

AGENDA

City Planning Commission
February 18, 2026, 5:30 PM
Council Chambers – Hillsdale City Hall

- I. Call to Order**
 - a. Pledge of Allegiance
 - b. Roll Call

- II. Public Comment**
 - a. Agenda items only – 3-minute limit

- III. Consent Agenda**
 - a. Approval of Agenda
 - b. Approval of January 21, 2026 minutes

- IV. Public Hearing**
 - a. Rezoning- 120 S Broad St
 - b. Special Conditional Use – 151 S West St

- V. Old Business**
 - a. 2025 Annual Review – Draft 2
 - i. Calendar of Ordinance Review
 - ii. Calendar of Bylaw Review
 - b. Ordinance Review – Sec. 36-596
 - c. Bylaw Revision – Amended Language
 - i. Attendance
 - ii. Order of Business/Agenda

- VI. New Business**
 - a. Capital Improvement Plan 2026-2032

- VII. Staff Report**

- VIII. Commissioners' Comments**

- IX. Public Comment**
 - a. Commission-related items – 3-minute limit

- X. Adjournment**
 - a. Next meeting: Wednesday, March 18, 2026 at 5:30 PM

MINUTES
City Planning Commission
January 21, 2026, 5:30 PM
Hillsdale City Hall – Council Chambers

N.B. The original typed minutes were deleted by my computer. The following notes are from memory. – CW

01/22/2026 – Zoning Administrator amendments

I. Call to Order

- a. Pledge of Allegiance
- b. Roll Call
 - All Present
 - No Public Present

II. Public Comment

- a. None

III. Consent Items

- a. Approval of agenda
 - a. Kniffin proposed a discussion about solar farms; data centers, and related issues. This was added to New Business.
 - b. Zoning Administrator requested the addition of two new items for New Business. Both were added to new business.
 - c. Motion by Morrisey to approve agenda as amended. Second Kniffin. Motion carried unanimously.
- b. Approval of December 17, 2025 minutes
 - a. Motion by Morrisey to approve the minutes. Second Kniffin. Minutes were approved unanimously.

IV. Old Business

- a. Ordinance Review – Continued – Sec. 36-596
 - a. Morrisey presented recommendations for prohibitions on residential parking places. Further discussion suggested:
 - i. Limiting junked or wrecked vehicles to 30 days
 - ii. Defining “junked” or “wrecked” in the ordinance.
 - iii. Restricting “for-sale” cars or trucks to one per property at a time
 - iv. Restricting cars to be repaired for pay to one at a time.
 - b. Zoning Administrator will compile an amended ordinance draft for Planning Commission to review at the next regularly scheduled meeting.

V. New Business

- a. Annual Review – 2025, Draft 1
 - Review as presented was considered quite good. The commission together discussed potential goals for 2026, including:
 - Calendar of Ordinance Review
 - Calendar of Bylaws review to be completed in approx. 4 months.
 - Hearing from code enforcement about difficult ordinances to enforce
- b. Review – Planning Commission Bylaws
 - i. II.B. Attendance

Chairman Laycock suggested strengthening the language to provide more definite guidelines as to when the commission should recommend to council for removal. Discussion centered around removing “consecutive” to limit members to 3 unexcused absences in any rolling 12-month period and giving the chair the right to determine “excused” based on criteria similar to what is given to council. The idea was then discussed of the chair bringing his recommendation to the commission for potential recommendation to council for a member’s removal.

There was agreement that Laycock should write up proposed language to be considered at a future meeting.

ii. V.L. Order of Business/Agenda

There was broad ranging discussion about bringing the language of the bylaws into keeping with current practice of how the meetings are run. There was a far ranging discussion about the need for amendments to the bylaws and the proposal of an idea to create a calendar of bylaw review to happen over the course of four months.

iii. Numbering hierarchy needs to be fixed.

c. Discussion – Rezoning 120 S Broad St

a. After a wide-ranging discussion, motion by Winter, second by Morrissey to begin the process of rezoning 120 S Broad St. from R-1 to B-1. Public hearing set for February 18, 2026.

b. 151 S West St. – Special Conditional Use

a. It was decided to let the rezoning request expire after the 9 month period previously set and to set a public hearing for a special conditional use of 151 S West St.

b. Motion by Coykendall to set the public hearing for February 18, 2026. Second Winter. Motion carried by unanimous vote.

c. Sign Illumination Request – Hillsdale City Church

a. After the expression of general ambivalence by all on the commission, motion by Winter to approve the request for an illuminated sign. Second by Coykendall. Motion carried by unanimous vote.

d. Kniffin presented some research about data centers, solar farms, and renewable energy more broadly. A discussion was had about the possibility of a CREO ordinance to help regulate for commercial properties. Requested Staff contact BPU for further information to be brought to February regular meeting.

VI. Zoning Administrator Report

VII. Commissioners’ Comments

VIII. Public Comment

a. None.

IX. Adjournment at 7:30 pm

a. Next meeting: Wednesday, February 18, 2026 at 5:30 PM



To: Planning Commission
From: Zoning Administrator
Date: February 18, 2026
Re: Public Hearing – 120 S Broad St – Rezoning

Background:

On January 21, 2026, the City Planning Commission voted to set a public hearing to consider rezoning 120 S Broad St from the R-1 (One-Family Residential) district to the B-1 (Local Business) district.

The current owner, Mattison Company LLC, is proposing a laundromat to service the south side of the City. A commercial use of the property is not permitted by the current zoning district.

Recommendation:

Staff recommends the Planning Commission do the following:

1. Conduct the public hearing
2. Vote to recommend approval or denial of the zoning map amendment to City Council for final consideration

Olivia Smith

From: Tyler Mattison [REDACTED]
Sent: Wednesday, January 21, 2026 3:40 PM
To: Zoning
Subject: 120 S. Broad St. Hillsdale MI
Attachments: Hillsdale_Planning_Commission_Laundromat_Letter_Final_v5.pdf

Dear Olivia

I hope you are doing well.

Attached is a letter outlining our proposed laundromat project for the property located at **120 S. Broad St., Hillsdale, MI 49242**, which we are submitting as part of the zoning and Planning Commission review process.

We wanted to provide additional background on the intended use and how we believe the project aligns with the City of Hillsdale's goals for essential services, reinvestment, and responsible property use. We appreciate the opportunity to work with the City and the Planning Commission as we move through the process.

Please let us know if there is any additional information, documentation, or clarification needed at this time. We are happy to meet or discuss the project further if helpful.

Thank you for your time and assistance.

Best regards,

Tyler & Lexi Mattison

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Members of the Planning Commission,

I am writing to formally introduce our proposed laundromat project planned for the property located at **120 S. Broad St., Hillsdale, MI 49242**, situated on the south side of Hillsdale along the main corridor near the fairgrounds. As part of the zoning adjustment process, we appreciate the opportunity to provide additional context regarding the intended use and how it aligns with the City's long-term goals.

The proposed laundromat is designed to be a clean, modern, professionally managed boutique neighborhood service, intended to meet an existing demand in Hillsdale. While there is currently a laundromat downtown, this location serves a different geographic area of the city and surrounding rural residents, helping to improve access without overburdening any one area.

In addition to providing essential laundry services, the space is being thoughtfully designed to include a comfortable, quiet environment where students and residents can study or work while doing laundry. The layout will include seating, tables, internet access, and a calm, well-maintained atmosphere. Given the property's proximity to the college and nearby neighborhoods, we believe this feature will serve as a positive amenity for the community.

Our plan emphasizes modern, high-efficiency washers and dryers, including larger-capacity machines; ample on-site parking and safe access from the main roadway; quiet, well-lit, and monitored operations; and a well-maintained exterior consistent with surrounding properties.

Laundromats operate with low noise, no alcohol sales, no cooking, and no outdoor activity. In many communities, they are considered a low-impact essential service that complements both residential and commercial areas.

We believe this use supports Hillsdale's goals of providing essential services close to where residents live, encouraging reinvestment and improvement of underutilized properties, and supporting working families, seniors, students, and rural residents who rely on laundry facilities.

We are committed to working closely with the City, Planning Commission, and neighboring property owners to ensure this project is a positive addition to the community. We welcome any conditions, design guidance, or operational standards the Commission feels are appropriate.

