



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

Planning Commission Agenda **August 20, 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 7/16/2025 minutes
- IV. Public Hearing**
 - A. No public hearing.
- V. Old Business**
 - A. No old business.
- VI. New Business**
 - A. 124 S. Howell Street Rezoning
- VII. Zoning Administrator Report**
- VIII. Commissioners' Comments**
- IX. Public Comment**
 - Any Commission related item – 3 min. limit
- X. Adjournment**
 - Next meeting: Wednesday, September 17, 2025 at 5:30 pm

Planning Commission Meeting Minutes
Hillsdale City Hall
Council Chambers
July 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

- A. Members Present: Vice Chair Kerry Laycock, Chairman Eric Moore, Commissioner William Morrissey, Commissioner Roma Rogers, Commissioner Christian Winter, Commissioner Jack Shelley, Secretary Matt Kniffen
- B. Public Present: Zoning Administrator Alan Beeker, Sam Fry, Pastor Bob Finegan, Bruce Schultz, Dave Gaebler, Tim Wells, Megan Angell, Colleen Ladd
- C. Members Absent:

III. Public Comment

No public comment.

IV. Consent Agenda and Minutes

Motion to approve the Consent agenda as presented made by Commissioner Morrissey, seconded by Vice Chair Laycock motion approved unanimously.

V. Public Hearing

A. Rezoning 151 S West

- Public Hearing opened at 5:35 pm
- Comments and questions from property owner.
- Other public comment from a neighbor
- Discussion from Commissioners.
- Public Hearing closed at 5:57 pm

Winter moved to table rezoning decision to allow owner to develop plans, not to exceed 9 months. Support by Laycock, motion passed.

B. Hillsdale College properties

- Public hearing opened at 6:03 pm
- Public comment
- Discussion from commissioners
- Public hearing closed at 6:06 pm

Laycock moved to recommend rezoning of the Hillsdale College properties to Council. Winters supported, motion passed.

VI. Old Business

No old business

VII. New Business

A. Land Division – 72 S Broad St

Laycock moved to recommend the division of 72 S Broad and combine with the adjacent properties of 74 S Broad and 85 E South to Council for approval. Morrissey supported, motion passed.

B. City of Hillsdale Recreation Plan Update

Beeker submitted the rec plan for review by the Planning Commission. The plan is for the Commission to discuss recommendations at the August meeting and set a public hearing for the September meeting. Planning Commission would make a recommendation to Council for approval after the September meeting.

C. Beeker introduced Sam Fry to the Commission as his replacement. Sam Fry will take over the responsibilities of Zoning with Beeker's retirement in August.

VIII. Zoning Administrator Report

Beeker gave a few updates on local development.

IX. Commissioners' Comments

Morrissey toured the Keefer Hotel project and indicated considerable progress.

X. Public Comment

No public comment.

XI. Adjournment

Morrissey moved to adjourn the meeting, Laycock seconded. Motion passed unanimously. Meeting adjourned at 6:37 pm.

XII. Next meeting: August 20, 2025 at 5:30 pm.



TO: Planning Commission

FROM: Zoning Administrator

DATE: August 20, 2025

RE: 124 S. Howell Street Rezoning

BACKGROUND:

Hospice of Hillsdale County, owner and occupant of 124 S. Howell Street, has submitted an application for rezoning. The property is currently zoned RD-1 (One and Two Family Residential District), however, it is legal non-conforming having been utilized as an office for many years prior. The applicant recently had the property appraised and was advised that an RD-1 zoning was adversely impacting the appraised property price since a future owner would not be able to use the property as an office under the current zoning designation. This has additional ramifications for insurance coverage as the structure could not be rebuilt as-is if it suffered damage or destruction. The owner is requesting the parcel be rezoned to B-1 (Local Business District).

The Zoning Administrator is requesting that after review, the Commission set a public hearing for the September regular meeting.



