



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

Planning Commission Agenda **May 21, 2025**

- 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 4/16/2025 minutes
- IV. Public Hearing**
 - A. Rezoning – Hillsdale College – 335 N West, 337 N West & 315 Summit
- V. Old Business**
 - A. No old business.
- 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, June 18, 2025 at 5:30 pm

City of Hillsdale

Planning Commission

City Hall Council Chambers

4/16/2025

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:

Present: Matt Kniffin, Roma Rogers, Eric Moore, Jack Shelley, William Morrissey, Kerry Laycock

Absent: Christian Winters

Public: Alan Beeker, Jack McClain

III. Public Comment:

n/a

IV. Consent Agenda and Minutes

Addendum to Agenda: Hillsdale Colleg Rezoning

Motion to approve: Laycock

Second: Morrissey

All in favor

V. Public Hearing

Motion to approve both Amendments and CIP together: Laycock and Morrissey

All in Favor

Kniffin misunderstood vote requested that we discuss each amendment separately. Laycock offered to amend the vote and discuss each separately.

Morrissey second

All in favor

- a. Zoning Ordinance Amendments: Secs. 36-411, 36-412, 36-681, 18-103, & 18-113,

Motion to approve: Laycock

2nd: Morrisey

All in favor

- b. Capital Improvement Plan – 2025 Update

- i. Kniffin had questions regarding the line that mentions buying more parkland, the line about changing out park equipment and why the airport expenditures don't have projects associated with the costs.

Motion to approve: Laycock

2nd: Morrisey

All in favor

VI. Old Business

None

VII. New Business

- a. Set public hearing for Hillsdale College rezoning.

Motion to approve setting a public hearing 5/21: Laycock

Second: Morrisey

All in favor

VIII. Zoning Admin report

- a. Brief update on the Keefer

IX. Commissioners' Comments

- a. Laycock had some questions looking for clarity regarding the Hillsdale College Hotel and what PC will approve and when.

X. Public Comment

- a. Jack McLain spoke regarding some concerns about the Hillsdale College hotel and a few other matters.

XI. Adjournment

- a. Motion to adjourn: Laycock

- i. Second: Shelley

All in favor at 6:12 PM



TO: Planning Commission

FROM: Zoning Administrator

DATE: May 21, 2025

RE: Hillsdale College Rezoning

Background: As part of the Hillsdale College Hotel project, the college has purchased several parcels for the development. These parcels are to be combined with the main campus parcel. Some of the new parcels are not zoned C-1, College District. The College has submitted an application requesting the rezoning of three parcels from RD-1, One & Two Family Residential to C-1, College District. The Zoning Administrator is requesting the Commission recommend adoption of the rezoning to Council .



CITY OF HILLSDALE

Fee: \$500.00



For Office Use Only	
Date Received:	APR 4/4/2025
Received By:	KP
Amount Paid/Check #	0146336

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: abecker@cityofhillsdale.org

Applicant's Name	Owner's Name
Hillsdale College	Hillsdale College
Mailing Address	Mailing Address
33 E College St	33 E College St
City, State, Zip	City, State, Zip
Hillsdale, MI, 49242	Hillsdale, MI, 49242
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: 1) 335 N West St; 2) 337 N West St; and 3) 315 Summit St

Property Address: _____

Current Zoning District: RD-1 One and Two Family

Proposed Zoning District: C-1 College Zone

Explain the nature of the Practical Difficulty or Hardship with the current zoning:

Seeking a combination of these properties and various other parcels into one large parcel for the operation of a new hotel (located at 22 Galloway St)

and concomitant plat amendment. Zoning Administrator has indicated the residential zoning on these lots therefore should be changed to commercial use.

(Attach additional sheets, as needed)

Signature

Date

4/3/25

BELOW FOR OFFICE USE ONLY

Signature of City Clerk

Date of Hearing

Disposition of Planning Commission

April 30, 2025

To Whom It May Concern,

PLEASE TAKE NOTICE that the Hillsdale City Planning Commission has set a Public Hearing for May 21, 2025 at 5:30 p.m. in the Council Chambers, Hillsdale City Hall, 97 N. Broad St., Hillsdale, Michigan to consider the proposed re-zoning of 335 N West St., 337 N West St. and 315 Summit St. The lots included are as follows:

006-222-277-08, 006-222-277-07, 006-222-278-06.

Section 36-143 of Division 1, of Article 3 of Chapter 36. The proposed rezoning of the properties located at 335 N West St., 337 N West St. and 315 Summit St. from the RD-1, One and Two Family Residential District to the C-1, College District.

The parcels are currently owned by Hillsdale College. The properties to the north of the properties in question and to the east across N West St. are currently zoned RD-1, One and Two Family Residential District. The properties south across College Ave. are currently zoned C-1.

If you have any questions or wish to discuss the rezoning, please contact the City Clerk at the City of Hillsdale or myself by phone, email or USPS.

Thank you.