Thank you for your time, consideration, and service to the City of Hillsdale. We look forward to discussing this project further and answering any questions you may have.

Respectfully,

Tyler & Lexi Mattison



Olivia Smith
Zoning Administrator
97 N Broad St
Hillsdale, MI 49242
(517) 437-6449
zoning@cityofhillsdale.org

January 28, 2026

To Whom It May Concern,

Please take notice that the Hillsdale City Planning Commission has set a public hearing to consider rezoning 120 S Broad St (006-426-356-03) from the R-1 (One-Family Residential) district to the B-1 (Local Business) district.

You are being notified as a property owner, tenant, or occupant within 300 feet of the property that is the subject of the rezoning.

The Hillsdale City Planning Commission will conduct a public hearing to consider the rezoning on **Wednesday, February 18, 2026 at 5:30 PM**. This meeting will be held in the Council Chambers of Hillsdale City Hall, 97 N Broad St, Hillsdale, MI 49242.

Written comments will be received by the Zoning Administrator by mail at 97 N Broad St, Hillsdale, MI 49242 or by email at zoning@cityofhillsdale.org.

Thank you,

Olivia Smith, MCAO
Zoning Administrator



Hillsdale County GIS



Map Publication:
01/22/2026 11:26 AM



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.

Parcel Buffer

- Buffer
- Buffer Affected Parcel



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 January 16, 2026
Aerial Imagery: March 2024



Parcel ID: 30 006-426-356-03
Property Address: 120 S BROAD 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 %:	Last Recorded Deed/Document		State Equalized Value (S.E.V.)	Taxable Value
0%	Liber/Page:	1898/1126		
Assessed Acres: 0.15	Document Date:	7/11/2025	2025: 50,000	19,894
Land Value: 62,819	Recorded Plat:	0002/0026	2024: 22,800	19,296
Land Imp Value: 0	Click the link below to view recorded plat:		2023: 21,800	18,378
Building Value: 37,111	https://hillsdalecounty.gov/images/equalization/GIS/Plats/0002/0002_0026.pdf		2022: 23,300	17,503
True Cash Value: 99,930				

Tax Description

. W4 LOT 42 EXC PARCEL COM AT SE COR OF SD LOT TH RUNG N'LY ALG THE E'LY LN OF SD LOT, 45 FT TH W'LY TO A POINT IN THE W'LY LN OF SD LOT 42.5 FT N OF SW COR TH S 42.5 FT TO SW COR SD LOT, TH E TO POB. PART LOT 42 FERRIS ADDN FOURTH WARD

	Summer Taxes ** 2025	Winter Taxes ** 2025	Village Taxes ** 2025
Base Tax:	\$843.38	\$319.50	\$0.00
Special Asmt:	\$0.00	\$0.00	\$0.00
Admin Fee:	\$8.43	\$3.20	\$0.00
Total Tax:	\$851.81	\$322.70	\$0.00
Amount Paid:	\$851.81	\$0.00	\$0.00
Interest:	\$0.00	\$0.00	\$0.00
Last Date Paid:	7/18/2025		
Balance Due:	\$0.00	\$322.70	\$0.00

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

* The amount of Delinquent Tax/PRE Denials above is as of: January 16, 2026. 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.

006-426-352-16
LADD'S MANAGEMENT CO LLC
1600 W MOORE RD
HILLSDALE, MI 49242

006-426-352-16
OCCUPANT
91 E SHARP ST 1
HILLSDALE, MI 49242

006-426-352-16
OCCUPANT
91 E SHARP ST 2
HILLSDALE, MI 49242

006-426-352-16
OCCUPANT
91 E SHARP ST 3
HILLSDALE, MI 49242

006-426-352-17
MCGOWAN, ERIC
95 E SHARP ST
HILLSDALE, MI 49242

006-426-352-22
EVANS, DONNA
100 S BROAD ST
HILLSDALE, MI 49242

006-426-352-23
FROSCHE, DOUGLAS L
3360 MECHANIC RD
HILLSDALE, MI 49242

006-426-352-24
HENSLEY, SIERRA N
108 S BROAD ST
HILLSDALE, MI 49242

006-426-352-25
BILLS, MARGARET EILEEN
101 E SHARP ST
HILLSDALE, MI 49242

006-426-352-26
FAIN, TAMMY
103 E SHARP ST
HILLSDALE, MI 49242

006-426-352-27
SLOVACEK, ANTONIN III & JENNELLE M
3730 FOUST RD
OSSEO, MI 49266

006-426-352-28
KUIPER, ANDREW D & CATHERINE S
112 S BROAD ST
HILLSDALE, MI 49242

006-426-355-15
CLARK, KAILYN
92 E SHARP ST
HILLSDALE, MI 49242

006-426-355-16
WILSON, THERESA
98 E SHARP ST
HILLSDALE, MI 49242

006-426-355-17
RISEDORPH, CARRIE
12 CHARLES ST
HILLSDALE, MI 49242

006-426-355-18
GAVELIS, DEREK
16 CHARLES ST
HILLSDALE, MI 49242

006-426-355-19
BETZER, SAMANTHA
20 CHARLES ST
HILLSDALE, MI 49242

006-426-355-20
ENGELHARDT, CHRISTINE ESTATE
27 WHITNEY ESTATES BLVD
HILLSDALE, MI 49242

006-426-356-01
GREGG, JONATHAN R & CASEY E
106 E SHARP ST
HILLSDALE, MI 49242

006-426-356-02
SOBIERALSKI, FRANK J & AMY R
108 E SHARP ST
HILLSDALE, MI 49242

006-426-356-03
MATTISON COMPANY LLC
225 W MAIN ST
HUDSON, MI 49247

006-426-356-05
MOORE, DAVID F
15 CHARLES ST
HILLSDALE, MI 49242

006-426-356-06
GREEN, JULIA
19 CHARLES ST
HILLSDALE, MI 49242

006-426-356-07
FILPPULA, LYNNETTE L
21 CHARLES ST
HILLSDALE, MI 49242

006-426-356-08
H&H MICHIGAN HOMES LLC
8531 MENTRA CIR
ANCHORAGE, AK 99518

006-426-356-08
OCCUPANT
25 CHARLES ST
HILLSDALE, MI 49242

006-426-356-15
SHEELY, EDWARD & ANJELICA
134 S BROAD ST
HILLSDALE, MI 49242

006-426-356-16
SANDAHN, JOSEPH W & CAITLIN M
138 S BROAD ST
HILLSDALE, MI 49242

006-426-356-17
LAUWERS, RAYMOND E & RAYMOND J
380 BARBER DR
HILLSDALE, MI 49242

006-426-356-17
OCCUPANT
142 S BROAD ST
HILLSDALE, MI 49242

006-426-356-17
OCCUPANT
144 S BROAD ST
HILLSDALE, MI 49242

006-426-356-23
FOSBENDER, JERILYN K
334 N MAIN ST
CONCORD, MI 49237

006-426-356-23
OCCUPANT
11 CHARLES ST
HILLSDALE, MI 49242

006-426-356-24
RYAN, BERNICE & RYAN NICHOLAS
126 S BROAD ST
HILLSDALE, MI 49242

006-426-356-25
WARNE, JOSHUA D
130 S BROAD ST
HILLSDALE, MI 49242

006-426-376-01
HILLSDALE CO AGRIC SOCIETY
115 S BROAD ST
HILLSDALE, MI 49242

006-426-376-05
HILLSDALE CO AGRIC SOCIETY
115 S BROAD ST
HILLSDALE, MI 49242

006-426-376-07
MICH DEPT OF TRANSPORTATION
4701 W MICHIGAN AVE
JACKSON, MI 49201

Account Number:	875402
Customer Name:	City Of Hillsdale
Customer Address:	City Of Hillsdale 97 N Broad ST Attention to: City Clerk Hillsdale MI 49242-1617
Contact Name:	Katy Price
Contact Phone:	
Contact Email:	kprice@cityofhillsdale.org
PO Number:	

Date:	01/28/2026
Order Number:	12037696
Prepayment Amount:	\$ 0.00

Column Count:	2.0000
Line Count:	14.0000
Height in Inches:	1.4700

Print

Product	#Insertions	Start - End	Category
HLD Hillsdale Daily News	1	01/31/2026 - 01/31/2026	Govt Public Notices
HLD hillsdale.net	1	01/31/2026 - 01/31/2026	Govt Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$61.40
Tax Amount	\$0.00
Service Fee 3.99%	\$2.45
Cash/Check/ACH Discount	-\$2.45
Payment Amount by Cash/Check/ACH	\$61.40
Payment Amount by Credit Card	\$63.85

Order Confirmation Amount	\$61.40
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PUBLIC NOTICE

City of Hillsdale

NOTICE OF PUBLIC HEARING – PLANNING COMMISSION

PLEASE TAKE NOTICE that the Hillsdale City Planning Commission has proposed rezoning 120 S Broad St (006-426-356-03) from R-1 (One-Family Residential) to B-1 (Local Business).

