-site Ground-Mounted Solar Energy System is an accessory use which shall meet the following standards:**

1. **Ground-Mounted SES shall not exceed 15 feet measured from the ground to the top of the system when oriented at maximum tilt. Ground mounted SES may not be placed in the front yard. Ground mounted SES shall be subject to and must conform to all yard regulations of this title, applicable to the main buildings as measured when oriented at minimum design tilt.**
2. **A Small Principal-Use SES is a permitted use in all zoning districts subject to site plan review and shall meet all of the following requirements:**
  - a. **Total height shall not exceed 15 feet measured from the ground to the top of the system when oriented at maximum tilt.**
  - b. **Setback distance shall be measured from the property line or road right-of-way to the closest point of the solar array at minimum tilt or any SES components and as follows:**
  - c. **A Ground-Mounted SES shall follow the setback distance for primary buildings or structures for the district in which it is sited.**

- d. A Ground-Mounted SES is not subject to property line setbacks for common property lines of two or more participating lots, except road right-of-way setbacks shall apply.
  - e. A Small Principal-Use SES shall be secured with perimeter fencing to restrict unauthorized access. If installed, perimeter fencing shall be a maximum of 6 feet in height. Additional screening may be required upon review.
3. Roof-Mounted SES shall not exceed the combined height of the building and the roof mounted SES, when oriented at maximum tilt, for principal structures in any zoning district. A Roof-Mounted SES or Building-Integrated SES installed on a nonconforming building, structure, or use shall not be considered an expansion of the nonconformity.

All Ground mounted SES applications must include a site plan and drawings that show the height and dimensions of the SES. Applications for Roof-Mounted SES must include horizontal and vertical elevation drawings that show the location and height of the SES on the building and dimensions of the SES. All SES drawings shall include dimensions of the minimum and maximum tilt. Reflection angles for solar collectors shall be oriented such that they do not project glare onto adjacent properties. Any connection to the public utility grid shall be inspected and approved by the appropriate public utility.

All solar energy equipment shall be maintained and kept in good working order. If it is determined by the Zoning Administrator or other City Staff that a solar energy system is not being maintained, kept in good working order, or is no longer being utilized to perform its intended function for six consecutive months, the property owner shall be given 30 day notice for removal of unit and all equipment. If the solar energy system is not removed within 30 days, any person, or anyone acting in behalf of the person, violating any of the provisions of this section shall be guilty of a misdemeanor. The imposition of any sentence shall not exempt the offender from compliance with the requirements of this chapter.

Sec. 36-432. - Accessory buildings in residential districts.

Accessory buildings and accessory structures located in any residential zone districts shall be subject to the following regulations except as otherwise permitted in this chapter:

1. No detached accessory building or accessory structure in an R-1, RD-1, or RM-1 district shall exceed one story or ~~15 feet in height~~ **or 25 feet to ridge.**
2. No accessory building or accessory structure inclusive of the main structure may exceed the required density requirements of section 36-411.
3. Playhouses, greenhouses and gazebos may not be located in side and rear yards within three feet of the property line.
4. Swimming pools shall be regulated by the Michigan Residential Building Code. Swimming pools, excepting inflatable swimming pools having a length or diameter of less than five feet and/or a depth of less than 18 inches, shall be placed in the rear yard only. Inflatable swimming pools having a length or diameter of five feet or more and/or a depth of 18 inches or more shall be located within the rear or side yards only. No hot tub or swimming pool shall be located within three feet of the property line.
5. Porches and decks must conform to all yard setback, bulk and height requirements. Construction of new porches and decks and the reconstruction of existing porches and decks shall be subject to compliance with the requirements of sections 36-411 and 36-787.
6. Game courts, as defined in section 36-6, excepting basketball hoops, are allowed within the rear and side yards only. Notwithstanding anything herein to the contrary, basketball hoops may be located in the driveway to the main residential building or to an accessory building, to an attached or detached accessory building or accessory structure. No game courts, playground or other recreational equipment may be located within three feet of the property line.
7. Garbage and trash containers are allowed in the side and rear yards only, except at designated times of pickup, during which they may be located at the property line in accordance with and subject to the provisions of chapter 28 of this Code.
8. Clothes lines, supporting poles and similar natural laundry drying equipment are allowed within the side or rear yard but shall not be located within three feet of the property line.
9. Pet shelters, pens, cages and runs are allowed only in the rear yard but shall not be located within three feet of the property line.
10. The use of semi-trailers, enclosed trailers, trucks, rail cars or vehicles as storage buildings or structures or as accessory buildings or structures is prohibited.
11. **Ground-Mounted Solar Energy System shall meet the requirements listed in Sec. 36-431.**
12. **Roof-Mounted Solar Energy System shall meet the requirements listed in Sec. 36-431.**
13. **No wind generating energy system shall be permitted.**