CITY OF HILLSDALE



For Office Use Only

Date Received:

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

Shoshanna Finegan, Executive Dir.
Applicant's Name

Hospice of Hillsdale County Inc.
Owner's Name

124 S. Howell Street
Mailing Address

124 S. Howell Street
Mailing Address

Hillsdale MI 49242
City, State, Zip

Hillsdale MI 49242
City, State, Zip

517-437-5252
Telephone Number

517-437-5252
Telephone Number

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

I am the Executive Director of the organization Hospice of Hillsdale County

Property Address: 124 S. Howell Street

Property Address: Hillsdale

Current Zoning District: RD-1

Proposed Zoning District: B-1

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

Our current zoning negatively affects appraisal of the property since we are a place of business, but zoned residential. If we were to sell, this would inhibit future owners from doing business.

(Attach additional sheets, as needed)

Shoshanna Finegan
Signature

7/8/2025
Date

BELOW FOR OFFICE USE ONLY

Signature of City Clerk

Date of Hearing

Disposition of Planning Commission



CITY OF HILLSDALE

97 N. BROAD ST

HILLSDALE, MI 49242

(517) 437-6441

WWW.CITYOFHILLSDALE.ORG

Receipt: 99118 07/18/25

Cashier: KATY

The sum of: 500.00

Received Of: HOSPICE OF HILLSDALE COUNTY INC

124 S HOWELL ST
HILLSDALE MI 49242

ZONING MAP ORD AMENDMENT
124 S HOWELL ST

Receipt Code:

Description:

Distribution:

BD

00011862

101-000.000-476.000

500.00

Total 500.00

TENDERED:

