



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

Planning Commission Agenda
April 17, 2024

- 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 3/20/2024 minutes

- IV. Site Plan Review**
 - A. 3891 W Carleton – Aldi

- V. Old Business**
 - No old business

- VI. New Business**
 - A. Sec. 26-9 – Special Condition Signs
 - B. Land Division – 2 N Howell
 - C. Annual Report

- VII. Zoning Administrator Report**

- VIII. Commissioners’ Comments**

- IX. Public Comment**
 - Any Commission related item – 3 min. limit

- X. Adjournment**
 - Next meeting: **Wednesday, May 15, 2024 at 5:30 pm**



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

Planning Commission Agenda
March 20, 2024

I. Call to Order 5:30 pm

- A. Pledge of Allegiance Meeting called to order at 5:30, followed by the pledge. All members present.
B. Roll Call

II. Public Comment

Any agenda item - 3 min. limit None. Alan Beeker was the only member of the public present.

III. Consent Items

- A. Approval of agenda Commissioner McConnell motioned to approve, seconded by VP Laycock; all in favor.
B. Approval of Planning Commission 2/21/2024 minutes

IV. Public Hearing

- A. Sec. 36-431 & 36-432 After some discussion and review, VP Laycock motioned to approve the amended ordinances and send to City Council. Seconded by Commissioner Bruns; all voted in favor.

V. Old Business

None.
No old business

VI. New Business

None.
No new business

VII. Zoning Administrator Report

Zoning Administrator Alan Beeker updated the board on three ongoing projects:
(1) Meijer, which intends to open in May.
(2) The Keefer House, which is making progress.
(3) The Road Diet, in partnership with MDOT.

VIII. Commissioners' Comments

Led largely by Commissioners McConnell and Kniffin, the commission discussed taking up the city's billboard and signage ordinance for review at the next meeting. Commissioner McConnell motioned to review the ordinance, seconded by VP Laycock. All in favor.

IX. Public Comment

Any Commission related item - 3 min. limit None.

X. Adjournment

Next meeting: Wednesday, April 17, 2024 at 5:30 pm

Commissioner Morrisey motioned to adjourn; seconded by Commissioner Bruns.
The meeting ended at 6:26 PM.



TO: Planning Commission

FROM: Zoning Administrator

DATE: April 17, 2024

RE: Site Plan Review – 3891 W Carleton

Background: Aldi has submitted plans for a proposed store to be located at 3891 W Carleton Rd. The project would include a 20,126 s.f. building on the site. The property would be divided into two parcels. The new store would be located on Parcel B with Parcel C to be developed at a later date. The City staff have reviewed the documents and the results of that meeting are included in the packet. The Zoning Administrator recommends approval of the proposed site plan.

March 27, 2024

Plans for the proposed Aldi store located at 3891 W. Carleton Rd. were reviewed by the City Dept. Heads on March 27, 2024. Their comments are as follows:

Present: Jason Blake (Dept. of Public Services), Alan Beeker (Planning & Zoning), Eric Sheffer (Board of Public Utilities), Jake Hammel (Board of Public Utilities), Dan Poole (Fire Department), Chris Grzenkowicz (Project Engineer), Sam Fry (Economic Development)

Public Safety

- Requested that the 5” FDC be revised to a 2½” FDC and be relocated on the building to be closer to the access drive.
- Requested that a hydrant be installed within 100’ of the relocated FDC
 - City Water Dept. would require a Use Agreement since the hydrant would now be located on private property.

Board of Public Utilities

- Electrical:
 - Requested electrical load calculations.
- Water
 - No issues.
- Sanitary
 - No issues.

City Engineer

- Requested copies of approvals from MDOT, EGLE, County Road Commission, and County Building Dept. prior to final City approvals.

Public Services

- Requested that existing M-99 drive approach at north end of property be removed and the curb and gutter be infilled.

Planning/Zoning

- Requested that land division forms be submitted.
- The Planning Commission will review the drawings at the regular April meeting.

The Planning Commission will review the drawings for final approval at the regular meeting which will be held on April 17, 2024 at 5:30 pm. The location will be at City Hall, 97 N. Broad St. in the 3rd Floor Council Chambers.



TO: Planning Commission

FROM: Zoning Administrator

DATE: April 17, 2024

RE: Ordinance Review-Sec. 26-9

Background: After discussions during the March meeting, the Commission requested a review of the sign ordinance section that included billboards.

Sec. 26-9. Special condition signs.

The following signs may be permitted as special condition signs, subject to and after approval by the zoning administrator.

- (1) Historic signs, subject to the rules, requirements, and regulations of the Michigan State Historic Preservation Office (SHPO) and other applicable laws and regulations.
- (2) Wall mounted signs above the first floor of a multiple-story building related to one or more of the tenants housed within the building. Refer to chart in section 26-8.
- (3) Unique signs whose total area is within the applicable district size allowance established in article II of chapter 26 of Hillsdale's Code of Ordinances that are determined by the planning commission to require additional height or width due to unique design or obscuring sight lines shall be allowed additional height and width allowance as needed, provided, however that they neither exceed the additional height or width, nor the area within them exceed the allowances otherwise provided by more than ten percent.
- (4) Murals shall be permitted in the B-2, B-3, C-1, PRD, PRF, PUD and I-1 districts only.
- (5) Off premises or billboard signs shall be permitted in the general business (B-3) district. Billboards may not exceed 200 square feet in area, or 20 feet in height. Billboards must be setback a minimum of 30 feet from all property lines and shall be located a minimum of 1,000 feet from all other billboards on the same street. When abutting a residential district, no portion of the billboard shall be located closer than 200 feet from the property line. All permit applications for billboards must be submitted to the planning/zoning department along with a landscaping plan.
- (6) Procedures and considerations for special-condition signs are as follows:
 - a. Special-condition signs shall be reviewed as to size, location, placement, etc. subject to regulations of this chapter.
 - b. The planning commission, or zoning administrator, may impose conditions necessary to protect the public health, safety, and welfare of the community.
 - c. Public notice of the time, date, and place of an appeal of a sign review decision made by the planning commission, or zoning administrator, shall be provided in advance of the meeting during which the appeal will be considered.
- (7) In reviewing signs, the zoning administrator or the planning commission shall consider the following to determine compliance with applicable ordinance provisions a basis for approving or denying a sign permit and establishing setback, location, and placement of signs:
 - a. Site location:
 1. Distance from buildings;
 2. Distance from property lines;
 3. Distance from right-of-way.
 - b. Sign size:

1. Height and width;
 2. Building location;
 3. Height above grade or finish floor line;
 4. Location of sign from side to side of wall;
 5. Percentage of wall used for signage.
- c. Awning:
1. Size;
 2. Distance above grade or finish floor line;
 3. Signage measurement relative to awning edges;
 4. Signage height and width.
- d. Sign characteristics:
1. Shape of sign;
 2. Sign materials.
- e. Mural:
1. Height and width;
 2. Building location;
 3. Distance above grade or finish floor line;
 4. Location of sign from side to side of wall.

A drawing of the sign with all of the information from the list above will be required upon application submittal.

(Ord. No. 2019-001, 1-21-2019)



TO: Planning Commission

FROM: Zoning Administrator

DATE: April 17, 2024

RE: Land Division – 2 N Howell St.

Background: The owner of the parcel located at 2 N Howell St. would like to divide the existing parcel. The City ordinance requires that platted lots may only be divided after review and permission has been granted by the Assessor, Zoning Administrator, Planning Commission and City Council. Parcel A and Parcel B meet all zoning requirements in the B-2 Downtown Business District (as referenced in the included survey). The Assessor and Zoning Administrator recommend that Planning Commission approve and send to Council for final adoption.



Hillsdale County GIS

Parcel Report: 006-227-285-18

4/4/2024
1:49:32 PM



Property Address

2 N HOWELL ST
HILLSDALE, MI, 49242

Owner Address

HILLSDALE RENAISSANCE LLC	Unit:	006
--	Unit Name:	CITY OF HILLSDALE
69 N HOWELL ST		
HILLSDALE, MI 49242		

General Information for 2023 Tax Year

Parcel Number:	006-227-285-18	Assessed Value:	\$125,000
Property Class:	201	Taxable Value:	\$125,000
Class Name:	COMMERCIAL-IMPROVED	State Equalized Value:	\$125,000
School Dist Code:	30020		
School Dist Name:	HILLSDALE COMM PUBLIC SCHS		

PRE 2022: 0%

PRE 2023: 0%

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2022	\$126,000	\$126,000	\$119,931
2021	\$116,100	\$116,100	\$116,100

Land Information

Acreage: 0.228

Tax Description

LOT 43 AND S 7 FT 11 IN M/L LOT 44 LYING S OF S WALL OF BLDG TO N EXT TO ALLEY 0.23A M/L BLK H OLD PLAT SEC 27 T6S R3W THIRD WARD (REDISTRICTED FROM SECOND WARD)

Sales Information

Sale Date: 11-02-2022

Sale Price: 365000

Instrument: WD

Grantor: ULTIMATE HOLDINGS LLC

Grantee: HILLSDALE RENAISSANCE LLC

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1839/219

Sale Date: 06-08-2022

Sale Price: 220000

Instrument: WD

Grantor: MILLER, DIANNE L

Grantee: ULTIMATE HOLDINGS LLC

Terms of Sale: 16-LC PAYOFF

Liber/Page: 1828/356

Sale Date: 03-03-2021

Sale Price: 0

Instrument: OTH

Grantor: MILLER, MARSHALL W

Grantee: MILLER, DIANNE L

Terms of Sale: 07-DEATH CERTIFICATE

Liber/Page: 1828/357

Sale Date: 09-14-2020

Sale Price: 220000

Instrument: MLC

Grantor: MILLER, MARSHALL W & DIANNE L

Grantee: ULTIMATE HOLDINGS LLC

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1773/417

Sale Date: 05-09-1984

Sale Price: 92000

Instrument: WD

Grantor: TOUSE, J & A/HOWELL, M & J

Grantee: MILLER, MARSHALL W & DIANNE L

Terms of Sale: 16-LC PAYOFF

Liber/Page: 518/609

Sale Date: 04-10-1983

Sale Price: 0

Instrument: MLC

Grantor: TOUSE, J & A/HOWELL, M & J

Grantee: MILLER, MARSHALL W & DIANNE L

Terms of Sale: 21-NOT USED/OTHER

Liber/Page: 510/659

Sale Date: 09-28-1973

Sale Price: 17000

Instrument: WD

Grantor: ADAIR, MARIAN

Grantee: TOUSE, J & A/HOWELL, M & J

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 455/71

Sale Date: 09-28-1973

Sale Price: 17000

Instrument: WD

Grantor: SEYBOLD, R B JR & DOROTHY

Grantee: TOUSE, J & A/HOWELL, M & J

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 455/72

Sale Date: 07-23-1971

Sale Price: 1

Instrument: QC

Grantor: SEYBOLD, R B JR & D/RICHARD, S

Grantee: SEYBOLD, R B JR & DOROTHY

Terms of Sale: 21-NOT USED/OTHER

Liber/Page: 444/614

Tax History *Total Due as of settlement date**Tax Details 2023 Winter**

School Dist. Code:	30020	Assessed Value:	\$125,000
School Dist. Name:	HILLSDALE COMM PUBLIC SCHS	Taxable Value:	\$125,000
Property Class:	201	State Equalized Value:	\$125,000
Class Name:	COMMERCIAL-IMPROVED	Exemption Percent:	0%
Last Payment Date:	February 13, 2024		
Base Tax:	\$1,952.42	Base Paid:	\$1,952.42
Admin Fees:	\$19.52	Admin Fees Paid:	\$19.52
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$1,971.94	Total Paid:	\$1,971.94

Tax Items 2023 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
COUNTY MED CARE	0.5889	73.61	\$73.61
2022 SENIORS	1	125.00	\$125.00
COUNTY AMBULANCE	0.8343	104.28	\$104.28
2018 AMBULANCE	0.1472	18.40	\$18.40
2018 MENT HEALTH	0.4907	61.33	\$61.33
2006 MCF DEBT	0.3	37.50	\$37.50
SCHOOL OPERATING	8.8155	1,101.93	\$1,101.93
SCHOOL BLDG/SITE	1.0986	137.32	\$137.32
HILLSDALE ISD	0.1315	16.43	\$16.43
HILLSDALE SPC ED	1.4754	184.42	\$184.42
HILLSDALE VOC ED	0.7376	92.20	\$92.20
SCHOOL OPER FC	8.8155	0.00	\$0.00

Tax Details 2023 Summer

School Dist. Code:	30020	Assessed Value:	\$125,000
School Dist. Name:	HILLSDALE COMM PUBLIC SCHS	Taxable Value:	\$125,000
Property Class:	201	State Equalized Value:	\$125,000
Class Name:	COMMERCIAL-IMPROVED	Exemption Percent:	0%

Last Payment Date:

Base Tax:	\$0.00	Base Paid:	\$0.00
Admin Fees:	\$0.00	Admin Fees Paid:	\$0.00
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$0.00	Total Paid:	\$0.00

Tax Items 2023 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
CITY OPERATING	12.1479	1,518.48	\$0.00
CITY STREETS	2.4296	303.70	\$0.00
CITY SINK FUND	0	0.00	\$0.00
CITY PUBLIC SFTY	0.977	122.12	\$0.00
CITY 2021 STREET	3.4465	430.81	\$0.00
CITY 2021 LEAF	0.4923	61.53	\$0.00
LIBRARY	0.9718	121.47	\$0.00
COUNTY ALLOCATED	4.8619	607.73	\$0.00
STATE EDUC TAX	6	750.00	\$0.00
SCHOOL OPERATING	8.8155	1,101.93	\$0.00
SCHOOL BLDG/SITE	1.0986	137.32	\$0.00
HILLSDALE ISD	0.1314	16.42	\$0.00
HILLSDALE SPC ED	1.4749	184.36	\$0.00
HILLSDALE VOC ED	0.7375	92.18	\$0.00
SCHOOL OPER FC	8.8155	0.00	\$0.00