The Hillsdale City Planning Commission will conduct a public hearing to consider the rezoning on **Wednesday, February 18, 2026 at 5:30 PM**. The meeting will be held in the Council Chambers of Hillsdale City Hall, 97 N Broad St, Hillsdale, MI 49242.

Katy Price,
City Clerk

Sec. 36-252. - Uses permitted.

In a B-1 local business district, no building or land shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided in this chapter:

- (1) Any generally recognized retail business which supplies commodities on the premises for persons residing in adjacent residential areas, such as but not limited to groceries, meats, dairy products, baked goods or other foods, drugs, dry goods, clothing and notions, or hardware.
- (2) Any personal service establishment which performs services on the premises for persons residing in adjacent residential areas, such as but not limited to repair shops (watch, radio, television, shoe, etc.), tailor shops, beauty parlors, or barber shops.
- (3) Banks, post offices and other governmental office buildings.
- (4) Professional offices of doctors, dentists, chiropractors, osteopaths, and similar or allied professions.
- (5) Offices for any of the following occupations; executive, administrative and professional.
- (6) Other uses similar to the above uses.
- (7) Self-service laundry and/or dry cleaning establishment.
- (8) Accessory structures and uses customarily incidental to the above permitted uses.

(Code 1979, § 17.14.020; Ord. No. 2015-3, 3-16-2015)

ORDINANCE #2026-_____

AN ORDINANCE TO AMEND SECTION 36-143 OF DIVISION 1, OF ARTICLE III OF CHAPTER 36 OF THE CODE OF THE CITY OF HILLSDALE.

THE CITY OF HILLSDALE ORDAINS that the zoning classification of the following described property should be and is hereby changed from R-1, One Family Residential District, to B-1, Local Business District:

120 S Broad St – Parcel No. 006-426-356-03

W4 LOT 42 EXC PARCEL COM AT SE COR OF SD LOT TH RUNG N'LY ALG THE E'LY LN OF SD LOT, 45 FT TH W'LY TO A POINT IN THE W'LY LN OF SD LOT 42.5 FT N OF SW COR TH S 42.5 FT TO SW COR SD LOT, TH E TO POB. PART LOT 42 FERRIS ADDN FOURTH WARD AS OF 12/31/2018 - WARD 4

THE CITY OF HILLSDALE FURTHER ORDAINS that Section 36-143 of Division 1 of Article III of Chapter 36 of the Code of the City of Hillsdale and zoning boundaries of R-1, One Family Residential District, and B-1, Local Business District, referenced herein should be and are hereby amended so as to comport with and reflect the changes in the zoning classification above provided.

Except as hereinbefore specifically amended, Chapter 36 of the Code of the City of Hillsdale and all articles, divisions, and sections contained therein are hereby ratified and affirmed.

This ordinance and/or a summary of its regulatory effect and its effective date shall be published within fifteen (15) days from the date of its passage as required by law.

Subject to said publication having occurred as above provided, this ordinance shall become effective fifteen (15) days from the date of its passage.

Passed at a regular meeting of the Council of the City of Hillsdale held on the second day of March 2026.

CITY OF HILLSDALE

By: _____
Scott Sessions - Mayor

By: _____
Katy Price – Clerk

Date Proposed: 01/21/2026

Date Published as Proposed: 01/31/2026

Date Passed:

Date Published as Passed:

Effective Date:

DRAFT



To: Planning Commission
From: Zoning Administrator
Date: February 18, 2026
Re: Public Hearing – 151 S West St – Special Conditional Use

Background:

On January 16, 2026, Kristin Seager-Blythe, Director of Studio 55 School of Dance, the Applicant, submitted a commercial site plan application to initiate the request for special conditional use of the property located at 151 S West St.

Per Sec. 36-414, Fine arts are considered a special conditional use within the RD-1 district. Conditional uses require approval by the Planning Commission by way of the site plan approval process.

A preliminary Department Head Site Plan Review was completed digitally and the feedback was compiled into the enclosed report.

Recommendation:

Staff recommends Planning Commission do the following:

1. Conduct the public hearing
2. Vote to approve or deny the special use request
 - a. If approved, determine if conditions need to be applied



COMMERCIAL SITE PLAN REVIEW APPLICATION

Applicant Name Kirstin Seager

Address 7945 Shaffer Rd Reading Mi 49274

Daytime Phone (517) 554-0007

Evening Phone ()

Property Address if other than above 151 S West Street Hillsdale Mi 49242

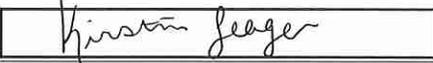
Agent Name Kirstin Seager

Address See above

Daytime Phone ()

Evening Phone ()

Zoning Special Use Project Estimate Purchase Contingent Upon Spec

Applicant Signature  Date 1/16/2026

Meeting Date _____

For projects requiring Planning Commission approval, all Site Plan Materials must be submitted along with a completed application and appropriate fees a minimum of 10 days prior to the next scheduled Planning Commission meeting.

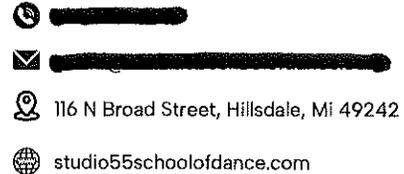
Please submit to: **City of Hillsdale**
Planning and Zoning Department
97 North Broad Street
Hillsdale, Michigan 49242
p. – 517.437.6449





SITE PLAN

KIRSTIN SEAGER



116 N Broad Street, Hillsdale, Mi 49242

studio55schoolofdance.com

Summary of Property and Opportunity

Studio 55 is currently located at 116 N Broad Street in downtown Hillsdale. Due to continued growth, we are seeking to expand into a larger facility that better supports our students, families, and staff. We have submitted an offer to purchase 151 S West Street, contingent upon approval of a special conditional use, as the property is currently zoned RD-1.

Studio 55 serves over 230 students from Hillsdale County and surrounding areas and has been an established part of the Hillsdale community for more than 20 years. We have outgrown our current location in multiple areas, including studio space and parking availability.

The proposed property would provide adequate on-site parking in a safe location while allowing us to expand from three dance studios to four. This expansion would better accommodate our current and growing enrollment, reduce congestion on North Broad Street and in Public Lot E, and improve overall traffic flow during class times.

Day-to-Day Operations

Studio 55 serves children and teens ages 2–18 and operates on a consistent, structured schedule throughout the dance season.

On a typical weekday, Studio 55 follows this schedule:

- **3:30 PM:** Studio opens
- **4:00 PM:** Classes begin
- **4:00–8:00/9:00 PM:** Multiple classes are held throughout the evening
 - Classes run concurrently in separate studio rooms
 - Approximately 8–14 total classes occur each evening

This schedule remains consistent from week to week, with classes starting and ending at set times. The studio operates primarily Monday through Thursday, with occasional Friday classes. This routine schedule runs for approximately nine months of the year (September through May).