**TO: Planning Commission**

**FROM: Zoning Administrator**

**DATE: November 15, 2023**

**RE: Citizen Participation Plan**

**Background:** The recertification deadline for the Redevelopment Ready Communities Program (RRC) is coming up in 2024. The Citizen Participation Plan is one of the requirements and it is supposed to be updated every five years. Very little has changed since its original adoption in 2015, but there were some minor changes. The public hearing is required and has been posted as required.



# Citizen Participation Plan

Adopted 2015  
Updated 2023

## **Objectives**

The City of Hillsdale will continue to involve the entire community as “key stakeholders” in the future development of our City.

The City of Hillsdale evaluates each project on an individual basis to determine project scope, stakeholders, project limitations, approving body, points of community impact during the decision making process, internal and external resources, and level of appropriate community involvement.

The City of Hillsdale makes information available in a timely manner to enable interested parties to be involved in decisions at various stages of the review and approval process.

The City of Hillsdale engages citizens in a transparent manner, making information easy to access for all interested members of the community.

The City of Hillsdale seeks public participation for matters involving future development of the City, such as the Master Plan and Zoning Ordinance update process.

The City of Hillsdale seeks creative ways to involve a diverse set of community stakeholders in planning, land use, and development decisions.

The City of Hillsdale uses comments and information received from interested members of the community to make decisions regarding planning, land use, and future development.

The City of Hillsdale tracks and analyzes the results of all public participation to the extent feasible and provide summaries back to the public.

The City of Hillsdale will provide for and encourage participation by persons of Low and Moderate Income (LMI) who are residents of slum or blighted areas and of areas in which funds are proposed to be used.

## **State & Local Regulations**

- Hillsdale City Charter
- Hillsdale City Code of Ordinances
- Michigan Open Meetings Act (PA 267 of 1976)
- Michigan Planning Enabling Act (PA 33 of 2008)
- Home Rule City Act (PA 279 of 1909)
- Brownfield Redevelopment Financing Act (PA 381 of 1996)
- Tax Increment Finance Authority Act (PA 450 of 1980)
- Obsolete Property Rehabilitation Act (PA 146 of 2000)
- Section 508 of the Housing and Community Development Act of 1974, as amended
- Title I of the Housing and Community Development Act of 1974, as amended
- National Historic Preservation Act of 1966, as amended
- Neighborhood Enterprise Zone (PA 147 of 1992)
- Other applicable local, state, and federal regulation