Tax Details 2022 Winter

School Dist. Code:	30020	Assessed Value:	\$126,000
School Dist. Name:	HILLSDALE COMM PUBLIC SCHS	Taxable Value:	\$119,931
Property Class:	201	State Equalized Value:	\$126,000
Class Name:	COMMERCIAL-IMPROVED	Exemption Percent:	0%

Last Payment Date: December 13, 2022

Base Tax:	\$1,876.56	Base Paid:	\$1,876.56
Admin Fees:	\$18.77	Admin Fees Paid:	\$18.77
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$1,895.33	Total Paid:	\$1,895.33

Tax Items 2022 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
CO MCF	0.5889	70.62	\$70.62
CO 2004 SENIOR	0.4873	58.44	\$58.44
CO AMBULANCE SVC	0.8343	100.05	\$100.05
CO AMBULANCE CAP	0.1472	17.65	\$17.65
CO 2008 SENIOR	0.4904	58.81	\$58.81
CO MENTAL HEALTH	0.4907	58.85	\$58.85
2006 MCF DEBT	0.35	41.97	\$41.97
SCHOOL OPERATING	8.8155	1,057.25	\$1,057.25
SCHOOL BLDG/SITE	1.0986	131.75	\$131.75
HILLSDALE ISD	0.1315	15.77	\$15.77
HILLSDALE SPC ED	1.4754	176.94	\$176.94
HILLSDALE VOC ED	0.7376	88.46	\$88.46
SCHOOL OPER FC	8.8155	0.00	\$0.00

Tax Details 2022 Summer

School Dist. Code:	30020	Assessed Value:	\$126,000
School Dist. Name:	HILLSDALE COMM PUBLIC SCHS	Taxable Value:	\$119,931
Property Class:	201	State Equalized Value:	\$126,000
Class Name:	COMMERCIAL-IMPROVED	Exemption Percent:	0%

Last Payment Date: November 7, 2022

Base Tax:	\$5,227.11	Base Paid:	\$5,227.11
Admin Fees:	\$52.27	Admin Fees Paid:	\$52.27
Interest Fees:	\$263.97	Interest Fees Paid:	\$264
Total Tax & Fees:	\$5,543.35	Total Paid:	\$5,543.35

Tax Items 2022 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
CITY-GEN OPERG	12.1479	1,456.90	\$1,456.90
CITY-STREETS	2.4296	291.38	\$291.38
CITY-SINKING FND	0	0.00	\$0.00
CITY-PUBLIC SAFE	0.977	117.17	\$117.17
CITY 2021 STREET	3.4465	413.34	\$413.34
CITY 2021 LEAF	0.4923	59.04	\$59.04
LIBRARY	0.9718	116.54	\$116.54
COUNTY OPERG	4.8619	583.09	\$583.09
S.E.T. -	6	719.58	\$719.58
SCHOOL OPERG -	8.8155	1,057.25	\$1,057.25
SCHOOL BLDG/SITE	1.0986	131.75	\$131.75
ISD GENERAL EDUC	0.1314	15.75	\$15.75
ISD SPECIAL ED.-	1.4749	176.88	\$176.88
ISD VOC. ED.-	0.7375	88.44	\$88.44
SCHOOL OPER FC	8.8155	0.00	\$0.00

Tax Details 2021 Winter

School Dist. Code:	30020	Assessed Value:	\$116,100
School Dist. Name:	HILLSDALE COMM PUBLIC SCHS	Taxable Value:	\$116,100
Property Class:	201	State Equalized Value:	\$116,100
Class Name:	COMMERCIAL-IMPROVED	Exemption Percent:	0%

Last Payment Date:

Base Tax:	\$1,828.81	Base Paid:	\$0.00
Admin Fees:	\$18.29	Admin Fees Paid:	\$0.00
Interest Fees:	\$55.41	Interest Fees Paid:	\$0
Total Tax & Fees:	\$1,902.51	Total Paid:	\$0.00

Tax Items 2021 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
CO MCF	0.5921	68.74	\$0.00
CO 2004 SENIOR	0.4899	56.87	\$0.00
CO AMBULANCE SVC	0.8388	97.38	\$0.00
CO AMBULANCE CAP	0.148	17.18	\$0.00
CO 2008 SENIOR	0.4931	57.24	\$0.00
CO MENTAL HEALTH	0.4934	57.28	\$0.00
2006 MCF DEBT	0.35	40.63	\$0.00

SCHOOL OPERATING	8.8789	1,030.84	\$0.00
SCHOOL BLDG/SITE	1.1119	129.09	\$0.00
HILLSDALE ISD	0.1322	15.34	\$0.00
HILLSDALE SPC ED	1.4828	172.15	\$0.00
HILLSDALE VOC ED	0.7414	86.07	\$0.00
SCHOOL OPER FC	8.8789	0.00	\$0.00

Tax Details 2021 Summer

School Dist. Code:	30020	Assessed Value:	\$116,100
School Dist. Name:	HILLSDALE COMM PUBLIC SCHS	Taxable Value:	\$116,100
Property Class:	201	State Equalized Value:	\$116,100
Class Name:	COMMERCIAL-IMPROVED	Exemption Percent:	0%

Last Payment Date: August 31, 2021

Base Tax:	\$5,110.46	Base Paid:	\$5,110.46
Admin Fees:	\$51.10	Admin Fees Paid:	\$51.10
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$5,161.56	Total Paid:	\$5,161.56

Tax Items 2021 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
CITY-GEN OPERG	12.3367	1,432.29	\$1,432.29
CITY-STREETS	2.4674	286.46	\$286.46
CITY-SINKING FND	0	0.00	\$0.00
CITY-PUBLIC SAFE	0.9922	115.19	\$115.19
CITY 2021 STREET	3.5	406.35	\$406.35
CITY 2021 LEAF	0.5	58.05	\$58.05
LIBRARY	0.9869	114.57	\$114.57
COUNTY OPERG	4.8879	567.48	\$567.48
S.E.T. -	6	696.60	\$696.60
SCHOOL OPERG -	8.8789	1,030.84	\$1,030.84
SCHOOL BLDG/SITE	1.1119	129.09	\$129.09
ISD GENERAL EDUC	0.1321	15.33	\$15.33
ISD SPECIAL ED.-	1.4828	172.15	\$172.15
ISD VOC. ED.-	0.7413	86.06	\$86.06
SCHOOL OPER FC	8.8789	0.00	\$0.00

Application Use and Disclaimer

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GIS/Mapping Disclaimer

Parcel #: 006-227-285-18
Tax Year: 2023

HILLSDALE RENAISSANCE LLC

69 N HOWELL ST
HILLSDALE MI 49242

SUMMER		WINTER			
12.1479	CITY OPERATIN	1,518.48	0.5889	COUNTY MED CA	73.61
2.4296	CITY STREETS	303.70	1.0000	2022 SENIORS	125.00
	CITY SINK FUN	0.00	0.8343	COUNTY AMBULA	104.28
0.9770	CITY PUBLIC S	122.12	0.1472	2018 AMBULANC	18.40
3.4465	CITY 2021 STR	430.81	0.4907	2018 MENT HEA	61.33
0.4923	CITY 2021 LEA	61.53	0.3000	2006 MCF DEBT	37.50
0.9718	LIBRARY	121.47	8.8155	SCHOOL OPERAT	1,101.93
4.8619	COUNTY ALLOCA	607.73	1.0986	SCHOOL BLDG/S	137.32
6.0000	STATE EDUC TA	750.00	0.1315	HILLSDALE ISD	16.43
8.8155	SCHOOL OPERAT	1,101.93	1.4754	HILLSDALE SPC	184.42
1.0986	SCHOOL BLDG/S	137.32	0.7376	HILLSDALE VOC	92.20
0.1314	HILLSDALE ISD	16.42	8.8155	SCHOOL OPER F	0.00
1.4749	HILLSDALE SPC	184.36			
0.7375	HILLSDALE VOC	92.18			
8.8155	SCHOOL OPER F	0.00			
	UTILITY LIENS	180.01			
43.5849	TOTAL TAXES	5,628.06	15.6197	TOTAL TAXES	1,952.42
	ADMIN FEE	54.48		ADMIN FEE	19.52
	TOTAL W/ADMIN	5,682.54		TOTAL W/ADMIN	1,971.94
	INTEREST/PEN	0.00		INTEREST/PEN	0.00
	GRAND TOTAL	5,682.54		GRAND TOTAL	1,971.94
	TOTAL PAID	5,682.54		TOTAL PAID	1,971.94
	DATE PAID	08/25/2023		DATE PAID	02/13/2024
	BALANCE	0.00		BALANCE	0.00
	GRAND TOTAL BALANCE: 0.00				

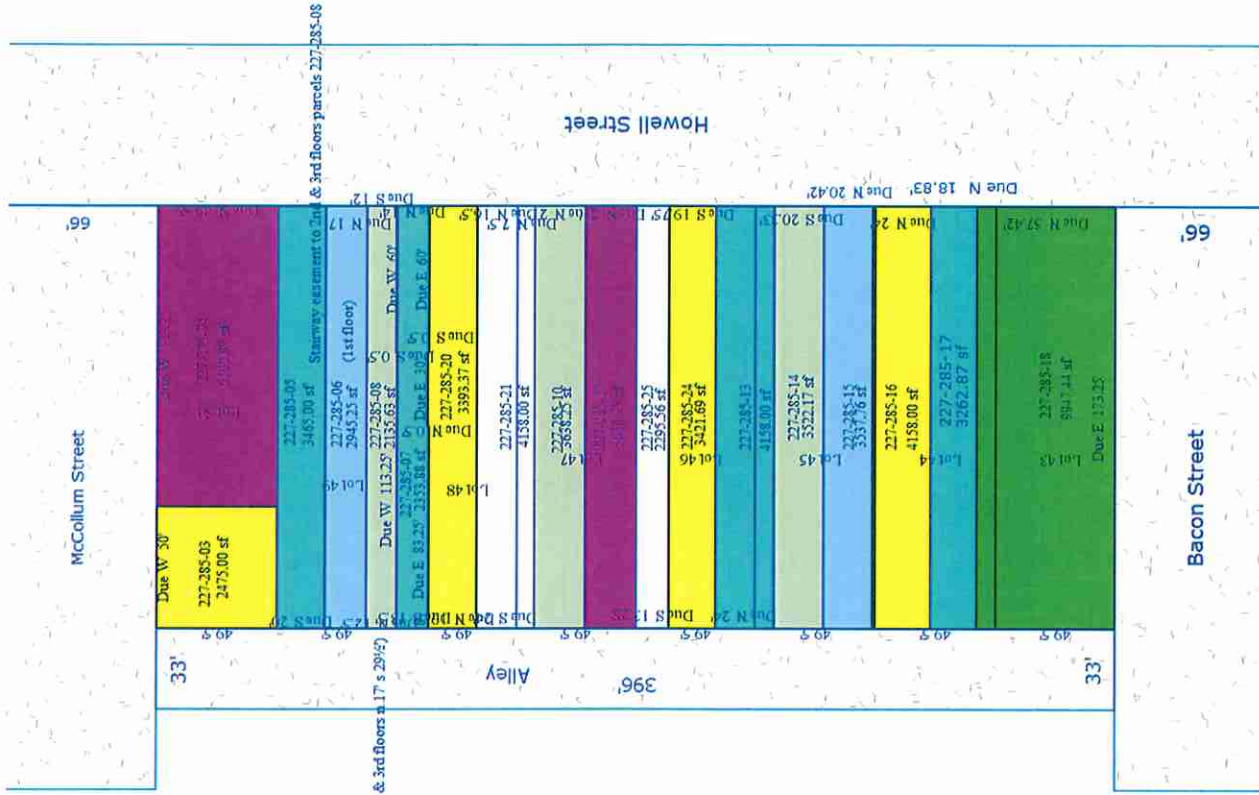
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.
ULTIMATE HOLDINGS LLC	HILLSDALE RENAISSANCE LLC	365,000	11/02/2022	WD	03-ARM'S LENGTH	1839/0219	REAL PROPERTY STA	100.0
MILLER, DIANNE L	ULTIMATE HOLDINGS LLC	220,000	06/08/2022	WD	16-LC PAYOFF	1828/0356	DEED	0.0
MILLER, MARSHALL W	MILLER, DIANNE L	0	03/03/2021	OTH	07-DEATH CERTIFICATE	1828/0357	OTHER	0.0
MILLER, MARSHALL W & DIAN	ULTIMATE HOLDINGS LLC	220,000	09/15/2020	MLC	03-ARM'S LENGTH	1773/0417	PROPERTY TRANSFER	100.0
Property Address		Class: COMMERCIAL-IMPROV Zoning: B-2 Building Permit(s) Date Number Status						
2 N HOWELL ST ETAL		School: HILLSDALE COMM PUBLIC SCHS MIXED USE - RESIDENTIAL & P.U.O.2022-260 ASSMT COMP						
Owner's Name/Address		P.R.E. 0% MIXED USE - RESIDENTIAL & P.U.O.2022-261 ASSMT COMP						
HILLSDALE RENAISSANCE LLC		MAP #: WARD 3 2025 Est TCY Tentative MIXED USE - RESIDENTIAL & P.U.O.2022-262 ASSMT COMP						
69 N HOWELL ST		X Improved Vacant Land Value Estimates for Land Table TIFA.TIFA.CENTRAL BUSINESS DISTRICT						
HILLSDALE MI 49242								
Tax Description		* Factors *						
LOT 43 AND S 7 FT 11 IN M/L LOT 44 LYING S OF S WALL OF BLDG TO N EXT TO ALLEY 0.23A M/L BLK H OLD PLAT SEC 27 T6S R3W THIRD WARD (REDISTRICTED FROM SECOND WARD)		Description Frontage Depth Front Depth Rate %Adj. Reason Value						
Comments/Influences		PRIME COMM SQ FT 9,947.440 Sq Ft 9.56 100 95,089						
		* denotes lines that do not contribute to the total acreage calculation.						
		57 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 95,089						
		Work Description for Permit P.U.O.2022-260, Issued 08/11/2023: USE & OCCUPANCY FOR MIXED USE BUILDING - PERMIT FOR COMMERCIAL OFFICE 41 1/2 E BACON ST						
		Work Description for Permit P.U.O.2022-261, Issued 05/08/2023: USE & OCCUPANCY FOR MIXED USE BUILDING						
		Work Description for Permit P.U.O.2022-262, Issued 05/08/2023: USE & OCCUPANCY FOR MIXED USE BUILDING						
		Work Description for Permit P.U.O.2022-263, Issued 05/08/2023: USE & OCCUPANCY FOR MIXED USE BUILDING - PERMIT IS FOR 4 N HOWELL ST - NEW WAVES SALON						
		Work Description for Permit P.U.O.2022-264, Issued 05/08/2023: USE & OCCUPANCY FOR MIXED USE BUILDING						
		Work Description for Permit P.U.O.2022-273, Issued 05/08/2023: USE & OCCUPANCY FOR MIXED USE BUILDING						
		Work Description for Permit P.U.O.2022-275, Issued 05/08/2023: USE & OCCUPANCY FOR MIXED USE BUILDING						
		Work Description for Permit P.U.O.2022-276, Issued 05/08/2023: USE & OCCUPANCY FOR MIXED USE BUILDING						
		Work Description for Permit P.U.O.2020-225, Issued 03/22/2022: USE & OCCUPANCY FOR COMMERCIAL MULTIPLE TENANTS STRUCTURE - HOPE HOUSE/CONGREGATE LIVING (UPSTAIRS)						
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
2025	Tentative	Tentative	Tentative			Tentative		
2024	47,500	108,600	156,100			131,250C		
2023	43,600	81,400	125,000			125,000S		
2022	47,400	78,600	126,000			119,931C		