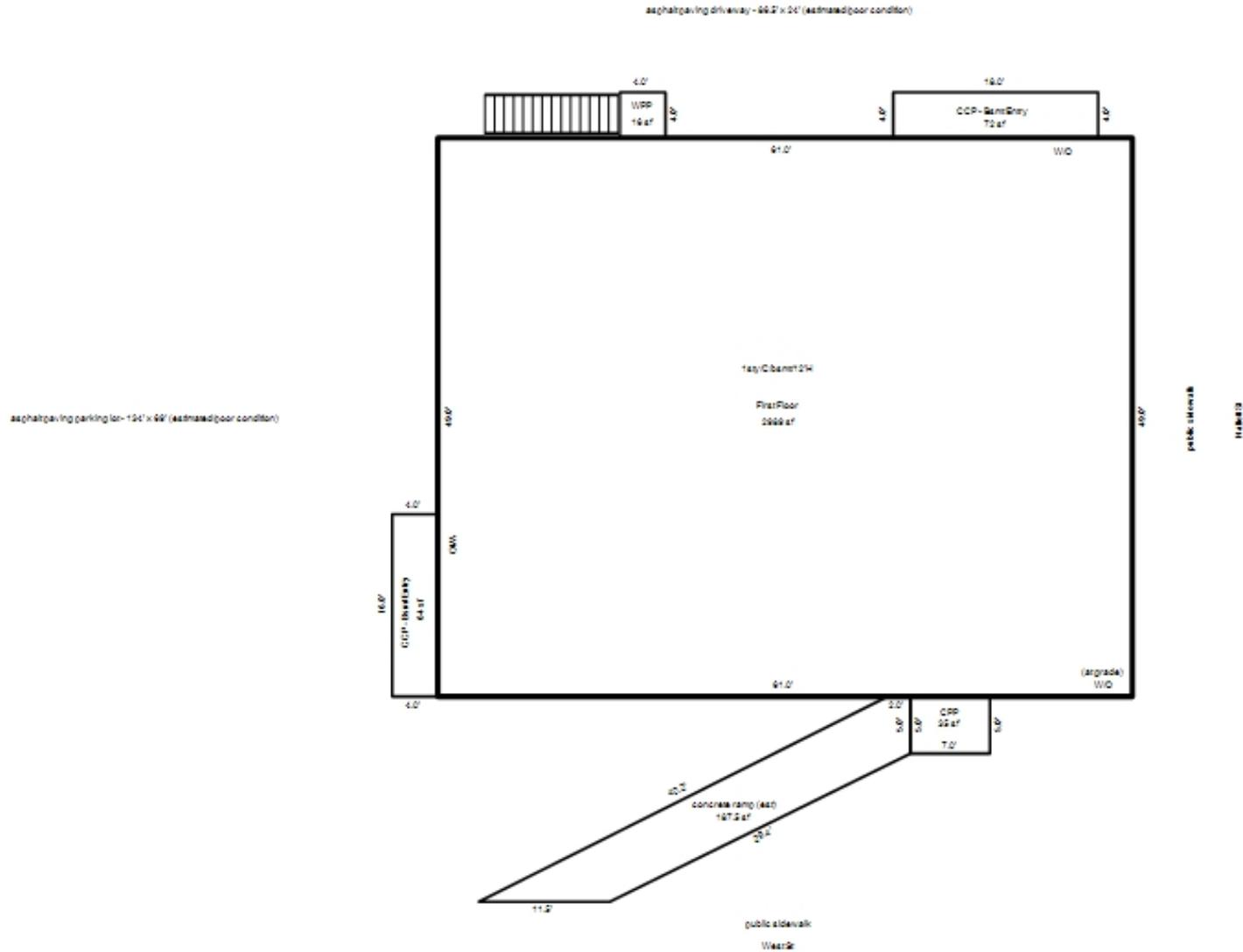
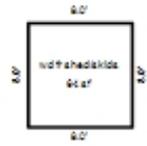
On Saturdays, Studio 55 operates at a slower pace, generally from 9:00 AM to 2:00 PM, with fewer classes and reduced traffic. Saturday programming also follows a consistent weekly schedule.

Special events are limited and scheduled in advance.

Summer Operations

During the summer months, Studio 55 operates on a reduced and modified schedule. Programming primarily consists of short-term dance camps, workshops, and limited weekly classes.

Summer programming generally occurs during daytime and early evening hours and is scheduled in advance. Overall activity during the summer is less intense than during the regular season, with fewer weekly classes and reduced peak traffic times.



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

100 FT

1 2 3 4 5 6 7 8 9 10



20 FT

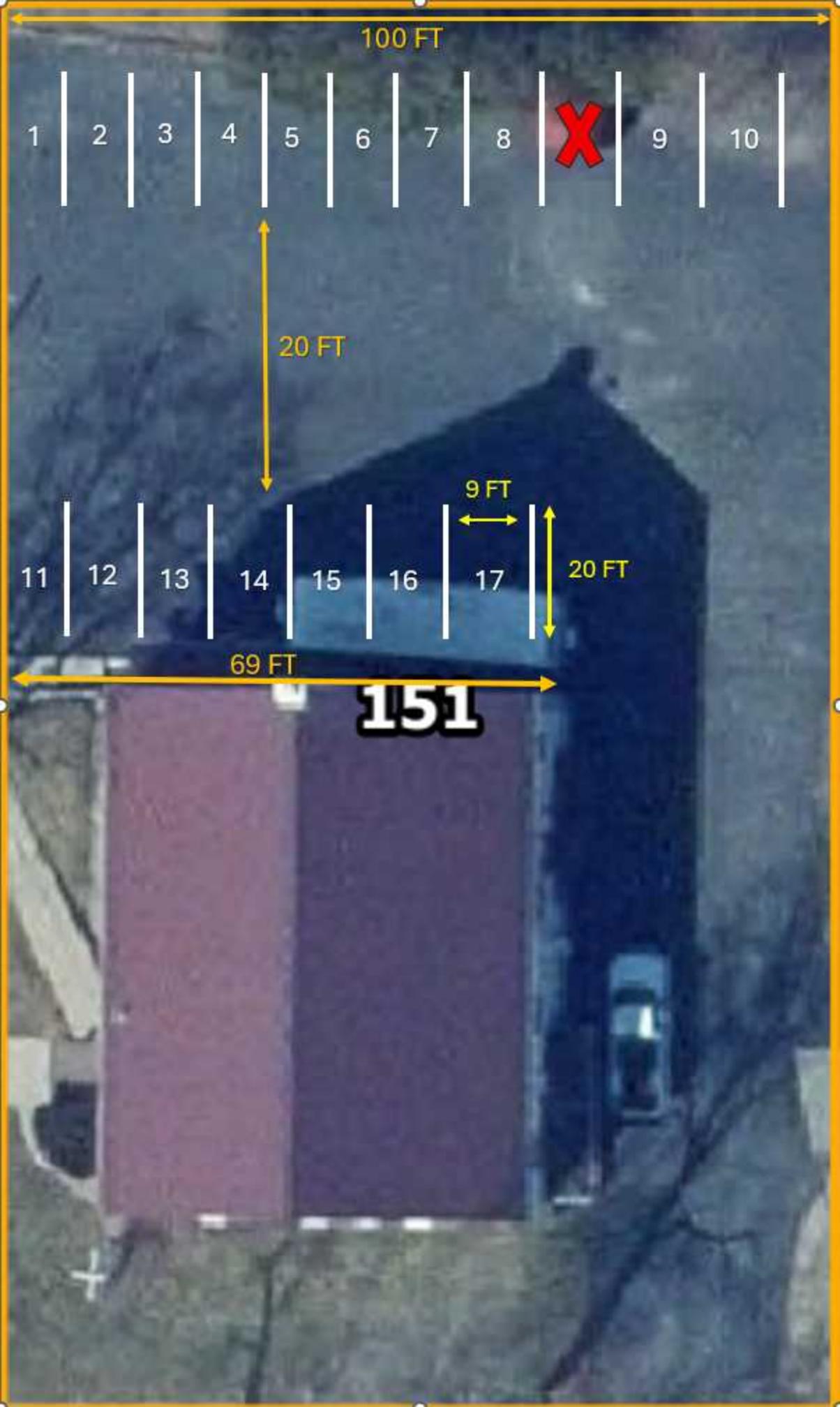
11 12 13 14 15 16 17

9 FT

20 FT

69 FT

151



January 28, 2026

Department Head Site Plan Review

Project: PZ2026-003
006-327-479-29
151 S West St
Change in Use – Studio 55 School of Dance

City Engineer

- The request does not read as there are any renovations to the exterior features. From a storm water standpoint, the site would not require and detention/retention basins.

Fire Department

- If there are no changes to the exterior and/or interior of the subject property, the City Fire Department has no issue with the change requested.