## Key Stakeholders in the City of Hillsdale

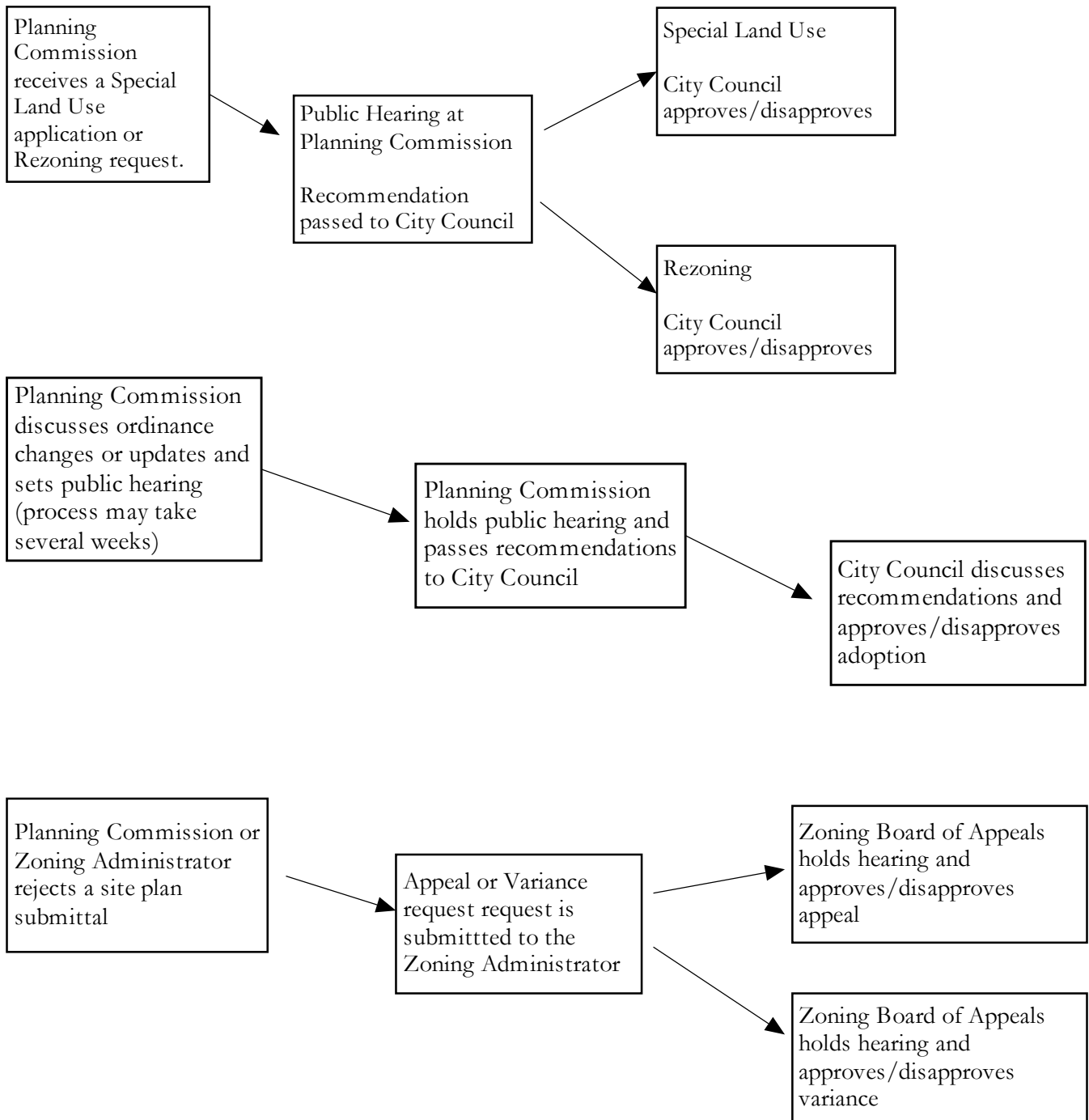
In the City of Hillsdale, each project will be evaluated on an individual basis to ensure inclusion for all stakeholders in the community. Each will vary according to the project being reviewed. Possible key stakeholders include, but are not limited to:

- Local residents
- Neighboring jurisdictions
- Michigan Department of Transportation
- Municipal employees
- Emergency personnel
- Hillsdale College
- Jackson College
- Commercial business owners and their employees
- Hillsdale Community Health Center
- Industrial facilities located in the City
- Neighborhood groups
- Board of Realtors
- Churches
- Schools
- Senior groups
- Community visitors and tourists
- Service Clubs
- Citizen Volunteer Groups
- Hillsdale County Community Foundation
- Chamber of Commerce
- Hillsdale Business Association
- City’s boards and commissions

<b>Boards/Commissions</b>	<b>Members</b>
○ City Council	9
○ Airport Advisory Committee	7
○ Board of Public Utilities	5
○ Board of Review	3
○ Brownfield Redevelopment Authority	6
○ Cemetery Board	5
○ Dial-a-Ride Advisory Committee	3
○ Election Commission	3
○ Economic Development Corporation	10
○ Hospital Finance Authority	3
○ Housing Commission	5
○ International Property Maintenance Code Board	3
○ Officers Compensation	5
○ Planning Commission	7
○ Shade Tree Commission	5
○ Tax Increment Finance Authority	11
○ Zoning Board of Appeals	7

## Processes for Development

There are various times in the planning process when the City Council, the Planning Commission, and/or the Zoning Board of Appeals request public input. These processes include public hearings for rezoning of land, development of the Zoning or Sign Ordinances, the Master Plan, requested variances and Special Land Uses. The flowchart below outlines the time limits for these processes:



## **Development Review Bodies**

The City encourages citizen participation in local government planning and policy decisions. All residents are invited to apply for appointments to City boards and commissions. Vacant positions are advertised on the City's Website at [www.cityofhillsdale.org](http://www.cityofhillsdale.org)

### **City Council**

Hillsdale's City Council is composed of nine members. The mayor and two representative from each of the four wards of the City. All City Council positions are voted in by the citizens of Hillsdale. For many processes (excluding site plan and variances) council is the final approving body.