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*** Information herein deemed reliable but not guaranteed***



Sketch by Apex Sketch

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: 2-6 E BACON ST (CORNER BLDG)
 Calculator Occupancy: Shopping Center, Mixed w/Offices
 Class: C Quality: Average
 Stories: 2 Story Height: 12 Perimeter: 255
 Overall Building Height: 24
 Base Rate for Upper Floors = 118.68
 (10) Heating system: Package Heating & Cooling Cost/SqFt: 18.43 50%
 Adjusted Square Foot Cost for Upper Floors = 127.90
 Total Floor Area: 7,980 Base Cost New of Upper Floors = 1,020,603
 Eff.Age:57 Phy.%Good/Abnr.Phy./Func./Overall %Good: 40 /100/100/100/40.0
 Total Depreciated Cost = 408,241
 ECF (34OLD.WARDS 3 & 4 OLD PLAT VILLAGE OF HILLSDALE)0.360 => TCV of Bldg: 1 =
 Replacement Cost/Floor Area= 127.90 Est. TCV/Floor Area= 18.42

High	Above Ave.	X	Ave.	Low
**	**	**	**	**
Quality: Average				
Heat#1: Package Heating & Cooling 50%				
Heat#2: Forced Air Furnace 0%				
Ave. Sqft/Story: 3990				
Ave. Perimeter: 255				
Has Elevators:				
*** Basement Info ***				
Area:				
Perimeter:				
Type: Storage Basement				
Heat: No Heating or Cooling				
* Mezzanine Info *				
Area #1:				
Type #1:				
Area #2:				
Type #2:				
Area:				
Type:				
* Sprinkler Info *				

(1) Excavation/Site Prep:

(2) Foundation: Footings

X	Poured Conc	Brick/Stone	Block
---	-------------	-------------	-------

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

Many Above Ave.	Average Typical	Few None
Total Fixtures	Urinals	
3-Piece Baths	Wash Bowls	
2-Piece Baths	Water Heaters	
Shower Stalls	Wash Fountains	
Toilets	Water Softeners	

(9) Sprinklers:

(10) Heating and Cooling:

X	Gas Oil	Coal Stoker	Hand Fired Boiler
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(11) Electric and Lighting:

(12) Miscellaneous:

(13) Roof Structure: Slope=0

(14) Roof Cover:

(15) Outlets:

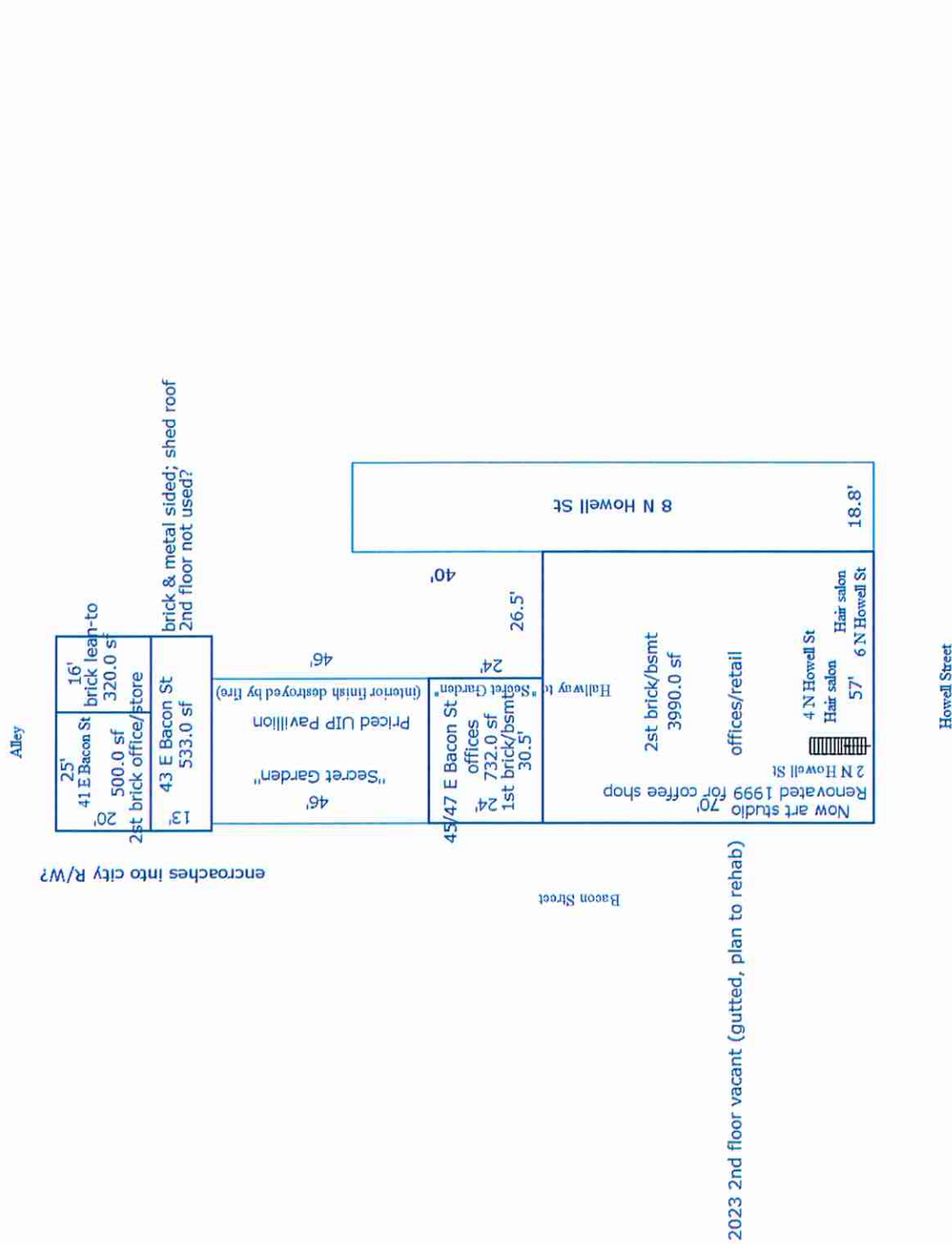
X	Few Average Many Unfinished Typical	X	Few Average Many Unfinished Typical
	Flex Conduit Rigid Conduit Armored Cable Non-Metallic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer

(16) Fixtures:

(17) Exterior Wall:

Thickness	Bsmnt Insul.
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*** Information herein deemed reliable but not guaranteed***



Sketch by Apur Sench

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: 41 E BACON ST WEST BLDG
 Calculator Occupancy: Shopping Center, Mixed w/Offices

Class: C
 Floor Area: 1,000
 Gross Bldg Area: 10,565
 Stories Above Grd: 2
 Average Sty Hght : 10
 Bsmnt Wall Hght

High Above Ave. X Ave. Low
 ** ** Calculator Cost Data ** **

Quality: Average
 Heat#1: Package Heating & Cooling 100
 Heat#2: No Heating or Cooling 0%

Ave. SqFt/Story: 500
 Ave. Perimeter: 90
 Has Elevators:

*** Basement Info ***

Area:
 Perimeter:
 Type:

Heat: No Heating or Cooling

* Mezzanine Info *

* Sprinkler Info *

Area #1:
 Type #1:
 Area #2:
 Type #2:

Area:
 Type: Average

(1) Excavation/Site Prep:

(2) Foundation:
 X Poured Conc Brick/Stone Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:
 Many Above Ave. Average Typical Few None
 Total Fixtures Urinals
 3-Piece Baths Wash Bowls
 2-Piece Baths Water Heaters
 Shower Stalls Wash Fountains
 Toilets Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:
 X Gas Coal Hand Fired
 Oil Stoker Boiler

(11) Electric and Lighting:

(12) Roof Structure: Slope=0

(13) Roof Cover:

(14) Roof Cover:

(15) Miscellaneous:

(16) Exterior Wall:
 Thickness Bsmnt Insul.

(17) Miscellaneous:

(18) Miscellaneous:

(19) Miscellaneous:

(20) Miscellaneous:

(21) Miscellaneous:

(22) Miscellaneous:

(23) Miscellaneous:

(24) Miscellaneous:

(25) Miscellaneous:

(26) Miscellaneous:

(27) Miscellaneous:

(28) Miscellaneous:

(29) Miscellaneous:

(30) Miscellaneous:

(31) Miscellaneous:

(32) Miscellaneous:

(33) Miscellaneous:

(34) Miscellaneous:

<<<<<< Calculator Cost Computations >>>>>>

Class: C Quality: Average

Stories: 2 Story Height: 10 Perimeter: 90

Overall Building Height: 20

Base Rate for Upper Floors = 166.53

(10) Heating system: Package Heating & Cooling Cost/SqFt: 25.86 100%

Adjusted Square Foot Cost for Upper Floors = 192.39

Total Floor Area: 1,000 Base Cost New of Upper Floors = 192,390

Reproduction/Replacement Cost = 192,390

Eff.Age:101 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /100/100/100/40.0

Total Depreciated Cost = 76,956

ECF (34)OLD.WARDS 3 & 4 OLD PLAT VILLAGE OF HILLSDALE)0.360 => TCV of Bldg: 2 =

Replacement Cost/Floor Area= 192.39 Est. TCV/Floor Area= 27.70

Desc. of Bldg/Section: 43 E BRACON ST- 2ND FL N/V Calculator Occupancy: Shopping Center, Mixed w/Offices		<<<<<< Class: C Quality: Low Cost Stories: 1 Story Height: 10 Perimeter: 108 Calculator Cost Computations	
Class: C Floor Area: 533 Gross Bldg Area: 10,565 Stories Above Grd: 1 Average Sty Hght: 10 Bsmnt Wall Hght		Base Rate for Upper Floors = 140.31 (10) Heating system: Package Heating & Cooling Cost/SqFt: 26.99 100% Adjusted Square Foot Cost for Upper Floors = 167.30 Total Floor Area: 533 Base Cost New of Upper Floors = 89,171 Depr. Table : 2% Effective Age : 101 Physical %Good: 40 Func. %Good : 100 Economic %Good: 100 Reproduction/Replacement Cost = 89,171 Eff. Age: 101 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 40 /100/100/100/40.0 Total Depreciated Cost = 35,668	
Comments: CONSTRUCTED SEPARATELY FROM HOTEL. 2ND FLOOR AND REAR ADDITION METAL SIDED (POLE?). 2ND FLOOR APPEARS TO BE UNUSED (UNREPAIRED FIRE DAMAGE?). 1975-2021		ECF (34)OLD.WARDS 3 & 4 OLD PLAT VILLAGE OF HILLSDALE)0.360 => TCV of Bldg: 3 = Replacement Cost/Floor Area= 167.30 Est. TCV/Floor Area= 24.09	

(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation: Footings		(8) Plumbing:		Outlets:		Fixtures:	
X Poured Conc Brick/Stone Block		Many Above Ave. Average Typical Few None		Few Average Many Unfinished Typical		Few Average Many Unfinished Typical	
(3) Frame:		Total Fixtures Urinals Wash Bowls 3-Piece Baths Water Heaters 2-Piece Baths Wash Fountains Shower Stalls Water Softeners Toilets		Flex Conduit Rigid Conduit Armored Cable Non-Metallic Bus Duct		Incandescent Fluorescent Mercury Vapor Sodium Vapor Transformer	
(4) Floor Structure:		(9) Sprinklers:		(13) Roof Structure: Slope=0		(40) Exterior Wall:	
(5) Floor Cover:		(10) Heating and Cooling:		Gas Oil Coal Stoker Hand Fired Boiler		Thickness Bsmnt Insul.	
(6) Ceiling:		(14) Roof Cover:		Roof Cover:		Roof Cover:	

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: 45-47 E BACON ST
 Calculator Occupancy: Shopping Center, Mixed w/Offices
 Class: C
 Floor Area: 732
 Gross Bldg Area: 10,565
 Stories Above Grd: 1
 Average Story Hght: 12
 Bsmnt Wall Hght: 8
 Depr. Table: 2%
 Effective Age: 54
 Physical %Good: 40
 Func. %Good: 100
 Economic %Good: 100
 1873 Year Built
 1984 Remodeled
 12 Overall Bldg Height
 Comments: OFFICES, REBUILT AFTER 1984 FIRE. "SECRET GARDEN" INCLUDED IN THIS AREA AS UIP CAST STONE PAVILION.
 Area: Type:
 Area #1: Type #1:
 Area #2: Type #2:
 Area: Type:
 * Sprinkler Info *