Department of Public Services (DPS)

- With the change in use to a commercial use, it is policy that the drive approaches be brought to Michigan Department of Transportation (MDOT) standards. This would require an M style drive approach. 20' wide.
 - **DPS is willing to help the applicant lay out the new approach. Please contact their department at (517) 437-6490 or email jblake@cityofhillsdale.org.**
- Staff recommends abandoning the Hallett St approach and creating a double M style approach at West St.

Zoning Administrator

- No concerns

The application and attachments will be brought to the Planning Commission at their next regularly scheduled meeting – February 18, 2026 at 5:30 PM. The Commission will hold a public hearing to consider the special use request.



Olivia Smith
Zoning Administrator
97 N Broad St
Hillsdale, MI 49242
(517) 437-6449
zoning@cityofhillsdale.org

January 28, 2026

To Whom It May Concern,

Please take notice that a special conditional use requested has been submitted to the Hillsdale City Planning Commission by Kristin Seager, Director of Studio 55 School of Dance, to conduct a fine arts operation at 151 S West St (006-327-479-29).

Per Sec. 36-414 of the Hillsdale Code of Ordinances, the proposed use is subject to special conditions and requires Planning Commission approval.

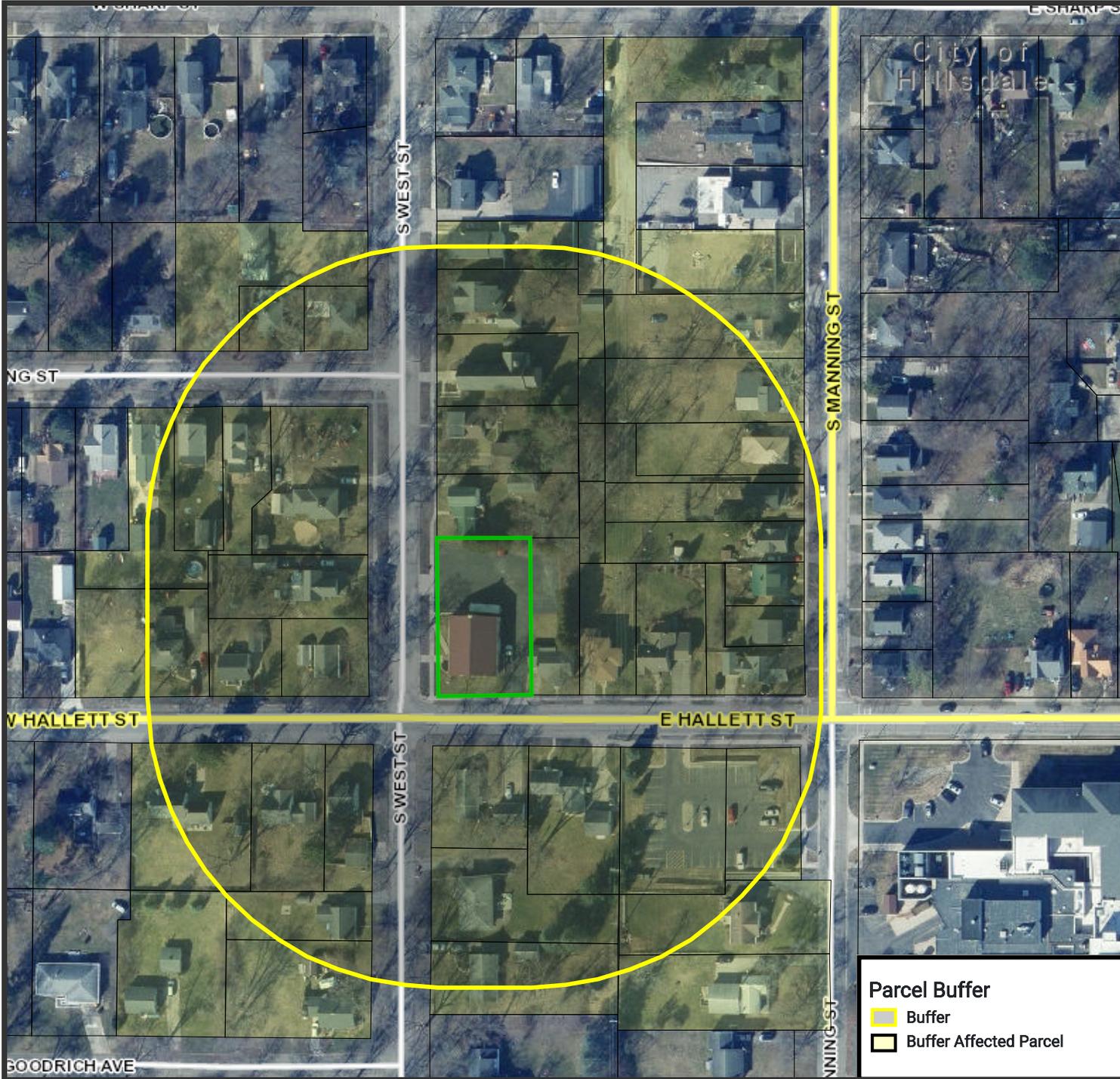
You are being notified as a property owner, tenant, or occupant within 300 feet of the property that is the subject of the request.

The Hillsdale City Planning Commission will conduct a public hearing to consider the request for the special conditional use on **Wednesday, February 18, 2026 at 5:30 PM**. The meeting will be held in the Council Chambers of Hillsdale City Hall, 97 N Broad St, Hillsdale, MI 49242

Written comments will be received by the Zoning Administrator by mail at 97 N Broad St, Hillsdale, MI 49242 or by email at zoning@cityofhillsdale.org.

Thank you,

Olivia Smith, MCAO
Zoning Administrator



Hillsdale County GIS



Map Publication:
01/22/2026 11:30 AM



Parcel Buffer

- Buffer
- Buffer Affected Parcel

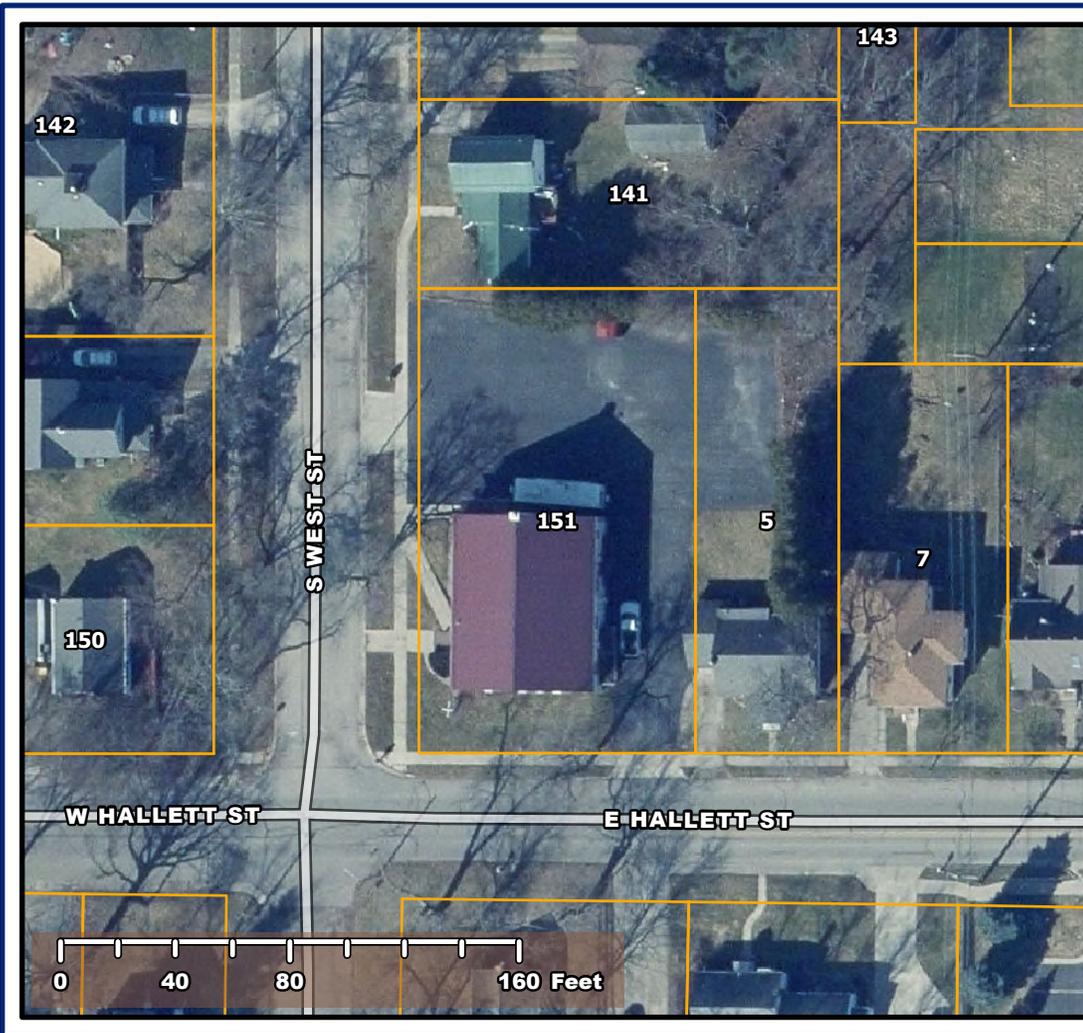
Disclaimer: This map does not represent a survey or legal document and is provided on an "as is" basis. Hillsdale County expresses no warranty for the information displayed on this map document.