### **Planning Commission**

The Planning Commission is a six member body, plus one ex facto member. All full members are appointed by the Mayor for three year terms. Planning Commissioners deal with development issues in the City such as rezoning, special land uses, and site plans. They are responsible for writing the zoning and sign ordinances and updating the City's Master Plan. Many of their recommendations go before Council for final approval and adoption.

### **Zoning Board of Appeals (ZBA)**

The Zoning Board of Appeals has five full members plus one member of Planning Commission and one member of City Council. Each member is appointed by the Mayor for a three year term. When a resident of the City cannot meet the zoning or sign ordinance requirements, an application for variance is filed with this body.

There are many other boards and committee's throughout the City. Agendas along with dates and times of meetings can be found on the Public Meeting Notice page of Hillsdale's website at [www.cityofhillsdale.org](http://www.cityofhillsdale.org). Minutes for City Council and the Planning Commission can also be found on the City website.

## **Open Meetings**

All meetings of the City Council, and its various boards and commissions, shall be open to the public in accordance with the “Open Meetings Act,” PA 267 of 1976 as amended, except closed session meetings as provided for in the Act. Public notices for these meetings are posted on the website at [www.cityofhillsdale.org](http://www.cityofhillsdale.org) and hung at City Hall (as required by the Act). The following processes require that neighbors within 300 feet of a property are personally notified:

- Rezoning of property
- Special Land Use
- Variance requests

Statutes require these processes be noticed in a newspaper of general distribution in the City as well as mailed to neighbors within 300 feet at least 15 days prior to the meeting. All meetings are held in a facility accessible to persons with disabilities, and the City provides and will provide reasonable accommodations. Individuals with disabilities requiring reasonable accommodations or services should contact the City Clerk’s Office. The City shall also provide for the reasonable needs of non-English speaking residents in the case of public hearings where a significant number of non-English speaking residents can be expected to participate.

The City shall provide for technical assistance to groups representative of persons of LMI that requests such assistance in developing proposals with the level and type of assistance to be determined by the Unit of General Local Government (UGLG).

Interested persons are encouraged to contact the City Clerk or to check the City’s Website at: [www.cityofhillsdale.org](http://www.cityofhillsdale.org) in order to be kept informed of any meeting schedule, agendas, variations, or location changes. Meeting agendas and packets are available on the City’s website in advance of the meeting.

## **Methods for Community Participation**

Each project's initial evaluation will determine the necessary level of involvement for the project. The following are methods that may be used to reach the appropriate level of public participation when taking action on land use or development applications. The City of Hillsdale will always attempt to use more than one tool or method, depending on the specific project and target audience. This list is flexible and can change based on each project's needs and circumstance.

### **Inform – provide information and assist public understanding**

- **Website** – [www.cityofhillsdale.org](http://www.cityofhillsdale.org) announces meetings, posts packets and agendas, minutes, and sometimes will contain pages or links for topics of major interest.
- **Newspaper** – The Hillsdale Daily News is the City of Hillsdale's newspaper. New editions are available Tuesday through Saturday.
- **Internet** – City Council meetings are podcast on the local City website via Livestream
- **Printed postings** – Available for viewing at the City Hall lobby board.
- **Announcements** – Announcements during meetings of the City Council, Planning Commission and other boards and commissions.
- **Postal mail** – Postal mailings to neighbors within 300 feet, according to statute.

### **Consult – obtain public feedback**

- **Social Media** – The City currently uses Facebook to announce street closures, storm news, etc. and may also use Facebook to notify the community of meetings.
- **Surveys** – Utilizing online and paper surveys allows for the collection of large amounts of data and opinions from the public.
- **Public Hearings** – Public attendance at meetings is strongly supported and allows for an appropriate venue for public input.

### **Involve – work directly with public throughout the process**

- **Open Houses** – In order to create two-way communication, the City will hold open house events for projects and initiatives as needed.
- **Community workshops** – Issues that require community feedback can benefit from a noticed workshop.
- **Charrettes** – Multiple day design charrettes and information gathering sessions allow a larger group of people to participate in the community engagement activity.

### **Collaborate – partner with public in each aspect of decision making**

- **Focus Groups** – Bringing together stakeholders to discuss and brainstorm decision making options.

## **Communicating Results**

The City of Hillsdale will publicly communicate all results of community input on planning and development issues. The City will utilize one or more of the "Inform" methods to relay results back to the public. The City shall follow the Fair Housing policy adopted by Council on March 3, 2014.

Provide for a formal written procedure that will accommodate a timely written response to written complaints and grievances, within 15 days where practicable.