High Above Ave. Ave. X Low
 ** ** Calculator Cost Data ** **
 Quality: Average
 Heat#1: Package Heating & Cooling 100
 Heat#2: Electric, Cable or Baseboard 0%
 Ave. SqFt/Story: 732
 Ave. Perimeter: 79
 Has Elevators:
 *** Basement Info ***
 Area:
 Perimeter: 79
 Type: Storage Basement
 Heat: No Heating or Cooling
 * Mezzanine Info *
 Area:
 Type:
 * Sprinkler Info *

Class: C Quality: Average
 Stories: 1 Story Height: 12
 Overall Building Height: 12
 Base Rate for Upper Floors = 140.86
 (10) Heating system: Package Heating & Cooling Cost/SqFt: 21.87 100%
 Adjusted Square Foot Cost for Upper Floors = 162.73
 Total Floor Area: 732 Base Cost New of Upper Floors = 119,119
 Eff.Age:54 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /100/100/100/40.0
 Reproduction/Replacement Cost = 119,119
 Total Depreciated Cost = 47,648
 Unit in Place Items Rate Quantity Arch %Good Depr.Cost
 /CI16/YARI/PATE/PAVCUSUL 37634.28 1 1.00 40 15,054
 ECF (34OLD.WARDS 3 & 4 OLD PIAT VILLAGE OF HILLSDALE)0.360 => TCV of Bldg: 4 =
 Replacement Cost/Floor Area= 214.14 Est. TCV/Floor Area= 30.84

<<<<<< Calculator Cost Computations >>>>>>

(1) Excavation/Site Prep:
 (2) Foundation: Footings: Block
 X Poured Conc Brick/Stone
 (3) Frame:
 (4) Floor Structure:
 (5) Floor Cover:
 (6) Ceiling:

(7) Interior:
 (8) Plumbing:
 Many Above Ave. Average Typical Few None
 Total Fixtures Urinals
 3-Piece Baths Wash Bowls
 2-Piece Baths Water Heaters
 Shower Stalls Wash Fountains
 Toilets Water Softeners
 (9) Sprinklers:
 (10) Heating and Cooling:
 Gas Coal Hand Fired
 Oil Stoker Boiler

(11) Electric and Lighting:
 Outlets: Fixtures:
 Few Average Average Few
 Many Unfinished Many
 Typical Unfinished
 Typical
 Flex Conduit Incandescent
 Rigid Conduit Fluorescent
 Armored Cable Mercury
 Non-Metallic Sodium Vapor
 Bus Duct Transformer
 (13) Roof Structure: Slope=0
 (14) Roof Cover:

(39) Miscellaneous:
 (40) Exterior Wall:
 Thickness Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: BRICK LEAN-TO ON 41 E BACON
 Calculator Occupancy: Shopping Center, Mixed w/Offices

Class: C		High		Above Ave.		Ave.		X		Low	
** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Package Heating & Cooling 100 Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 320 Ave. Perimeter: 52 Has Elevators: *** Basement Info *** Area: Perimeter: Type: Heat: No Heating or Cooling * Mezzanine Info * * Sprinkler Info *											
(1) Excavation/Site Prep: Area #1: Type #1: Area #2: Type #2: Area: Type: Low											

Calculator Cost Computations
 Class: C Quality: Low Cost
 Stories: 1 Story Height: 10
 Overall Building Height: 10
 Perimeter: 52
 Base Rate for Upper Floors = 129.21
 (10) Heating system: Package Heating & Cooling Cost/SqFt: 24.86 100%
 Adjusted Square Foot Cost for Upper Floors = 154.07
 Total Floor Area: 320
 Base Cost New of Upper Floors = 49,302
 Reproduction/Replacement Cost = 49,302
 Eff. Age: 54 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 40 /100/100/100/40.0
 Total Depreciated Cost = 19,721
 ECF (34)OLD.WARDS 3 & 4 OLD PLAT VILLAGE OF HILLSDALE)0.360 => TCV of Bldg: 5 =
 Replacement Cost/Floor Area= 154.07 Est. TCV/Floor Area= 22.19

(11) Electric and Lighting:

Outlets:		Fixtures:	
Few	Average	Few	Average
Many	Unfinished	Many	Many
Typical	Typical	Typical	Unfinished
Flex Conduit	Rigid Conduit	Incandescent	Fluorescent
Armored Cable	Non-Metallic	Mercury Vapor	Sodium Vapor
Bus Duct	Transformer	Transformer	Transformer

(13) Roof Structure: Slope=0

(14) Roof Cover:

(7) Interior:

(8) Plumbing:

Many Above Ave.	Average Typical	Few None
Total Fixtures	Urinals	
3-Piece Baths	Wash Bowls	
2-Piece Baths	Water Heaters	
Shower Stalls	Wash Fountains	
Toilets	Water Softeners	

(9) Sprinklers:

(10) Heating and Cooling:

Gas Oil	Coal Stoker	Hand Fired Boiler
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(4) Floor Structure:

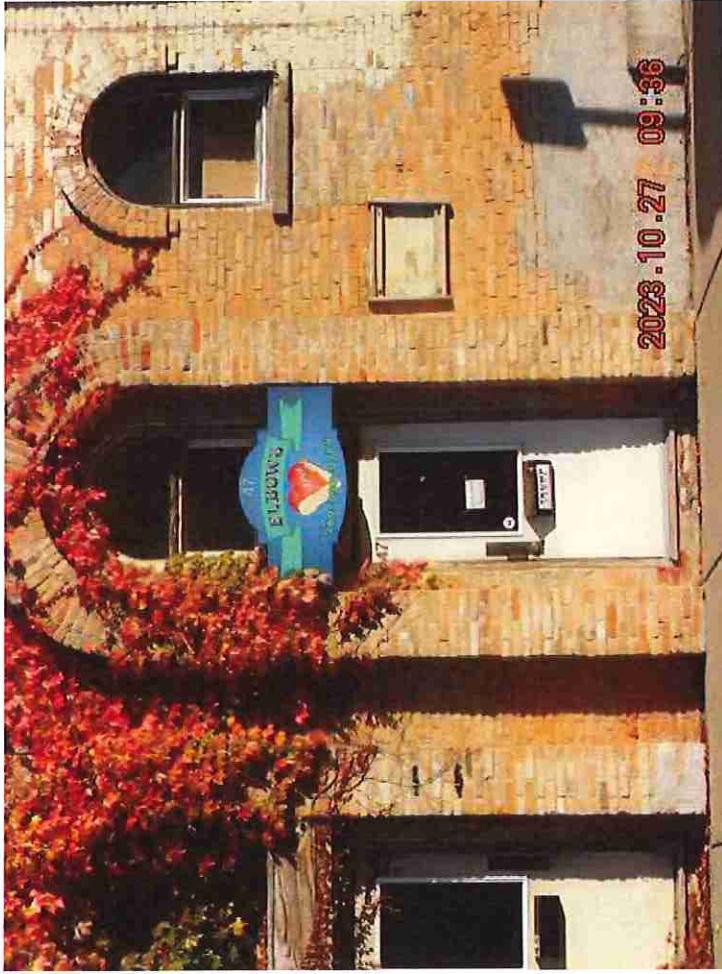
(5) Floor Cover:

(6) Ceiling:

(39) Miscellaneous:

(40) Exterior Wall:
 Thickness Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***



006-227-285-18

2 N HOWELL ST ETAL

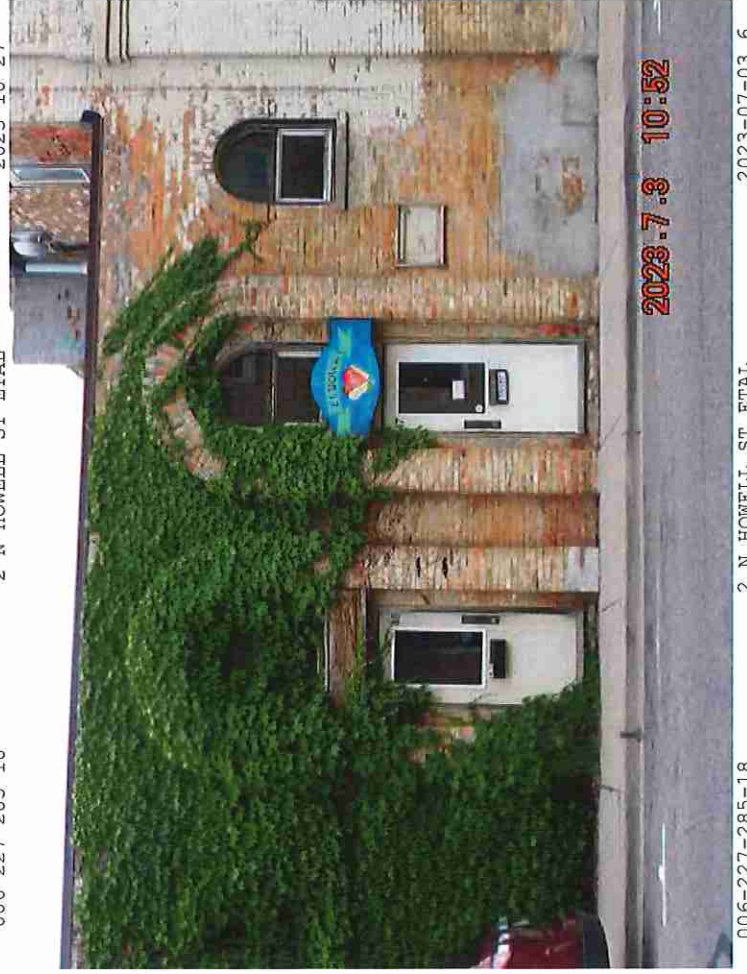
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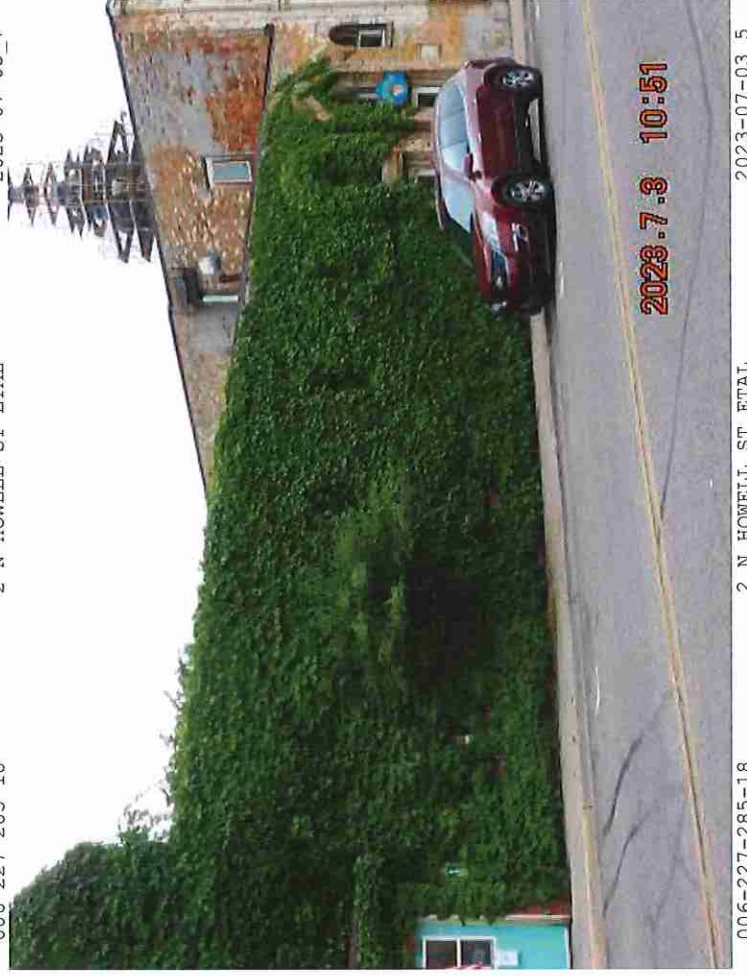
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006-227-285-18

2 N HOWELL ST ETAL

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2 N HOWELL ST ETAL

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006-227-285-18

2 N HOWELL ST ETAL

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006-227-285-18

2 N HOWELL ST ETAL

2023-07-03_3



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006-227-285-18

2 N HOWELL ST ETAL

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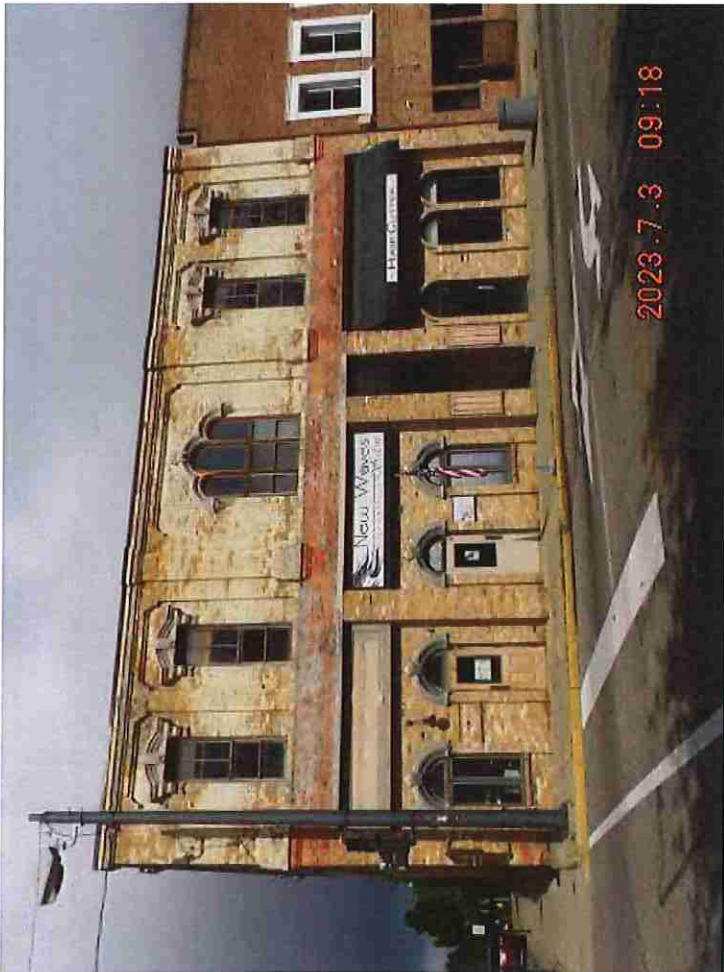