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 January 16, 2026
Aerial Imagery: March 2024



Parcel ID: 30 006-327-479-29 **Property Class Code:** 201
Property Address: 151 S WEST ST **Property Class Desc:** COMMERCIAL-IMPROVED
City/Township: CITY OF HILLSDALE **School District Code:** 30020
Village (If Applicable): **School District Name:** HILLSDALE COMM PUBLIC SCHS

PRE/Qual Ag %:	<u>Last Recorded Deed/Document</u>		<u>State Equalized Value (S.E.V.)</u>	<u>Taxable Value</u>
0%	<u>Liber/Page:</u>	1874/56		
Assessed Acres: 0.36	<u>Document Date:</u>	6/28/2024	2025: 86,000	86,000
Land Value: 70,406	<u>Recorded Plat:</u>	0002/0035	2024: 0	0
Land Imp Value: 0	Click the link below to view recorded plat:		2023: 0	0
Building Value: 101,603	https://hillsdalecounty.gov/images/equalization/GIS/Plats/0002/0002_0035.pdf		2022: 0	0
True Cash Value: 172,009				

Tax Description

LOTS 1 AND 2 EXC E 50 FT THEREOF 0.36A M/L CORTRIGHTS ADDN SEC 27 T6S R3W FOURTH WARD (REDISTRICTED FROM THIRD WARD)

	Summer Taxes ** 2025	Winter Taxes ** 2025	Village Taxes ** 2025
Base Tax:	\$3,646.03	\$1,381.31	\$0.00
Special Asmt:	\$0.00	\$0.00	\$0.00
Admin Fee:	\$36.46	\$13.81	\$0.00
Total Tax:	\$3,682.49	\$1,395.12	\$0.00
Amount Paid:	\$3,682.49	\$0.00	\$0.00
Interest:	\$0.00	\$0.00	\$0.00
Last Date Paid:	8/27/2025		
Balance Due:	\$0.00	\$1,395.12	\$0.00

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

* The amount of Delinquent Tax/PRE Denials above is as of: January 16, 2026. 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.