## **Updating the Citizen Participation Plan**

Like all documents, the City of Hillsdale understands that the Citizen Participation Plan will need to be reviewed and updated on a routine basis. This plan will be updated as needed, at a minimum of every five years, in conjunction with the City's Master Plan. Updates to this plan will be drafted by staff, reviewed and recommended by Planning Commission, and approved through City Council. At least one public hearing will be held during the process to gather community input and to generate new ideas.





**TO: Planning Commission**

**FROM: Zoning Administrator**

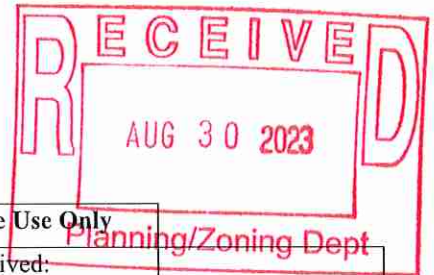
**DATE: November 15p, 2023**

**RE: Rezoning 3005 W Carleton**

**Background:** The owner of the property located at 3005 W Carleton Rd has submitted an application for rezoning. The application was reviewed in September but the owner was not available to answer questions. The rezoning matter was postponed until the November meeting and the owner was asked to provide proposed plans. The property is currently zoned B-3 General Business District but the owner is requesting the parcel be rezoned to PRD Planned Redevelopment District. The Zoning Administrator is requesting that after review, the Commission set a public hearing for the December regular meeting.



# CITY OF HILLSDALE



For Office Use Only	
Date Received:	Planning/Zoning Dept
Received By:	
Amount Paid/Check #	

Fee: \$500.00

## REZONING REQUEST PETITION FORM

Re-zoning may be requested by the property owner or at the request of Planning Commission. A public hearing must be set to be heard at the regular session of the City of Hillsdale Planning Commission, which meets on the third Tuesday of each month at 5:30 p.m. A \$500.00 filing fee must accompany the application. Return application to: **City Clerk, City Hall, 97 N. Broad St. Hillsdale, Michigan 49242** or email to: [abeeker@cityofhillsdale.org](mailto:abeeker@cityofhillsdale.org)

Applicant's Name <b>Terry Stephens JR</b>	Owner's Name <b>Terry Stephens Jr</b>
Mailing Address <b>3007 W Carleton Rd, 49242</b>	Mailing Address
City, State, Zip <b>517-462-1184</b>	City, State, Zip
Telephone Number	Telephone Number

IF APPLICANT IS NOT THE PROPERTY OWNER, WHAT IS THE APPLICANT'S INTEREST IN THE PROPERTY? (LAND CONTRACT, LEASE, OPTION, ETC.)

Property Address: <sup>3005</sup> ~~3007~~ W Carleton Rd, ~~parcel B~~

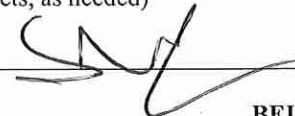
Property Address: \_\_\_\_\_

Current Zoning District: B-3

Proposed Zoning District: PRD

Explain the nature of the Practical Difficulty or Hardship with the current zoning:  
Rezone to allow storage units

(Attach additional sheets, as needed)