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2 N HOWELL ST ETAL

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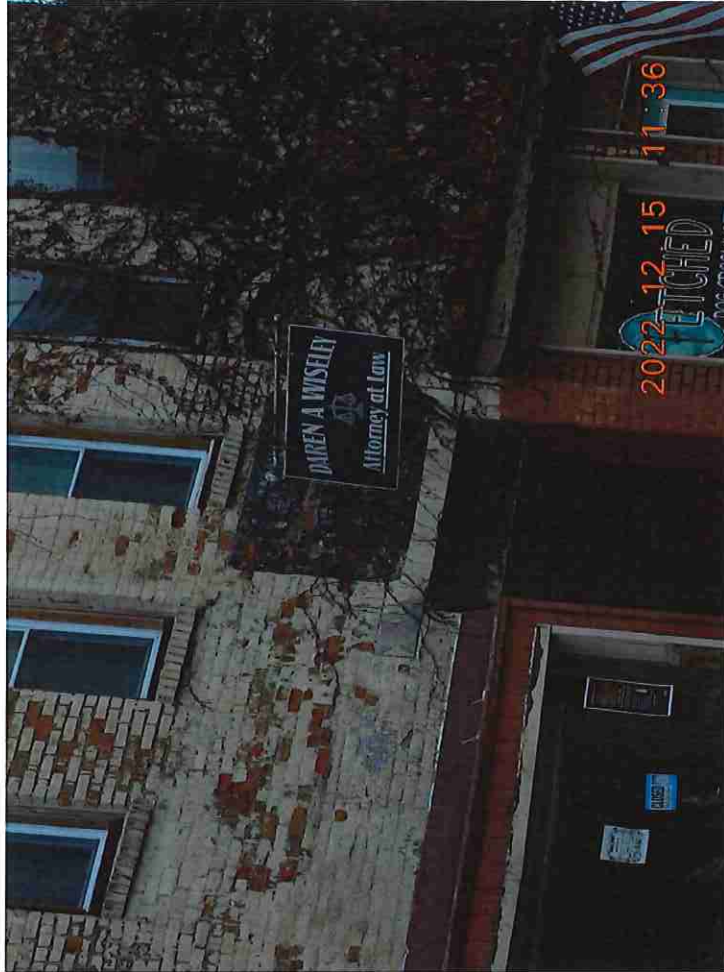


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2 N HOWELL ST ETAL

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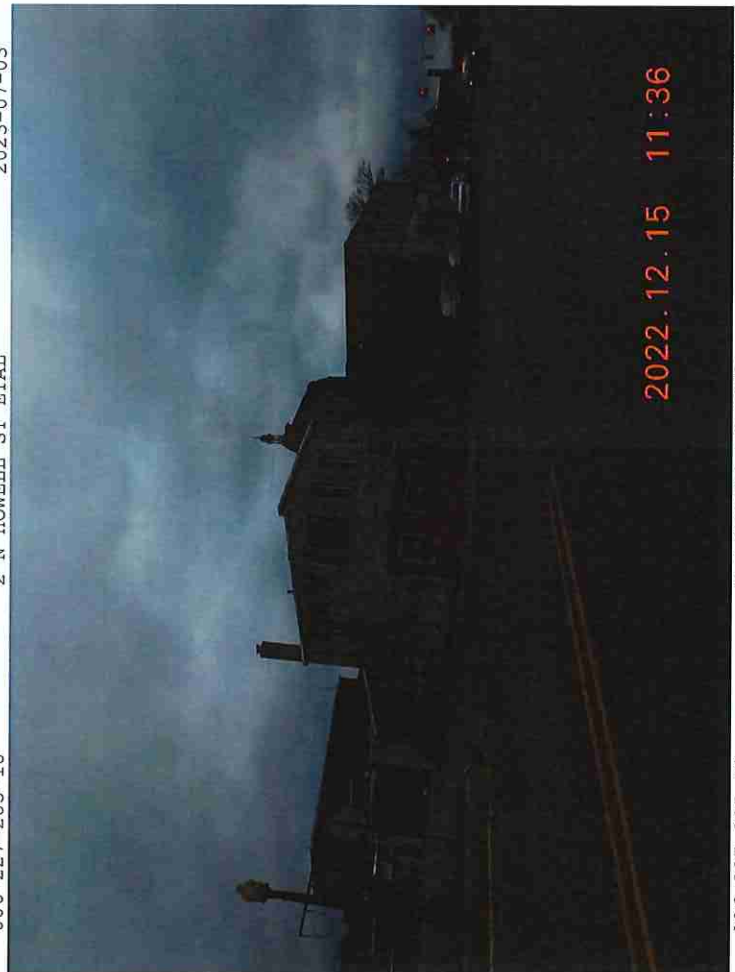


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006-227-285-18

2 N HOWELL ST ETAL

2022-12-15 1



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006-227-285-18

2 N HOWELL ST ETAL

2022-12-15



2022.9.29 14:05

006-227-285-18

2 N HOWELL ST ETAL

2022-09-29_5



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006-227-285-18

2 N HOWELL ST ETAL

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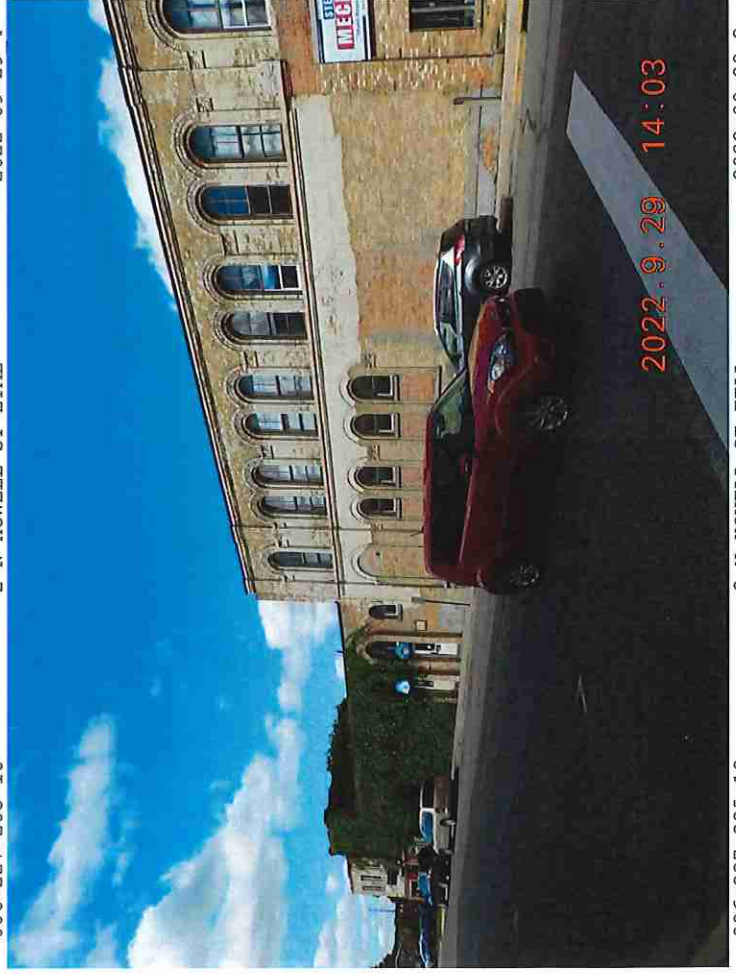


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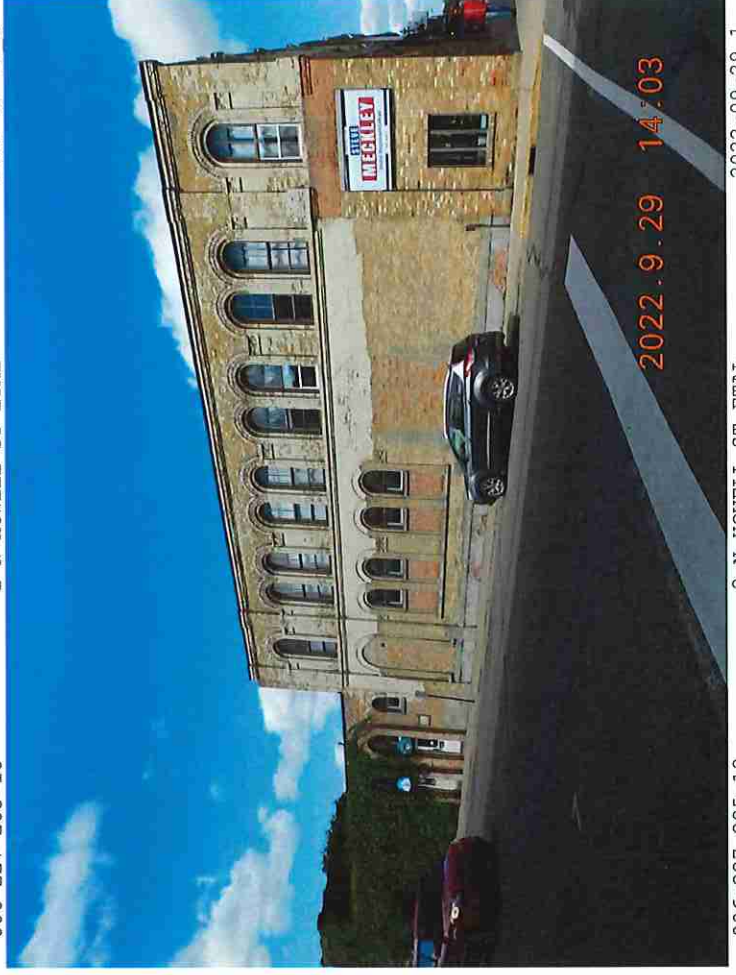


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006-227-285-18

2 N HOWELL ST ETAL

2022-09-29 2



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006-227-285-18

2 N HOWELL ST ETAL

2022-09-29 1



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2 N HOWELL ST ETAL

2022-09-29

006-227-285-18

2 N HOWELL ST ETAL

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006-227-285-18

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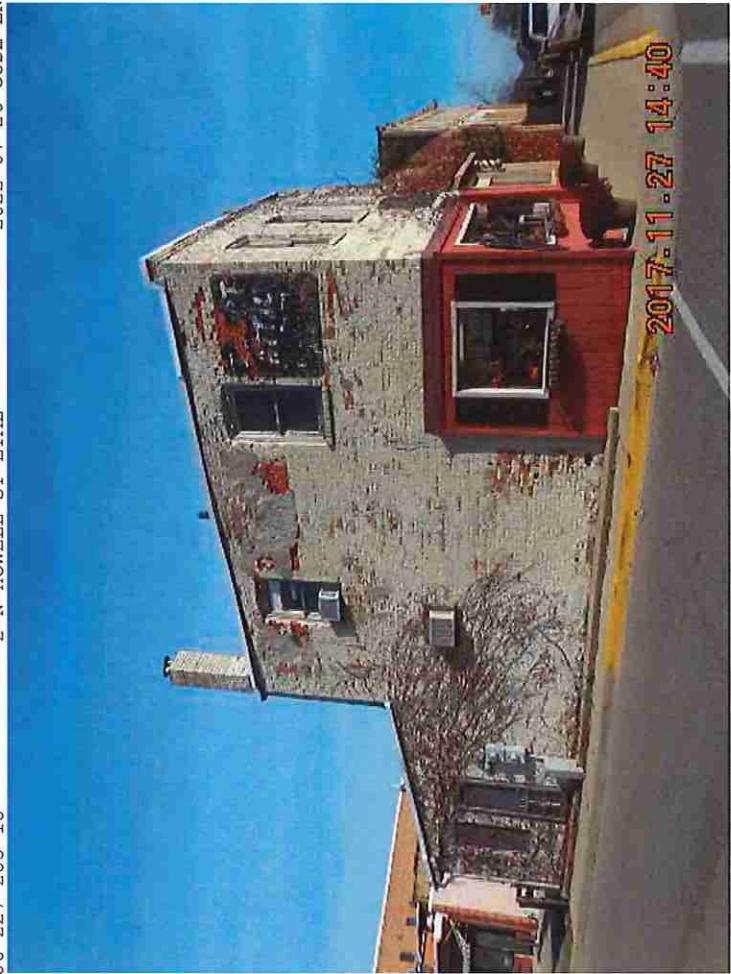


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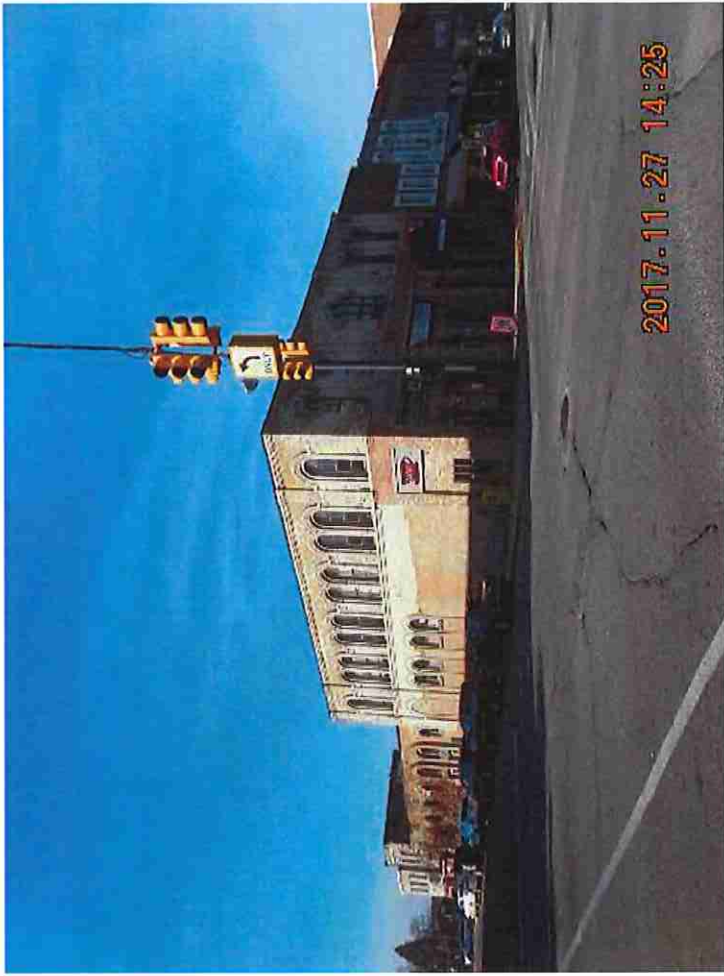