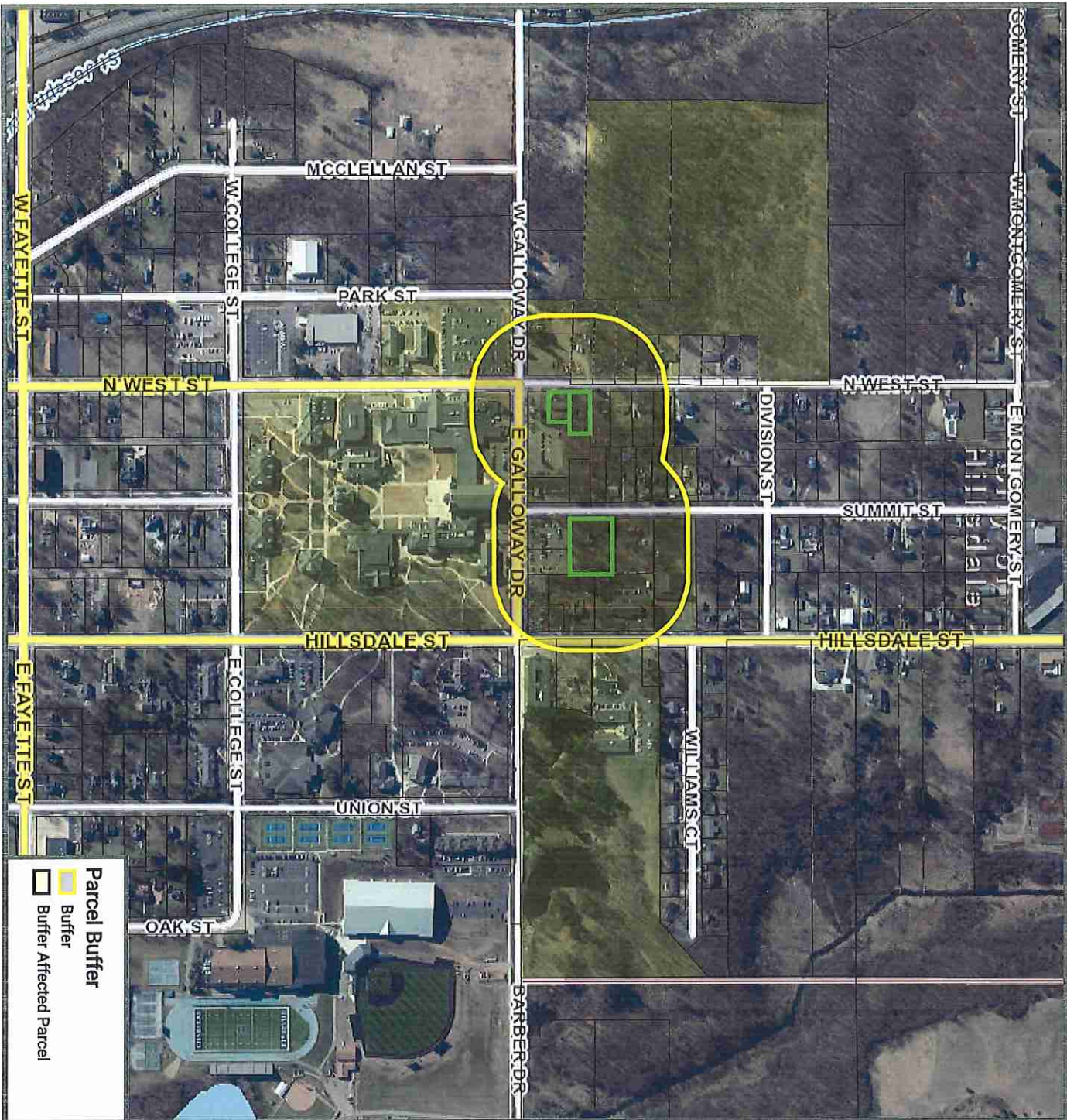
Hillsdale City Clerk
97 N. Broad St.
Hillsdale, MI 49247
clerk@cityofhillsdale.org
517-437-6440

Hillsdale City Zoning Administrator
97 N. Broad St.
Hillsdale, MI 49247
planning@cityofhillsdale.org
517-437-6455