Signature 

Date 8-24-23

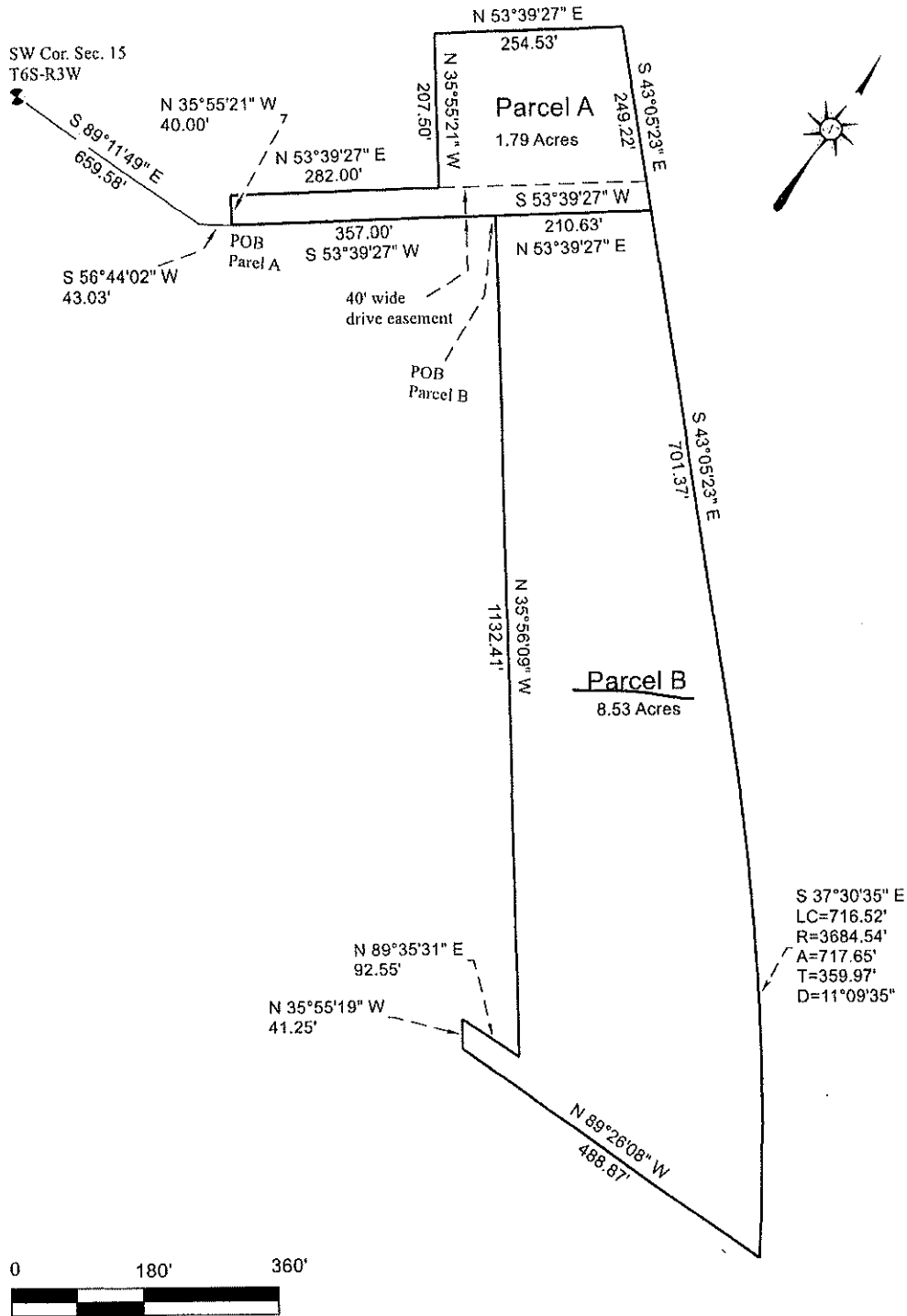
BELOW FOR OFFICE USE ONLY

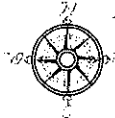
Signature of City Clerk Michelle Lopez, Deputy

Date of Hearing October 18, 2023

Disposition of Planning Commission \_\_\_\_\_

# MAP OF SURVEY



	<p><b>DUE NORTH SURVEYING, INC.</b>                  6316 Kirsch Drive                  Jonesville, MI 49250                  (517) 849-9677 fax (517) 439-1858                  email: duenorth@dmcibb.net</p>	<p>I, Jeffrey A. Bieszk, Professional Surveyor, hereby certify that I have surveyed the property as above shown and have set and/or found the irons as indicated; Further that this survey meets or exceeds the minimum standards as adopted and that the ratio of closure on the unadjusted field observations was 1/5000 or better.</p>
SHEET 1 OF 2 JOB# 068-22 SCALE 1" = 180' DATE: 1-12-2023 TJ & Jenny Stephens	<ul style="list-style-type: none"> <li>○ Set iron w/cap #41093</li> <li>● Found iron</li> <li>■ Found Monument</li> <li>⚡ Section Corner</li> <li>(xx.xx) recorded measurement</li> </ul>	This survey was made from a legal description provided to us as a complete and accurate description of the property. Both map and description should be compared with an abstract of title or title policy for any exceptions, easements of deserepancies.

# MAP OF SURVEY

**Parcel A:**

Land in the Southwest Quarter, Section 15, Township 6 South, Range 3 West, City of Hillsdale, Hillsdale County, Michigan, described as follows:

Commencing at the Southwest Corner of said Section 15; Thence South 89° 11' 49" East along the South Line of said Section 15 a distance of 659.58 feet to the intersection of South Section line with centerline of West Carleton Road (State Highway M-99); Thence North 56° 44' 02" East 43.03 feet to the Northeasterly Line of said West Carleton Road and the Point of Beginning of this description; Thence North 35° 55' 21" West along said Northeasterly Line 40.00 feet; Thence North 53° 39' 27" East 282.00 feet; Thence North 35° 55' 21" West 207.50 feet; Thence North 53° 39' 27" East 254.53 feet to the Southwesterly right of way Line of Indiana Northeastern Railroad; Thence South 43° 05' 23" East along said right of way 249.22 feet; Thence South 53° 39' 27" West 567.63 to the Point of Beginning, containing 1.79 Acres more or less.