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006-227-285-18

2 N HOWELL ST ETAL

2017-11-27_2



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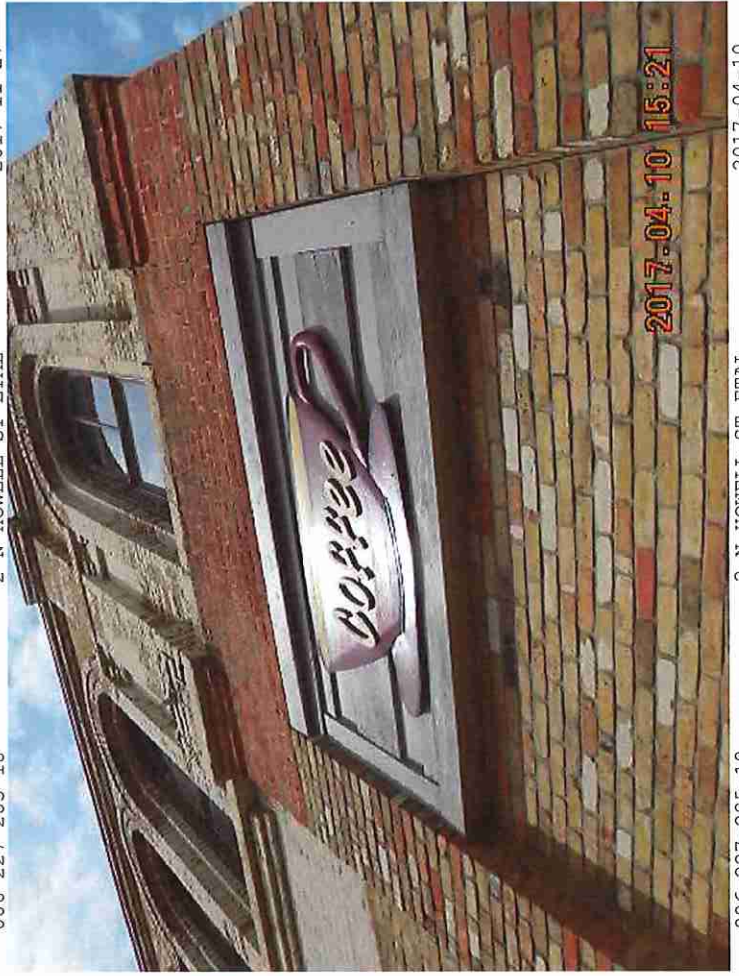


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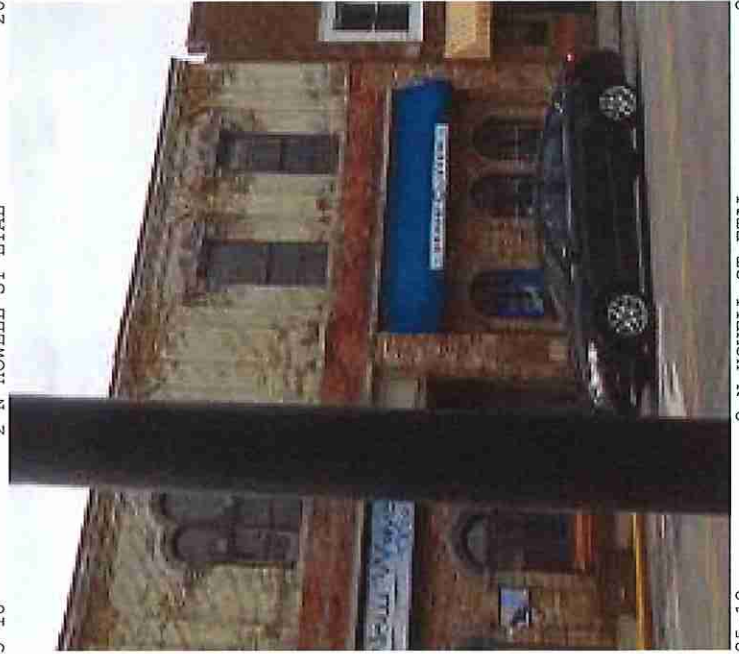


2017-04-10 15:21

006-227-285-18

2 N HOWELL ST ETAL

2017-04-10



006-227-285-18

2 N HOWELL ST ETAL

2017-04-10




Mickel's Counseling Services
 Perry D. Mickel, LLPC
 4 N. Howell Street
 Suite 220
 Hours by appointment
 (517) 206-2517
 Children, Adolescents & Adults
 Individual & Family Counseling available

2016.12.13 14:35

006-227-285-18

2 N HOWELL ST ETAL


2016-12-13 CODE ENF

Parent Parcel Number:
006- 227-285-18
Owner:
Hillsdale Renaissance
Date: 4-4-2024

Land Division Review Checklist (to be completed by Assessor and Zoning Administrator)

1. **Administrative Review** for determination of authority to approve or deny application

- a. Is the property in question part of a **recorded plat**?
- i. Yes – Planning Commission Review and Council Approval Required
 - 1. Does the proposed division result in more than 4 parcels split out of a single platted lot?
 - a. Yes – Recommend denial (HMC 18-82(b))
 - b. No
 - ii. No
 - 1. Does the proposed Division involve **dedication of a new street**?
 - a. Yes – Planning Commission Review and Council Approval Required
 - b. No – Approval/Disapproval may be made by Assessor

2. **Zoning Review – Zoning District(s)** of the parcel or tract to be divided: _____
- a. Do all of the parcels resulting from this proposed division (including the remainder parcel) meet or exceed the minimum area required for the zoning district in which they are located?
- i. Yes
 - ii. No – recommend application be DENIED (HMC 18-82; 36-411)
- b. Do all of the parcels resulting from this proposed division (including the remainder parcel) meet or exceed the minimum lot width for the zoning district in which they are located?
- i. Yes
 - ii. No – recommend application be DENIED (HMC 18-82; 36-411)
- c. For existing improvements:
- i. Do all of the parcel boundaries for this proposed division (including the remainder parcel) allow for minimum yard setbacks from existing improvements?
 - 1. Yes
 - 2. No – recommend application be DENIED (HMC 18-82; 36-411)
 - ii. Do all of the parcels resulting from this proposed division (including the remainder parcel) allow for maximum percentage of lot are covered by all existing buildings?
 - 1. Yes
 - 2. No – recommend application be DENIED (HMC 18-82; 36-411)
- d. Zoning Administrator Signature: 
- e. Date Reviewed: 4/10/2024

3. **Planning Commission Review & Council Approval** Required under item 1?

- a. Yes
- i. Date of Planning Commission Meeting (attach minutes):
4/17/2024

ii. Date of Council Meeting (attach minutes): _____

b. No – Skip to Assessor Review

N/A

4. Assessor Review (Skip to item 5 if Council Approval Required under item 1)

a. Is the parcel to be divided part of a larger **parent tract** as defined by MCL 560.102(h) (based on ownership as of March 31, 1997)?

i. ___ Yes – total acreage of tract: _____ (For Table 1 calculations)

ii. ___ No – total acreage of parcel: _____ (For Table 1 calculations)

b. **Number of resulting parcels allowed (including remainder) under MCL**

560.108 - Do the boundaries of the parcel or tract to be divided match the parcel or tract in existence on March 31, 1997?

i. ___ Yes – Refer to Table 1 below:

Table 1 – Total number of resulting parcels allowed under MCL 560.108(2) and (3) based on total Acreage of parent parcel or tract as it existed on March 31, 1997:

First 10 Acres		4
20 acres or more:	+1 for each additional whole 10 acres up to 120 total acres (maximum of 11)	+
	+2 if both of the following statements are true: <ul style="list-style-type: none"> • The proposed division includes establishment of 1 or more new roads so that there are no new driveway accesses to an existing public road for any of the resulting parcels. • One of the resulting parcels comprises not less than 60% of the area of the parent parcel or tract. 	+ _____
120 acres or more:	+1 for each additional whole 40 acres	+
Total number of Resulting Parcels Allowed:		

ii. ___ No - Parcel or tract to be divided was created by an exempt split or a division (after March 31, 1997)

1. Have 10 years or more elapsed since the parcel or tract to be divided was created?

a. ___ No – Is the parcel or tract to be divided a “new parent”/remainder parcel from a prior division?

i. Yes – How many unallocated divisions were retained for this parcel (refer to deeds and/or form 3278 NOTICE TO ASSESSOR OF TRANSFER OF THE RIGHT TO MAKE A DIVISION OF LAND for any resulting “child” parcels)?

ii. No - Were any unallocated divisions transferred to this parcel from the parent parcel or tract (refer to deeds and/or form 3278 NOTICE TO ASSESSOR OF TRANSFER OF THE RIGHT TO MAKE A DIVISION OF LAND for this parcel)?

1. Yes – How many? _____

2. No - Application is DENIED (MCL 560.108(5)(a))

b. Yes – Refer to Table 2 below:

Table 2 – Total number of resulting parcels allowed under MCL 560.108(5) based on total acreage of parcel or tract created by exempt split or division occurring 10 years or more before current request:

First 10 Acres		2
20 acres or more: +1 for each additional whole 10 acres	up to 5 additional	+ _____
	Up to 8 additional if one of the resulting parcels from the proposed division comprises not less than 60% of the parcel or tract to be divided	
Total number of Resulting Parcels Allowed (not more than 10):		

c. **Total number of resulting parcels** – does this number exceed the number of parcels allowed?

i. No

ii. Yes – application is DENIED (MCL 560.108)

Table 3 – Divisions of original parent parcel or tract - total number of parcels created since 1997 with proposed division:

Number of new parcels created by prior divisions (since March 31, 1997 for parent or remainder of parent parcel or tract; since creation of this parcel or tract for exempt split or child parcel or tract):	_____
Number of parcels (including remainder) created under proposed division:	_____
-1 for each resulting parcel of 40 acres or more if it is accessible:	_____
Total number of resulting parcels created:	_____

5. Application is

a. Approved

b. Approved with Condition(s):

c. Denied – explain reason(s):



City of Hillsdale LAND DIVISION APPLICATION

Date Received by clerk/treasurer: 4/4/2024
Application Fee \$75 – Check or Receipt #: 91353
#1038

This application shall be filed with the clerk/treasurer and shall state the reasons for the proposed division and shall include a survey (where deemed necessary) showing such proposed divisions prepared by a registered Michigan civil engineer or land surveyor, a proper legal description of the lot to be divided, and a proper legal description of each separate lot, outlot or parcel proposed shall be submitted with the application (HMC Section 18-82).

Clerk/treasurer: Forward application and all attachments to Assessing Department for review and recommendation to council.

The undersigned owner(s) of the parcel(s) of property referenced below and located within the City of Hillsdale, Hillsdale County, Michigan, hereby request(s) that the properties listed be divided in accordance with the City of Hillsdale Land Division Ordinance (Hillsdale Municipal Code Part II, Chapter 18, Division 3) and with the State of Michigan Land Division Act (Public Act 288 of 1967 as amended, Michigan Compiled Laws Section 560.101 et seq.).

APPLICANT Information:

Owner of Property: Hillsdale Renaissance, LLC
Daytime Phone Number: 701-540-8073
Mailing Address: 69 N Howell St
City: Hillsdale State: MI Zip: 49242

PARENT Parcel Identification Number(s) as Identified on the most recent assessment roll:

- 1. 30-006-006-227-285-18
- 2. 30-006-
- 3. 30-006-
- 4. 30-006-
- 5. 30-006-

Attach a copy of the most recent tax notice for each parcel or tract to be divided and copy of all deeds for same since March 31, 1997 (that being the effective date of the Michigan Land Division Act) establishing current ownership and availability of division rights. Include a survey or parcel map of the property as it existed on March 31, 1997, and any boundary lines and dimensions of each resulting parcel from any prior divisions since that date.

All outstanding taxes must be paid on all affected parcels prior to processing of this request. Certification from the Hillsdale County Treasurer may be required.

PROPOSAL:

- 1. ***Attach a tentative parcel map (survey preferred), including:***
 - a. Proposed boundary lines and the dimensions of each resulting parcel for this application.
 - b. Accurate legal description for each resulting parcel proposed.