006-327-454-19
PICKELL, NICOLE
122 S WEST ST
HILLSDALE, MI 49242

006-327-454-20
ESTEL, AUSTIN RAY
5 ARMSTRONG ST
HILLSDALE, MI 49242

006-327-454-21
ORLOWSKI, BRANDON E
126 S WEST ST
HILLSDALE, MI 49242

006-327-455-09
WING, LINDSEY A & JACOB N
12 ARMSTRONG ST
HILLSDALE, MI 49242

006-327-455-10
RUDICIL, CATHERINE J
10 ARMSTRONG ST
HILLSDALE, MI 49242

006-327-455-14
HURST, JOLENE ROSE
146 S WEST ST
HILLSDALE, MI 49242

006-327-455-24
WOOD, DOUGLAS J & JENNIFER L
9 W HALLETT ST
HILLSDALE, MI 49242

006-327-455-25
MCGRATH, MARGARET M
7 W HALLETT ST
HILLSDALE, MI 49242

006-327-455-26
HATMAKER, SAMUEL T
150 S WEST ST
HILLSDALE, MI 49242

006-327-455-32
KUNKEL, DANIEL & MARY
8 ARMSTRONG ST
HILLSDALE, MI 49242

006-327-455-33
MAJOR, KAREN L
142 S WEST ST
HILLSDALE, MI 49242

006-327-479-03
SEABOLT, LAUREN A
13638 US-20
PIONEER, OH 43554

006-327-479-03
OCCUPANT
121 S WEST ST
HILLSDALE, MI 49242

006-327-479-04
HILLSDALE, CITY OF
45 MONROE ST
HILLSDALE, MI 49242

006-327-479-05
SHAFER, KENNETH & MIRANDA
3151 N BUNN RD
HILLSDALE, MI 49242

006-327-479-06
FINK, AIMEE
139 S WEST ST
HILLSDALE, MI 49242

006-327-479-07
FORYT, TAIDEN REXFORD
141 S WEST ST
HILLSDALE, MI 49242

006-327-479-08
HILLSDALE CALVARY TEMPLE CHURCH
129 S WEST ST
HILLSDALE, MI 49242

006-327-479-10
FOWLE, SUE
116 S MANNING ST
HILLSDALE, MI 49242

006-327-479-13
JOHNSON, AARON & KRISTINE
126 S MANNING ST
HILLSDALE, MI 49242

006-327-479-14
SPRATT, DANIEL J & DENISE R
2727 PETERSON RD
OSSEO, MI 49266

006-327-479-14
OCCUPANT
132 S MANNING ST UP
HILLSDALE, MI 49242

006-327-479-14
OCCUPANT
132 S MANNING ST DOWN
HILLSDALE, MI 49242

006-327-479-15
PEPPIATT, DANNY A
1911 S BUNN RD
HILLSDALE, MI 49242

006-327-479-15
OCCUPANT
138 S MANNING ST
HILLSDALE, MI 49242

006-327-479-16
HERR, PATRICK A & CHRISTIE L
120 DICKERSON ST
HILLSDALE, MI 49242

006-327-479-16
OCCUPANT
144 S MANNING ST
HILLSDALE, MI 49242

006-327-479-17
BALLANTYNE, JOLIE
11307 FLORA SPRINGS DR
RIVERVIEW, FL 33579

006-327-479-17
OCCUPANT
148 S MANNING ST
HILLSDALE, MI 49242

006-327-479-19
BROWER, SUSAN
150 S MANNING ST
HILLSDALE, MI 49242

006-327-479-20
MACKEY, MAUREEN & BURCHAM SAMANTHA
152 S MANNING ST
HILLSDALE, MI 49242

006-327-479-21
SOBER, BRIAN HARTLEY & TIFFANY DAWN
3031 SQUAWFIELD RD
HILLSDALE, MI 49242

006-327-479-21
OCCUPANT
154 S MANNING ST
HILLSDALE, MI 49242

006-327-479-24
BRINER, RAYMOND A
4551 KIM DR
HILLSDALE, MI 49242

006-327-479-24
OCCUPANT
7 E HALLETT ST
HILLSDALE, MI 49242

006-327-479-25
GAEBLER, DAVID J & LESLIE A
11 E HALLETT ST
HILLSDALE, MI 49242

006-327-479-26
RISK, BRAD D & ASHLY J
160 S MANNING ST
HILLSDALE, MI 49242

006-327-479-29
BHS VENTURES II LLC
904 ASPEN RIDGE DR
SOUTHLAKE, TX 76092

006-327-479-29
SEAGER, KRISTIN
7945 SHAFFER RD
READING, MI 49274

006-327-479-30
SCHULTZ, HEATHER
5 E HALLETT ST
HILLSDALE, MI 49242

006-327-479-31
HILLSDALE ASSEMBLY OF GOD CHURCH
4075 BECK RD
JONESVILLE, MI 49250

006-334-203-05
FLYNN, ROBERT
10 W HALLETT ST
HILLSDALE, MI 49242

006-334-203-06
STRINE, JULIET V ETAL
4 W HALLETT ST
HILLSDALE, MI 49242

006-334-203-07
H&H MICHIGAN HOMES LLC
3620 BEAN RD
JONESVILLE, MI 49250

006-334-203-07
OCCUPANT
2 W HALLETT ST
HILLSDALE, MI 49242

006-334-203-12
BROWN, AUSTIN R K
15 GOODRICH AVE
HILLSDALE, MI 49242

006-334-203-13
BUNCE, HEATHER & PEARCE HEIDI
4856 CASCADE DR
OLD HICKORY, TN 37138

006-334-203-13
OCCUPANT
154 S WEST ST
HILLSDALE, MI 49242

006-334-203-14
HENTHORNE, MELODY L
158 S WEST ST
HILLSDALE, MI 49242

006-334-226-01
TUCKER, GENE T & KIMBERLEY K
4 E HALLETT ST
HILLSDALE, MI 49242

006-334-226-02
BISHER, STEPHEN & SHARON FAMILY TR
8 E HALLETT ST
HILLSDALE, MI 49242

006-334-226-05
HILLSDALE HOSPITAL
168 S HOWELL ST
HILLSDALE, MI 49242

006-334-226-06
HODSHIRE, KELLY & EDWIN
155 S WEST ST
HILLSDALE, MI 49242

006-334-226-07
PIPER, MATTHEW W
159 S WEST ST
HILLSDALE, MI 49242

006-334-226-11
FREED, DOUGLAS J
166 S MANNING ST
HILLSDALE, MI 49242

006-334-226-12
PERRY, DUANE III
168 S MANNING ST
HILLSDALE, MI 49242

006-334-226-20
HILLSDALE HOSPITAL
168 S HOWELL ST
HILLSDALE, MI 49242

Account Number:	875402
Customer Name:	City Of Hillsdale
Customer Address:	City Of Hillsdale 97 N Broad ST Attention to: City Clerk Hillsdale MI 49242-1617
Contact Name:	Katy Price
Contact Phone:	
Contact Email:	kprice@cityofhillsdale.org
PO Number:	

Date:	01/28/2026
Order Number:	12037530
Prepayment Amount:	\$ 0.00

Column Count:	2.0000
Line Count:	18.0000
Height in Inches:	1.8800

Print

Product	#Insertions	Start - End	Category
HLD Hillsdale Daily News	1	01/31/2026 - 01/31/2026	Govt Public Notices
HLD hillsdale.net	1	01/31/2026 - 01/31/2026	Govt Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$71.80
Tax Amount	\$0.00
Service Fee 3.99%	\$2.86
Cash/Check/ACH Discount	-\$2.86
Payment Amount by Cash/Check/ACH	\$71.80
Payment Amount by Credit Card	\$74.66

Order Confirmation Amount	\$71.80
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PUBLIC NOTICE

City of Hillsdale

NOTICE OF PUBLIC HEARING – PLANNING COMMISSION

A special conditional use request has been filed by Kristin Seager, Director of Studio 55 School of Dance, to conduct a fine arts operation at 151 S West St (006-327-479-29). The property is zoned RD-1 (One-Family and Two-Family Residential).

Per Sec. 36-414 of the Hillsdale Code of Ordinances, the proposed use is subject to special conditions and requires Planning Commission approval.

The Hillsdale City Planning Commission will conduct a public hearing to consider the request for the special conditional use on **Wednesday, February 18, 2026 at 5:30 PM**. The meeting will be held in the Council Chambers of Hillsdale City Hall, 97 N Broad St, Hillsdale, MI 49242

Katy Price,
City Clerk



To: Planning Commission
From: Zoning Administrator
Date: February 18, 2026
Re: 2025 Annual Report – 2nd Draft

Background:

At their January 21, 2026 meeting, the Planning Commission reviewed the initial draft of the document, established goals for the 2026 calendar year, and requested an updated draft. Enclosed is the second draft.

Recommendation:

Staff recommends that Planning Commission do the following:

1. Review the second draft;
2. Make amendments as needed; and
3. If approved as presented, vote to send the document to City Council



**PLANNING COMMISSION
ANNUAL REPORT**

2025

INTRODUCTION

The Michigan Planning Enabling Act (MCL 125.3801 et seq.) requires that “a planning commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development” (MCL 125.3819(2)).

This document is intended to serve as the Planning Commission’s Annual Report to the Hillsdale City Council in accordance with Michigan Planning Enabling Act. It will also outline actions taken by the Zoning Board of Appeals and permitting activities taken by the Assessing Department and the Department of Public Services.

MEMBERSHIP

The Hillsdale City Planning Commission is comprised of seven (7) members. Current membership is as follows:

Member	Term Expiration
Kerry Laycock – Chair	November 2026
Matthew Kniffin – Vice Chair	November 2026
Christian Winter – Secretary	November 2026
William Morrisey – Ex Officio	-
Jack Shelley	November 2027
Eric Coykendall	November 2028
Cathy Kelemen	November 2028

The City of Hillsdale would like to extend their gratitude to the Commissioners for their time and service.

Planning Commission members and City Staff would like to thank prior Chair Eric Moore and Administrator Alan Beeker. We thank them for their longstanding commitment to the Planning Commission and the City.

MEETINGS

Per MCL 125.3821(1), “A planning commission shall hold not less than 4 regular meetings each year, and by resolution shall determine the time and place of the meetings.” The City of Hillsdale Planning Commission held a total of **12** meetings during the **2025** calendar year:

January 15, February 19, March 19, April 16, May 21, June 18, July 16, August 20, September 24, October 15, November 19, and December 17.

All meetings were held in the Council Chambers of Hillsdale City Hall. All work by the Planning Commission was complete and recorded in compliance with the Open Meetings Act.

MASTER PLAN REVIEW

Per MCL 125.3845(2), “At least every 5 years after adoption of a master plan, a planning commission shall review the master plan and determine whether to commence the procedure to amend the master plan or adopt a new master plan. The review and its findings shall be recorded in the minutes of the relevant meeting or meetings of the planning commission.”

The last amendment to the City of Hillsdale Master Plan took place in **2021**. Planning Commission will need to determine whether amendment or adoption of a new master plan is appropriate in **2026**.

5-YEAR RECREATION PLAN REVIEW

The Planning Commission, acting as the Recreation Advisory Commission, recommended approval of the 2025-2030 Recreation Plan at their December 17, 2025 meeting – following a public hearing. City Council approved the plan at their January 5, 2026 meeting.

ORDINANCE AMENDMENTS

The following zoning ordinance amendments were supported by the Planning Commission and adopted by City Council:

Ordinance No.	Date Adopted	Section Amended
2025-01	05/05/2025	Sec. 18-103 & 18-113
2025-02	05/05/2025	Sec. 36-411 & 36-412
2025-03	05/05/2025	Sec. 36-681

Sec. 18-103. – Streets

Sec. 18-113. – Private Streets

Sec. 36-411. – Limitations on height, bulk, density and area by land use

Sec. 36-412. – Subdivision open space plan

Sec. 36-681. – Requirements (Article IX. – Obscuring Walls and Fences)

DEVELOPMENT REVIEWS

The Planning Commission reviewed the following development requests in **2025**:

Project Type	Location	Description	Recommendation to City Council	Date of Action	Status
Site Plan	58 Park St	New Multi-purpose Building at Hillsdale College	N/A	02/19/2025	Approved
Site Plan	3335 W Carleton Rd	New 1,680 SF Restaurant - KFC	N/A	03/19/2025	Approved

Site Plan	155 E Bacon St	New Fitness Park	Conditional Approval	07/16/2025	Approved w/ Cond.
Land Div	72 S Broad St	<i>See Legal Description</i>	Approve as Requested	09/16/2025	Approved
Site Plan	190 Uran St	40' x 50' Steel Prefab Storage Building on Existing Concrete	N/A	10/15/2025	Approved
Site Plan	386 W Carleton Rd	Change in Use of Existing Building – Hope Harbor Boarding House	N/A	11/19/2025	Denied

PERMITTING ACTIVITIES

The Assessing Department and the Department of Public Services generated the following permits in 2025:

Permit Type	Total Permits Generated	Total Fees Collected
Fence	31	\$1,850
Right-Of-Way	151	\$20,485
Permanent Sign	30	\$3,500
Use & Occupancy	142	\$14,050
Zoning	77	\$8,200
Totals	432	\$48,160

Yearly Comparison by Permit Category:

Permit Type	2022		2023		2024		2025	
	#	Fees	#	Fees	#	Fees	#	Fees
Fence	35	\$1,125	24	\$1,150	34	\$1,700	31	\$1,850
Right-Of-Way*	-	-	88	\$14,054.84	122	\$14,203.19	151	\$20,485
Sign	21	\$2,225	19	\$2,300	14	\$1,650	30	\$3,500
Use & Occupancy	202	\$8,000	317	\$16,125	257	\$21,375	142	\$14,050
Zoning	43	\$7,350	39	\$5,950	41	\$6,225	77	\$8,200
Totals	301	\$18,700	487	\$39,579.84	468	\$45,153.19	432	\$48,160

* Right-of-Way permits were not tracked in BS&A Software's Building Department.Net application until 2023.