Subject to the a 40 foot wide easement for ingress and egress from West Carleton Road described as follows: Commencing at the Southwest Corner of said Section 15; Thence South 89° 11' 49" East along the South Line of said Section 15 a distance of 659.58 feet to the intersection of South Section line with centerline of West Carleton Road (State Highway M-99); Thence North 56° 44' 02" East 43.03 feet to the Northeasterly Line of said West Carleton Road and the Point of Beginning of this easement description; Thence North 35° 55' 21" West along said Northeasterly Line 40.00 feet; Thence North 53° 39' 27" East 562.60 feet to the Southwesterly right of way Line of Indiana Northeastern Railroad; Thence South 43° 05' 23" East along said right of way 40.28 feet; Thence South 53° 39' 27" West 567.63 to the Point of Beginning  
Also subject to any easements and restrictions of record.

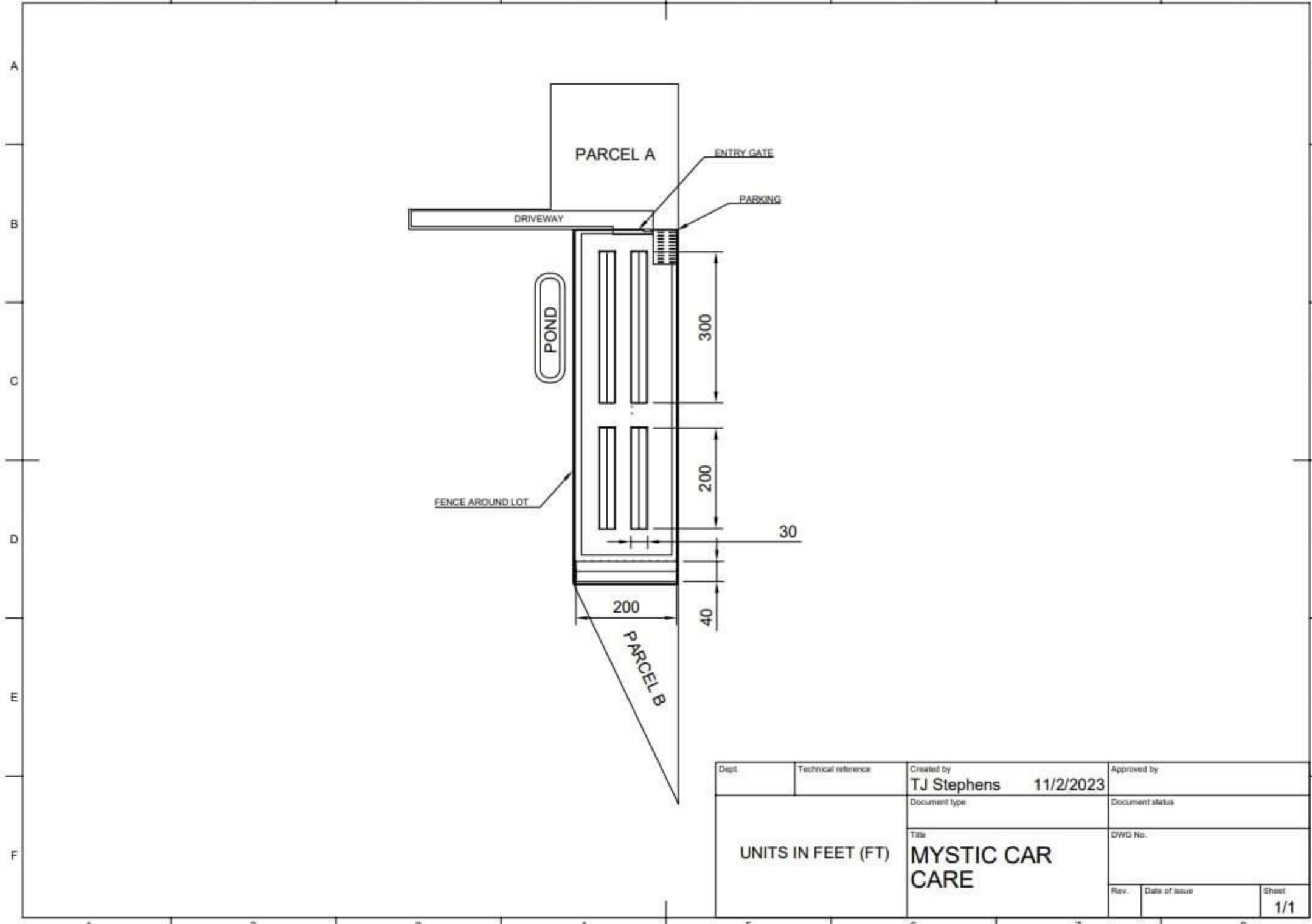
**Parcel B:**

Land in the Southwest Quarter, Section 15 and the Northwest Quarter, Section 22, Township 6 South, Range 3 West, City of Hillsdale, Hillsdale County, Michigan, described as follows:

Commencing at the Southwest Corner of said Section 15; Thence South 89° 11' 49" East along the South Line of said Section 15 a distance of 659.58 feet to the intersection of South Section line with centerline of West Carleton Road (State Highway M-99); Thence North 56° 44' 02" East 43.03 feet to the Northeasterly Line of said West Carleton Road; Thence North 53° 39' 27" East 357.00 feet to the Point of Beginning of this description; Thence North 53° 39' 27" East 210.63 feet to the Southwesterly right of way Line of Indiana Northeastern Railroad; Thence South 43° 05' 23" East along said right of way 701.37 feet; Thence Southeasterly along said right of way 717.65 feet on the arc of a curve to the right, with a radius of 3684.54 feet, a central angle of 11° 09' 35", and a chord which bears South 37° 30' 35" East 716.52 feet to fount concrete monument at the intersection of centerline of vacated Montgomery Street and said Railroad right of way; Thence North 89° 26' 08" West along said vacated Montgomery Street as monumented 488.87 feet; Thence North 35° 55' 19" West 41.25 feet to Northerly of said vacated Street; Thence North 89° 35' 31" East along said Northerly Line 92.55 feet; Thence North 35° 56' 09" West 1132.41 feet to the Point of Beginning, containing 8.53 Acres more or less.