- c. The location, dimensions and nature of proposed ingress to and egress from any existing or proposed public streets.
 - d. The location of any public or private street, driveway (and associated existing addresses) or utility easement(s) to be located within any resulting parcel(s).
 - e. The location(s) of any existing structures or improvements (i.e. septic, well, house, garage, etc) and setback from proposed parcel lines.
 - f. Intended use for each proposed parcel (commercial, single-family residential, duplex, apartments, industrial, etc. – Separate application to amend the zoning map may be required).
2. **DEVELOPMENT SITE LIMITS.** Check each item below that represents a condition that exists on the parent parcel. Indicate location on proposed parcel map.
- a. In a DNR-designated critical sand dune area? _____
 - b. Riparian or littoral (river or lake front parcel)? _____
 - c. Affected by a Great Lake High Erosion setback? _____
 - d. A wetland? _____
 - e. A beach? _____
 - f. Within a flood plain? _____
 - g. Slopes more than twenty five percent (a 1:4 pitch or 14 degree angle) or steeper? _____
 - h. On muck soils or soils known to have severe limitation for on-site sewage systems if not served by public sewer. _____
 - i. Known or suspected to have an abandoned well, underground storage tank or contaminated soils? _____
3. **FUTURE DIVISIONS:**
- a. How many divisions are remaining after processing of this application?
0
 - b. Are any future divisions being transferred from the parent parcel to another parcel? Circle yes or no. (If yes, please attach completed form L-4260a "Notice to assessor of transfer of the right to make a division of land" for each child parcel to receive division rights.)
4. **Affidavit and permission for municipal, county and state officials to enter the property for inspections:**

I agree the statements above are true, and if found not to be true this application and any approval will be void. Further, I agree to comply with the conditions and regulations provided with this parent parcel division. Further, I agree to give permission for officials of the municipality, county and the State of Michigan to enter the property where this parcel division is proposed for purposes of inspection to verify that the information on the application is correct at a time mutually agreed with the applicant. Finally, I understand this is only a parcel division which conveys only certain rights under the applicable local land division ordinance, the local zoning ordinance, and the State Land Division Act (formerly the Subdivision Control Act, P.A. 288 of 1967, as amended (particularly by P.A. 591 of 1996, MCL 560.101 et. Seq.), and does not include any representation or conveyance of rights in any other statute, building code, zoning ordinance, deed restriction or other property rights.

2 This form is designed to comply with Sections 18-82 and 18-83 of the City of Hillsdale Land Division Ordinance and Section 109 of the Michigan Land Division Act (formerly the subdivision control act, P.A. 288 of 1967, as amended (particularly by P.A. 591 of 1996) MCL 560.101 et seq.). Land in the City of Hillsdale shall not be divided without the prior review and approval by the City Council or their designated agent, in accordance with the City of Hillsdale Land Division Ordinance and the State of Michigan Land Division Act.

Finally, even if this division is approved, I understand zoning, local ordinances and State Acts change from time to time, and if changed the division made here must comply with the new requirements (apply for division approval again) unless deeds, land contracts, leases or surveys representing the approved divisions are recorded with the Register of Deeds or the division is built upon before the changes to laws are made.

Property Owner's Signature: 
Date: 4-4-24

All complete application packages will be acted upon within 45 days of receipt. If the application package does not conform to the City of Hillsdale Land Division Ordinance requirements and/or the State of Michigan Land Division Act, the administrator shall return the same to the applicant for completion and refilling in accordance with same.

*** For Government Use - DO NOT WRITE BELOW THIS LINE**

ZONING ADMINISTRATOR COMMENTS:

Current Zoning: B-2
Does the request meet the minimum lot size and width requirements under the current zoning?: _____
Recommendation: _____

ASSESSOR'S COMMENTS:

Platted or unplatted? Platted
If unplatted, how many splits are available? _____
Recommendation: _____

DATE OF COUNCIL ACTION: ____ - ____ - ____

____ Approved; Conditions, if any: _____

____ Denied; Reasons: _____

Assessor/Land Division Administrator Signature and Date: _____

Legal Description Change #: 24 - ____ Date Processed: ____ - ____ - ____

Attach list showing parcel numbers, addresses and descriptions of all resulting parcels.

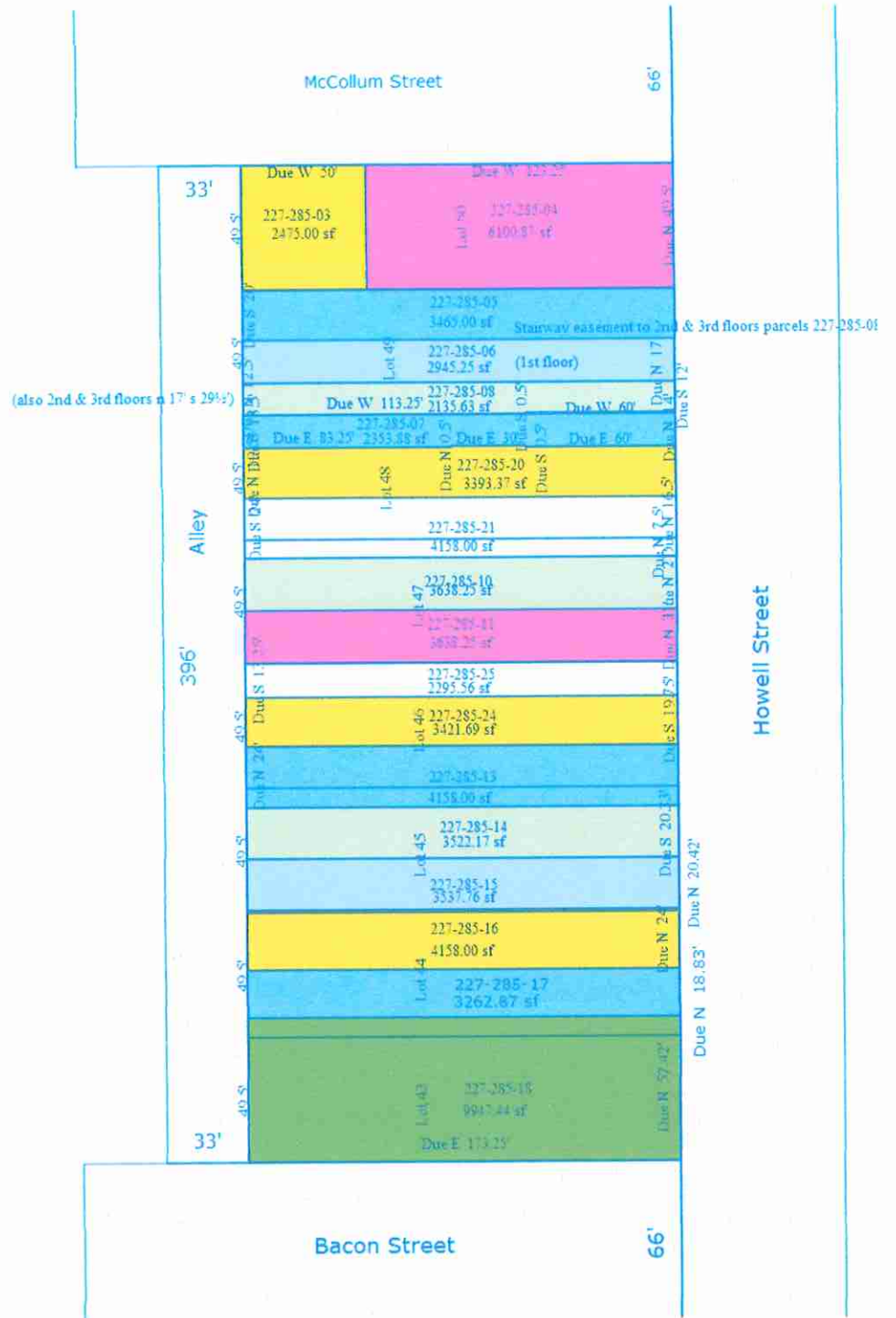
First year this change will appear on the assessment roll: _____

** Old form - see Attached review*

3

This form is designed to comply with Sections 18-82 and 18-83 of the City of Hillsdale Land Division Ordinance and Section 109 of the Michigan Land Division Act (formerly the subdivision control act, P.A. 288 of 1967, as amended (particularly by P.A. 591 of 1996) MCL 560.101 et seq.). Land in the City of Hillsdale shall not be divided without the prior review and approval by the City Council or their designated agent, in accordance with the City of Hillsdale Land Division Ordinance and the State of Michigan Land Division Act.

Image/Sketch for Parcel: 006-227-285-18



Sketch by Apex Sketch

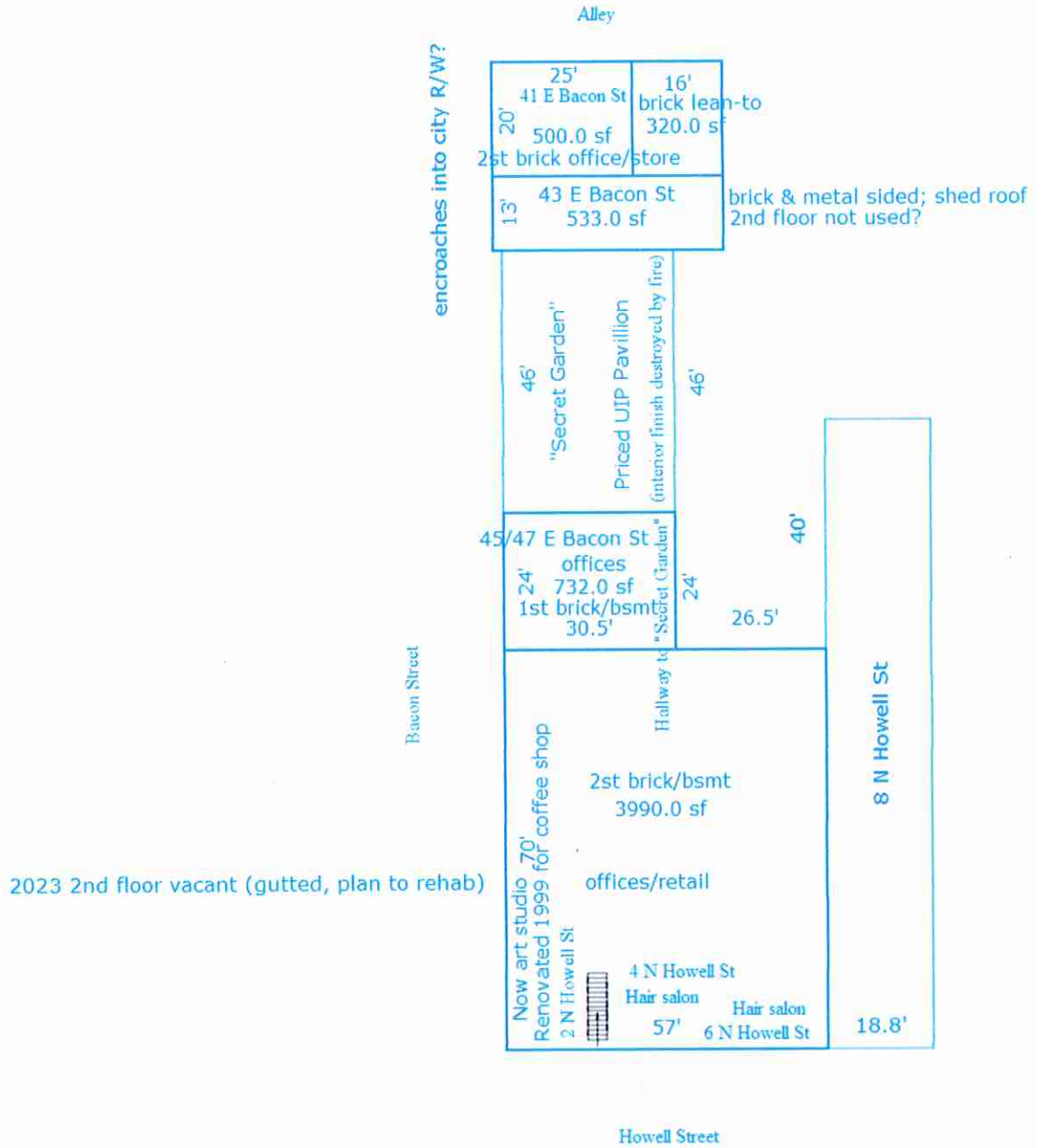
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Agree

Image/Sketch for Parcel: 006-227-285-18



Sketch by Apex Sketch

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Notice of Assessment, Taxable Valuation, and Property Classification

1120

This form is issued under the authority of P.A. 206 of 1993, Sec. 211.24 (c) and Sec.211.34c, as amended. This is a model assessment notice to be used by the local assessor.

<p>FROM: CITY OF HILLSDALE ASSESSOR 97 N BROAD ST HILLSDALE, MI 49242</p>	<p style="text-align: center;">PARCEL IDENTIFICATION</p> <p>PARCEL NUMBER: 30-006-227-285-18</p> <p>PROPERTY ADDRESS: 2 N HOWELL ST ETAL HILLSDALE, MI 49242</p>												
<p>OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: 1120</p> <p>*****AUTO**5-DIGIT 49242 HILLSDALE RENAISSANCE LLC 69 N HOWELL ST HILLSDALE, MI 49242-1639</p> 	<p style="text-align: center;">PRINCIPAL RESIDENCE EXEMPTION</p> <table style="width:100%; border: none;"> <tr> <td>% Exempt As "Homeowners Principal Residence":</td> <td style="text-align: right;">.00%</td> </tr> <tr> <td>% Exempt As "Qualified Agricultural Property":</td> <td style="text-align: right;">.00%</td> </tr> <tr> <td>% Exempt As "MBT Industrial Personal":</td> <td style="text-align: right;">.00%</td> </tr> <tr> <td>% Exempt As "MBT Commercial Personal":</td> <td style="text-align: right;">.00%</td> </tr> <tr> <td>Exempt As "Qualified Forest Property":</td> <td style="text-align: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</td> </tr> <tr> <td>Exempt As "Development Property":</td> <td style="text-align: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</td> </tr> </table>	% Exempt As "Homeowners Principal Residence":	.00%	% Exempt As "Qualified Agricultural Property":	.00%	% Exempt As "MBT Industrial Personal":	.00%	% Exempt As "MBT Commercial Personal":	.00%	Exempt As "Qualified Forest Property":	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Exempt As "Development Property":	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
% Exempt As "Homeowners Principal Residence":	.00%												
% Exempt As "Qualified Agricultural Property":	.00%												
% Exempt As "MBT Industrial Personal":	.00%												
% Exempt As "MBT Commercial Personal":	.00%												
Exempt As "Qualified Forest Property":	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No												
Exempt As "Development Property":	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No												

LEGAL DESCRIPTION:
 LOT 43 AND S 7 FT 11 IN W/L LOT 44 LYING S OF S WALL OF BLDG TO NEXT TO ALLEY 0.23 A M/L BLK HOLD PLAT SEC 27 T6S R3W THIRD WARD (REDISTRICTED FROM SECOND WARD)

ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 201 (COMMERCIAL-IMPROVED)

PRIOR YEAR'S CLASSIFICATION: 201 (COMMERCIAL-IMPROVED)

The change in taxable value will increase/decrease your tax bill for the 2024 year by approximately: \$370	PRIOR AMOUNT YEAR: 2023	CURRENT TENTATIVE AMOUNT YEAR: 2024	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE:	125,000	131,250	6,250
2. ASSESSED VALUE:	125,000	156,100	31,100
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (SEV):	125,000	156,100	31,100
5. There WAS or WAS NOT a transfer of ownership on this property in 2023 WAS NOT			

6. Assessor Change Reason:
 Market Adjustment, Field Inspection

The 2024 Inflation rate Multiplier is: 1.05

Questions regarding the Notice of Assessment, Taxable Valuation, and Property Classification may be directed to the Following:

Name: KIMBERLY THOMAS	Phone: (517) 437-6440	Email Address: ASSESSOR@CITYOFHILLSDALE.ORG
---------------------------------	---------------------------------	-------------------------------------------------------

March Board of Review Appeal Information. The board of review will meet at the following dates and times:

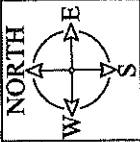
CONTACT THE ASSESSOR WITH ANY QUESTIONS OR TO SCHEDULE AN APPOINTMENT FOR REVIEW OF YOUR ASSESSMENT. ALL ASSESSOR REVIEWS MUST BE COMPLETED BY FRIDAY, MARCH 1, 2024.