CHECK

40827

Signed: _____

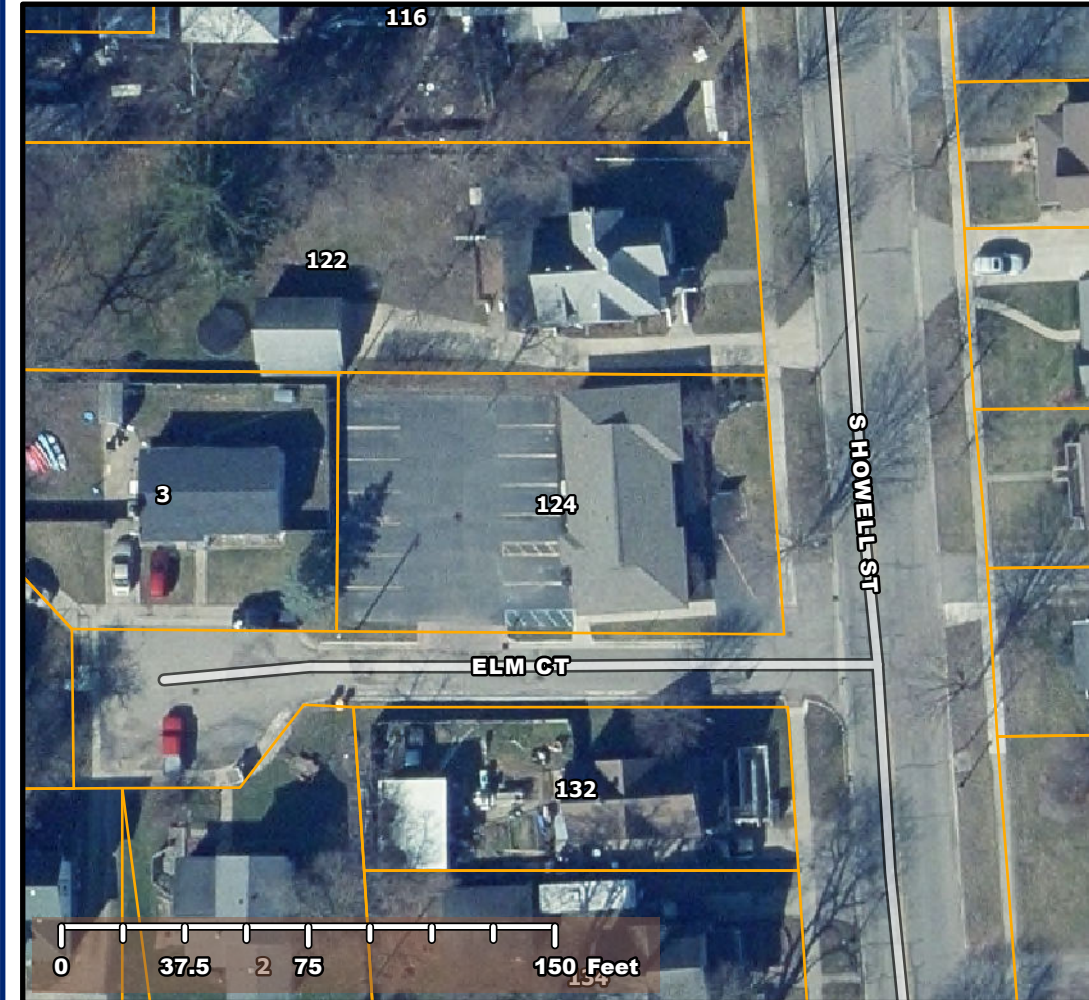


General Property Information

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map and report is a compilation of records, information and data provided by various township, city, village, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The user of this map and report acknowledges that the Township/City/County shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the Township/City/County from any and all claims brought by the User, its employees or agents, or third parties which arise out of the User's access or use of the data provided.

Report and Property Data compiled as of July 3, 2025

Aerial Imagery: March 2024



Parcel ID: 30 006-327-480-24
Property Address: 124 S HOWELL ST
City/Township: CITY OF HILLSDALE
Village (If Applicable):

Property Class Code: 201
Property Class Desc: COMMERCIAL-IMPROVED
School District Code: 30020
School District Name: HILLSDALE COMM PUBLIC SCHS

PRE/Qual Ag %:	0%	Last Recorded Deed/Document	State Equalized Value (S.E.V.)	Taxable Value
Assessed Acres:	0.24	Liber/Page: 1073/98		
Land Value:	62,312	Document Date: 4/17/2003	2025: 0	0
Land Imp Value:	0	Recorded Plat: 0061/0105	2024: 0	0
Building Value:	220,025	Click the link below to view recorded plat:	2023: 0	0
True Cash Value:	282,337	https://hillsdalecounty.gov/images/equalization/GIS/Plats/0061/0061_0105.pdf	2022: 0	0

Tax Description

COM INT W LN HOWELL ST W/ S LN SHARP ST TH S 287.17 FOR POB TH W 130 FT (MEAS N89°36'43"W 130 FT) TH S 77 FT M/L (MEAS S00°23'17"W 78.64 FT) TO N LN ELM CT R/W TH E ALG N LN ELM CT R/W TO W LN HOWELL ST (MEAS S89°36'43"E 136 FT) TH NLY 78.87 FT ALG W LN HOWELL ST (MEAS N03°58'42"W 78.87 FT) TO POB 0.24A M/L PRT OUTLOT A COOKS ADDN SEC 27 T6S R3W FOURTH WARD (REDISTRICTED FROM THIRD WARD)

	Summer Taxes ** 2025	Winter Taxes ** 2024	Village Taxes ** 2025
Base Tax:	\$0.00	\$0.00	\$0.00
Special Asmt:	\$0.00	\$0.00	\$0.00
Admin Fee:	\$0.00	\$0.00	\$0.00
Total Tax:	\$0.00	\$0.00	\$0.00
Amount Paid:	\$0.00	\$0.00	\$0.00
Interest:	\$0.00	\$0.00	\$0.00
Last Date Paid:			
Balance Due:	\$0.00	\$0.00	\$0.00

* Total Delinquent Tax: \$0.00
* PRE Denial Amount Due: \$0.00

* The amount of Delinquent Tax/PRE Denials above is as of: July 3, 2025. For payoff amounts or a breakdown of delinquent taxes contact the County Treasurer's office at (517) 437-4700

** Contact the appropriate City/Village/Township Treasurer for up to date information.