Sincerely,



Alan C. Becker
Planning & Zoning Administrator

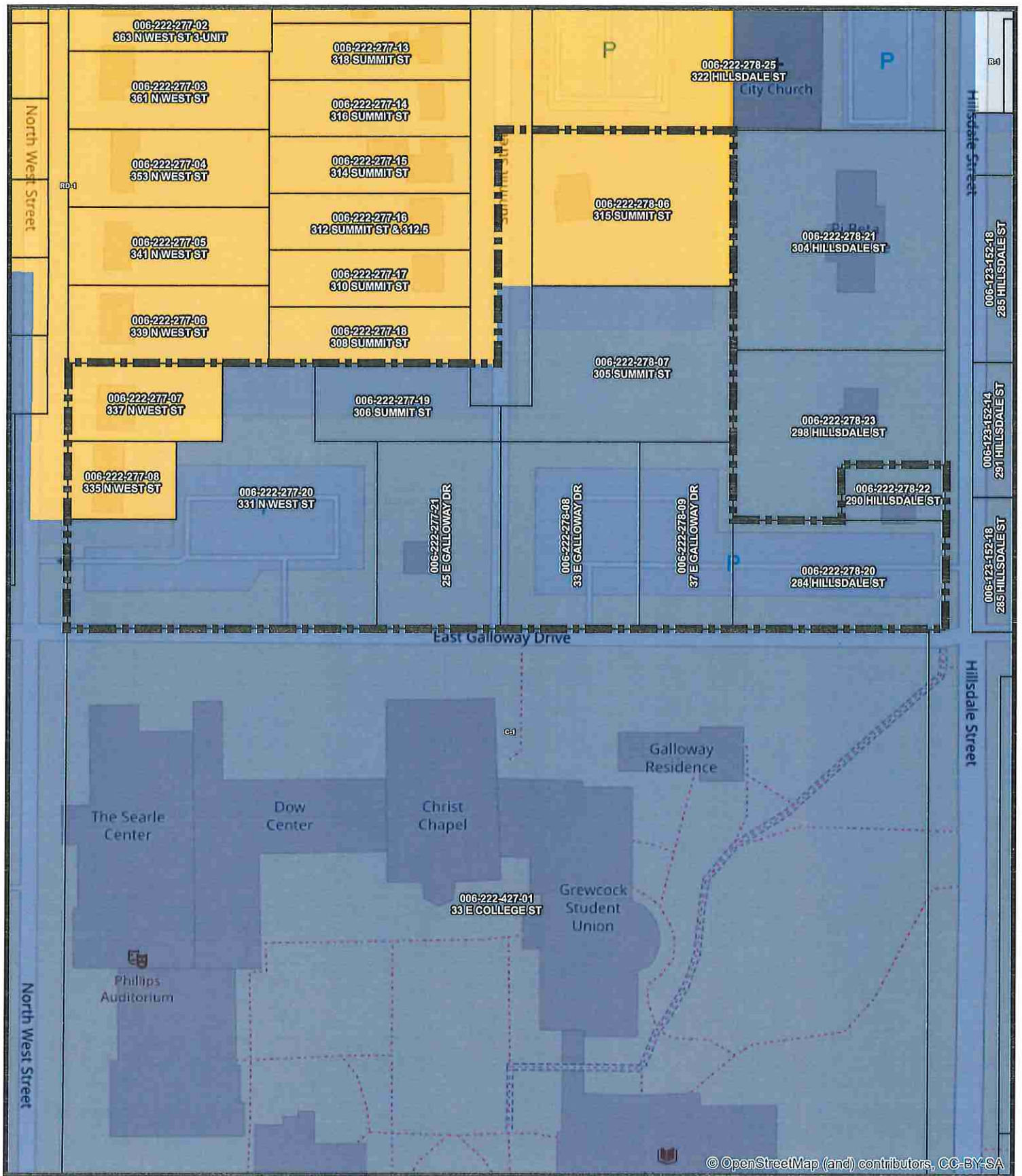


Map Publication:
04/22/2025 2:20 PM



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Disclaimer: This map does not represent a survey or legal document and is provided on an "as is" basis. Hillsdale County expresses no warranty for the information displayed on this map document.



HC Rezoning Map 2025



ZBA

Staff Report

ALAN C. BEEKER
ZONING ADMINISTRATOR
97 NORTH BROAD STREET
HILLSDALE, MICHIGAN 49242-1695
(517) 437-6449 FAX: (517) 437-6450

On April 3, 2025, Hillsdale College, owner of 335 N West, 337 N West and 315 Summit, submitted a rezoning application to the Planning Commission. The College is in the process of developing the area north of Galloway St for a new hotel. The College has purchased multiple parcels and submitted a request to combine these parcels with the main campus which extends from Galloway south to College Ave. The three parcels noted are currently zoned RD-1, One and Two Family Residential. The adjacent parcels are zoned C-1, College. The rezoning application requests that the three parcels be rezoned to C-1.

335 N West – 006-222-277-08

The following described premises situated in the City of Hillsdale, County of Hillsdale and State of Michigan, to-wit: the west 7 rods of Lot 87, Block D, E. Martindale's Addition to the Village, now City of Hillsdale, according to the recorded plat thereof, as recorded in Liber AV of Deeds, Page 389, Hillsdale County Records.

337 N West – 006-222-277-07

The following described premises situated in the City of Hillsdale, County of Hillsdale and State of Michigan, to-wit: the west 10 rods of Lot 86, Block D, E. Martindale's Addition to the Village, now City of Hillsdale, according to the recorded plat thereof, as recorded in Liber AV of Deeds, Page 389, Hillsdale County Records.

315 Summit – 006-222-278-06

The following described premises situated in the City of Hillsdale, County of Hillsdale and State of Michigan, to-wit: Lots 39 and 40, E. Martindale's Addition to the City of Hillsdale, according to the recorded plat thereof, as recorded in Liber AV of Deeds, Page 389, Hillsdale County Records. Included therein is that portion of the west half of the vacated alley lying adjacent thereto on the east.

Staff Recommendation:

Staff recommends that the Commission approve the rezoning of the three parcels mentioned from RD-1, One and Two Family Residential to C-1, College. Staff also requests that the Commission recommend adoption by Council same.