THE BOARD OF REVIEW WILL MEET THE FOLLOWING DAYS TO CONSIDER PETITIONS:
 MONDAY, MARCH 11, 2024 9:00 AM - 3:00 PM
 TUESDAY, MARCH 12, 2024 3:00 PM - 9:00 PM

LOCATION: 2ND FLOOR CONFERENCE ROOM, CITY HALL, 97 N BROAD ST, HILLSDALE, MI 49242.
 RESIDENT AND NONRESIDENT TAXPAYERS MAY FILE THEIR APPEAL IN WRITING. APPEALS RECEIVED AFTER 9:00 PM, TUESDAY, MARCH 12, 2024 WILL NOT BE CONSIDERED AS TIMELY FILED.

Tentative Parcel Map

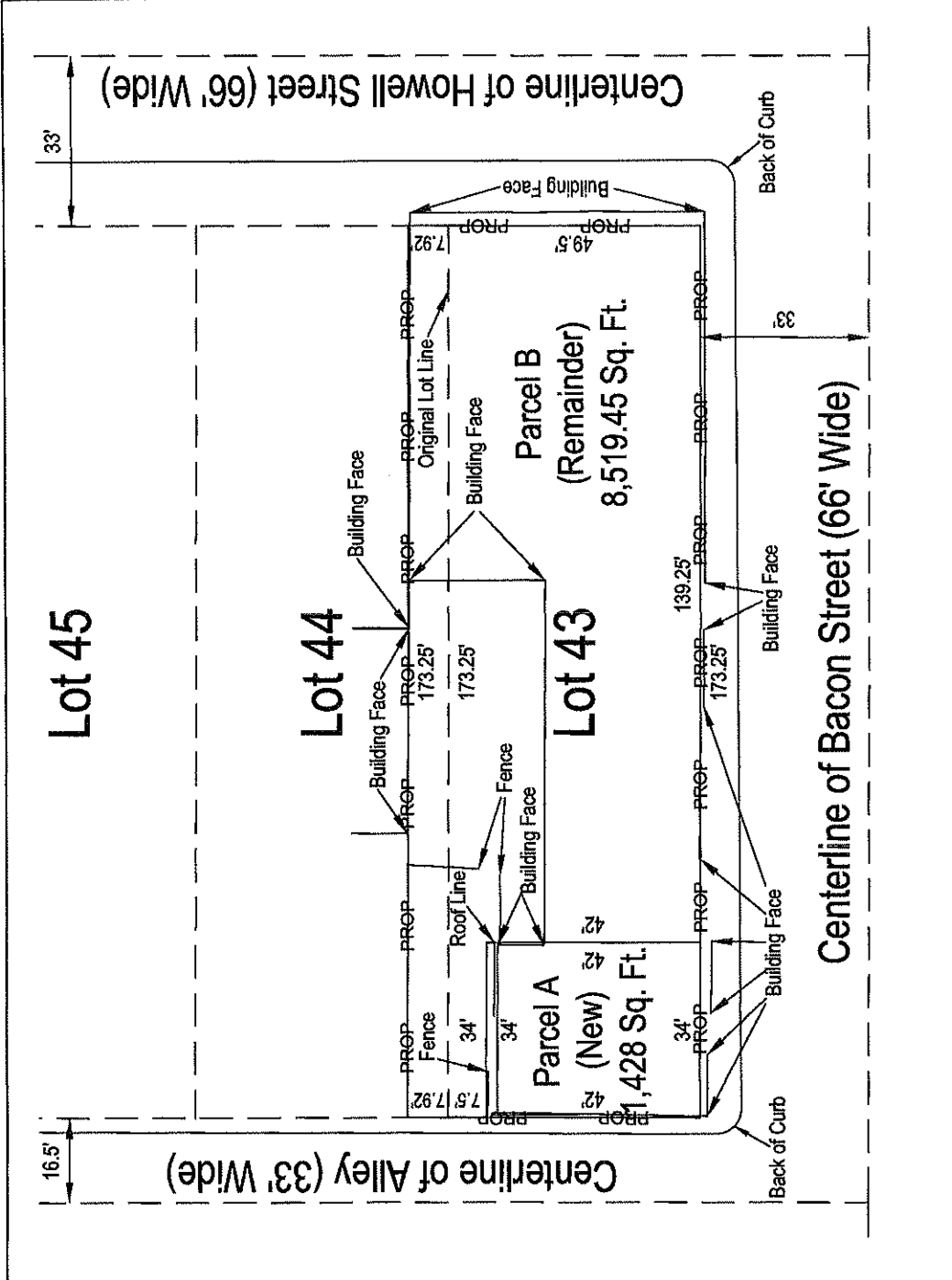
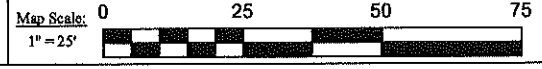
State: Michigan Plat: Plat of the Village of Hillsdale Municipality: City of Hillsdale
 County: Hillsdale S-T-R: S27-T6S-R3W (Hillsdale Twp.) Parcel #: 30 006-227-285-18



Survey Information and Metadata
 Units: Int'l. Foot (1 foot = 0.3048 meters)
 Coord. System: MCS 83 (MI South Zone; 2113)
 Bearing Basis: Grid North for MCS 83
 Distance Basis: Local Ground Distances
 Hz. Datum: NAD83(2011) Epoch 2010.00; MYCS2
 Vt. Datum: NAVD88 (via GNSS + GEOID18)
 Field Epoch: 2024.2210

Note: Easements, encumbrances, and other real property interests may exist for the surveyed property, and may not be depicted on this map.

Name: Hillsdale Renaissance, LLC
 Address: 69 North Howell Street
 Hillsdale, MI 49242



ALL PURPOSE SURVEYING CONSULTANTS 11553 Sara Ann Drive (517) 624-2476 DeWitt, MI 48820 apsc-lc.com	Field Staff: BAD	Project #: 24-002
	Field Date: 3/21/2024	Revision #: Rev. 0
	Office Staff: BAD	Scale: 1" = 25'
	Office Date: 3/25/2024	Sheet: 1 of 2

Tentative Parcel Map

State:	Michigan	Plat:	Plat of the Village of Hillsdale	Municipality:	City of Hillsdale
County:	Hillsdale	S-T-R:	S27-T6S-R3W (Hillsdale Twp.)	Parcel #:	30 006-227-285-18

RECORD DESCRIPTION

Source: Warranty Deed; Liber 1839 - Page 219; Hillsdale County Records.

Land situated in the City of Hillsdale, County of Hillsdale, State of Michigan, described as follows: Legal description attached hereto and made a part hereof marked Exhibit "A". Commonly known as: 2 N. Howell St., Hillsdale, MI 49242. Parcel ID No(s): 006 227 285 18. Subject to building and use restrictions and easements of record, if any. Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining thereto. Subject to easements and restrictions of record, zoning laws and ordinances affecting the premises, and rights of the public and of any governmental entity in any part thereof taken, used or deeded for street, road, right of way, or highway purposes, and subject to taxes and future installments of special assessments payable hereafter.

EXHIBIT "A"

Land in the City of Hillsdale, County of Hillsdale, State of Michigan, described as follows: Lot 43 and 7 feet 11 inches wide off the entire South side of Lot 44, Block H, Old or First Plat Village, now City of Hillsdale, according to the recorded Plat thereof, as recorded in Liber E of Deeds, Page 380, Hillsdale County Records.

AS SURVEYED & MEASURED DESCRIPTION (MARCH 2024)

Parcel A (New):

A part of the East Half of the Northeast Quarter of Section 27 and a part of the West Half of the Northwest Quarter of Section 26; Township 6 South, Range 3 West (Hillsdale Township); City of Hillsdale; Hillsdale County; State of Michigan; More particularly described as:

The West 34 feet of the South 42 feet of Lot 43 of Block H of the Plat of the Village of Hillsdale, as recorded in Liber E - Page 380 of Hillsdale County Records. Containing 1,428.00 square feet; also being 0.032782 acres of land, more or less. Said Plat is also known as "the Old Plat" or "the First Plat" of the Village (now City) of Hillsdale.

Parcel B (Remainder):

A part of the East Half of the Northeast Quarter of Section 27 and a part of the West Half of the Northwest Quarter of Section 26; Township 6 South, Range 3 West (Hillsdale Township); City of Hillsdale; Hillsdale County; State of Michigan; More particularly described as:

Lot 43 and the South 7.92 feet of Lot 44 of Block H of the Plat of the Village of Hillsdale, as recorded in Liber E - Page 380 of Hillsdale County Records EXCEPT the West 34 feet of the South 42 feet of Lot 43 of Block H of said Plat of the Village of Hillsdale. Containing 8,519.45 square feet; also being 0.195580 acres of land, more or less. Said Plat is also known as "the Old Plat" or "the First Plat" of the Village (now City) of Hillsdale.

	ALL PURPOSE SURVEYING CONSULTANTS	Field Staff:	BAD	Project #:	24-002	
			Field Date:	3/21/2024	Revision #:	Rev. 0
			Office Staff:	BAD	Scale:	N/A
			Office Date:	3/25/2024	Sheet:	2 of 2
11553 Sara Ann Drive DeWitt, MI 48820		(517) 624-2476 apso-llc.com				



CITY OF HILLSDALE

97 N. BROAD ST

HILLSDALE, MI 49242

(517) 437-6441

WWW.CITYOFHILLSDALE.ORG

Receipt: 91353 04/04/24

Cashier: KATY

The sum of: **75.00**

Received Of: **HILLSDALE RENAISSANCE LLC**

**69 N HOWELL ST
HILLSDALE MI 49242**

LAND DIVISION APPLICATION
2 N HOWELL ST

Receipt Code:

Description:

Distribution:

XX

LAND DIV APP

101-000.000-692.000

75.00

Total **75.00**

TENDERED: CHECK 1038

Signed: _____



TO: Planning Commission

FROM: Zoning Administrator

DATE: April 17, 2024

RE: Annual Report

Background: The Planning Zoning Enabling Act requires that the Planning Commission create and submit an annual report to the local legislative body. The Zoning Administrator has compiled the report and has submitted to the Commission for approval. The Zoning Administrator requests that the Commission approve the report and submit to Council for their review and records.



2023

HILLSDALE CITY PLANNING COMMISSION

ANNUAL REPORT



This year has been one full of achievements, and new strides in the City of Hillsdale. These changes and achievements have been reflected through the clear, calm decisions made during meetings in order to better our city. Projects, zoning approvals, and site plan reviews are just a few of the wonderful things the City of Hillsdale has accomplished this planning year.

YEAR IN REVIEW 2023

- **Site Plan Reviews:**

- 45 N Broad Street
 - Proposed bakery
 - Renovation
- 89 McCollum Street
 - Proposed microbrewery
 - Renovation
- 111 E Fayette Street
 - Proposed Hillsdale College Sajak Media Center
 - New facility
- 248 Hillsdale Street
 - Proposed Hillsdale College Classical Education Building
 - New facility
- 188 Hillsdale Street
 - Proposed Hillsdale College Phi Sigma Pavilion
 - New facility
- 181 Uran Street
 - Proposed Lennox Distillery
 - Renovation
- 3883 W Carleton Road
 - Proposed Silos Fun Park Laser Tag Addition
 - Renovation
- 440 Hidden Meadows Drive
 - Proposed Hidden Meadows Housing Development
 - New duplex residential units
- 1 Academy Lane
 - Proposed Hillsdale Academy Addition
 - Renovations
- 1727 Airport Road
 - Proposed Hillsdale Airport Terminal
 - New facility

- **Ordinance Reviews:**

- Sec. 36-40 Violations
 - Amended ordinance to change violations from misdemeanors to municipal civil infractions.

- Capital Improvement Plan (CIP)
 - Annual approval of the financial part of the City Master Plan
- Secs. 36-431 and 36-432
 - Amended to add alternative energy system zoning requirements.
- City Master Plan Review
 - Continued review of Master Plan to track actionable items.
- Sec. 36-143 Zoning Map
 - Rezoning of 440 & 450 Hidden Meadows Drive from R-1, Single Family Residential to RM-1, Multiple Family Residential
- City Citizen Participation Plan
 - 5 year update
- Sec. 36-143 Zoning Map
 - Rezoning 3005 W Carleton Road from B-3, General Business to PRD, Planned Redevelopment
- **Land Divisions:**
 - 115 Reading Avenue