Together with a 40 foot wide easement for ingress and egress from West Carleton Road described as follows: Commencing at the Southwest Corner of said Section 15; Thence South 89° 11' 49" East along the South Line of said Section 15 a distance of 659.58 feet to the intersection of South Section line with centerline of West Carleton Road (State Highway M-99); Thence North 56° 44' 02" East 43.03 feet to the Northeasterly Line of said West Carleton Road and the Point of Beginning of this easement description; Thence North 35° 55' 21" West along said Northeasterly Line 40.00 feet; Thence North 53° 39' 27" East 562.60 feet to the Southwesterly right of way Line of Indiana Northeastern Railroad; Thence South 43° 05' 23" East along said right of way 40.28 feet; Thence South 53° 39' 27" West 567.63 to the Point of Beginning  
Subject to any easements and restrictions of record.

	<p><b>DUE NORTH SURVEYING, INC.</b>                  6316 Kirsch Drive                  Jonesville, MI 49250                  (517) 849-9677 fax (517) 439-1858                  email: duenorth@dncibb.net</p>	<p>I, Jeffrey A. Bieszk, Professional Surveyor, hereby certify that I have surveyed the property as above shown and have set and/or found the irons as indicated; Further that this survey meets or exceeds the minimum standards as adopted and that the ratio of closure on the unadjusted field observations was 1/5000 or better.</p>
<p>SHEET 2 OF 2</p>	<ul style="list-style-type: none"> <li>○ Set iron w/cap #41093</li> <li>● Found iron</li> <li>■ Found Monument</li> <li>⚡ Section Corner</li> <li>(xx.xx) recorded measurement</li> </ul>	<p>This survey was made from a legal description provided to us as a complete and accurate description of the property. Both map and description should be compared with an abstract of title or title policy for any exceptions, easements of descrepancies.</p>
<p>JOB# 068-22</p>		
<p>SCALE 1" =</p>		
<p>DATE: 1-12-2023</p>		
<p>TJ &amp; Jenny Stephens</p>		



Dept.	Technical reference	Created by <b>TJ Stephens</b>	11/2/2023	Approved by
UNITS IN FEET (FT)		Document type		Document status
		Title <b>MYSTIC CAR CARE</b>		DWG No.
Rev.	Date of issue	Sheet		1/1