VARIANCES

The Zoning Board of Appeals is a quasi-judicial body that hears requests for variances to zoning ordinance provision and appeals of interpretation of the Zoning Administrator. The evaluations of variance requests are based on specific criteria established in the City of Hillsdale Zoning Ordinance and the Michigan Zoning Enabling Act (MCL 125.3101 et seq.).

The Hillsdale City Zoning Board of Review is comprised of seven (7) members. Current membership is as follows:

Member	Term Expiration
Daniel LaRue - Chair	November 2026
Tammie Henderson – Vice Chair	November 2026
Amber Yoder – Secretary	November 2028
Matthew Kniffin – PC Representative	November 2026
Matthew Bentley – Ex Officio	-
Jordan Adams	November 2025
John Kast	November 2028

The Zoning Board of Appeals heard the following variance requests in **2025**:

Variance Type	Location	Description	Status	Date of Action
Non-Use	11 Elm Hill	6’ High Privacy Fence in Addressed “Front” Yard	Granted	10/29/2025

ZONING MAP

The following amendments to Section 36-143 were made in **2025**:

Request Type	Location	Description	Ordinance No.	Date Adopted
Rezoning	335 N West St, 337 N West St, & 315 Summit St	RD-1 to C-1	2025-04	07/21/2025
Rezoning	124 S Howell St	RD-1 to B-1	2025-05	10/20/2025
Rezoning	244 E Bacon St	RD-1 to RM-1	2026-01	01/05/2026
Rezoning	350 Hillsdale St Parcel B	B-1 to RD-1	2026-02	01/05/2026

TRAINING

The following training was completed in **2025**:

Commissioner/Staff	Topic Description	Date Completed
Olivia Smith	Citizen Planner Program (Online)	12/26/2025

2026 GOALS

1. Annual review of the Master Plan
2. Create a calendar for ordinance review
3. Create a calendar for review of the Planning Commission Bylaws
4. Monthly reports from Code Enforcement



To: Planning Commission

From: Zoning Administrator

Date: February 18, 2026

Re: Ordinance Review Calendar

Background

To accomplish one of their 2026 Goals, the Planning Commission requested Staff to create a review calendar.

Based on Staff research, there are currently 250 active sections within Chapter 36 (excluding reserved sections and title links), there are 25 active sections within Chapter 26 (excluding reserved sections), and various others. A chronological review of those sections would take approximately 5+ years to do so in a manageable way.

Recommendation

In order to review ordinances in an impactful way, Staff recommends that the Planning Commission address concerns and errors in the 2026 calendar year before conducting a full chronological audit. Review could be done by a committee established by the Commission or the Chair or by the full Commission.

The following are points of concern from Staff regarding the administration and enforcement of the ordinances:

- Remove mentions of the “building inspector” within Chapter 36. No longer administrator of the ordinances.
- Gap in site plan review standards for residential structures that contain 2-3 units
 - Sec. 36-34(a)(3) & (4)
- A clear list of what review types fall under administrative review and what reviews are required to come before the Planning Commission
- Have clear site plan review standards for a change in use (in both a residential & non-residential context).
- Remove Chapter 36, Article III, Division 5 (O-1 Office District)
 - Not listed in Section 36-142. – Zoning districts (as amended in 2018)
- Create clear boundaries for properties that fall under Downtown Core (DC) Downtown Edge (DE) within the Downtown Business District (formerly known as B-2)
 - If no longer referred to as B-2, remove all references to that zoning district code elsewhere



To: Planning Commission

From: Zoning Administrator

Date: February 18, 2026

Re: Review – Planning Commission Bylaws – Continued

Background

At their January 21, 2026 meeting, the Planning Commission began review of the existing Bylaws. Due to extensive review needed, the Planning Commission asked that Staff create a review calendar to guide the Commission in reviewing the remaining sections within approximately the next four (4) months – excluding the “Attendance” and “Order of Business/Agenda” sections addressed at the meeting.

Below is the proposed review calendar of the remaining sections. The Planning Commission may make amendments as they see fit.

March 18, 2026

- I. Name Purpose – pg. 2
- II. Membership (excluding II.B. Attendance) – pg. 2-3
- III. Duties of All Members – pg. 3-5

April 15, 2026

- IV. Officers – pg. 6-7
- V. Meetings (excluding V.L. Order of Business/Agenda) – pg. 7-10
- VI. Record – pg. 10-12

May 20, 2026

- VII. Committees – pg. 12
- VIII. Rules of Procedure for All Committees – pg. 12
- IX. Mileage and Expenses – pg. 13
- X. Hearings – pg. 13
- Zoning Responsibilities – pg. 13-14

June 17, 2026

- XII. Plan Reviews – pg. 14
- XIII. Capital Improvements Review – pg. 15
- XIV. Subdivision Review – pg. 15-16
- XV. Other Matters to be considered by the Commission – pg. 16
- XVI. Adoption, Repeal, Amendments – pg. 17



To: Planning Commission
From: Zoning Administrator
Date: February 18, 2026
Re: Ordinance Review, Continued – Sec. 36-596

Background:

At the December 17, 2025 meeting, the Planning Commission reviewed the ordinance language. It was determined that proposed language should be drafted and submitted to the Zoning Administrator for consideration at the January 21, 2026 meeting.

At their January 21, 2026 meeting, Planning Commission members presented amended language and discussed the proposed amendments.

The proposed language was compiled and presented to the Code Official and the Code Enforcement Officer for review. The proposed amended, based on their recommendations is enclosed.

Sec. 36-596. – Storage of vehicles or merchandise. (Current)

The storage of merchandise, motor vehicles for sale, trucks, wrecked or junked vehicles, or the repair of vehicles is prohibited.

(Ord. No. 2017-006, 11-6-2017)

Sec. 36-596. – Storage of vehicles or merchandise. (Amended, Draft)

The following actions are prohibited in the prohibited in the R-1, RD-1, and RM-1 zoning districts:

- (a) The storage of merchandise for sale
- (b) The storage of more than one motor vehicle for sale at a time
 - a. The motor vehicle shall not occupy a required parking space as listed in Sec. 36-600
- (c) The storage of an inoperable, unregistered, or unlicensed motor vehicle, as defined in the International Property Maintenance Code (IPMC), as adopted by the City of Hillsdale, for more than 30 days
 - a. The vehicle must be stored within a garage or similar enclosed structure
- (d) The repair of more than one motor vehicle for pay at a time
 - a. All of such work shall be performed inside a completely enclosed garage or similar enclosed structure
- (e) The storage or parking of semi-trailer trucks

CHAPTER 2

DEFINITIONS

SECTION 201 GENERAL

201.1 Scope. Unless otherwise expressly stated, the following terms shall, for the purposes of this code, have the meanings shown in this chapter.

201.2 Interchangeability. Words stated in the present tense include the future; words stated in the masculine gender include the feminine and neuter; the singular number includes the plural and the plural, the singular.

201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in the International Building Code, International Existing Building Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, International Plumbing Code, International Residential Code, International Zoning Code or NFPA 70, such terms shall have the meanings ascribed to them as stated in those codes.

201.4 Terms not defined. Where terms are not defined through the methods authorized by this section, such terms shall have ordinarily accepted meanings such as the context implies.

201.5 Parts. Whenever the words "dwelling unit," "dwelling," "premises," "building," "rooming house," "rooming unit," "housekeeping unit" or "story" are stated in this code, they shall be construed as though they were followed by the words "or any part thereof."

SECTION 202 GENERAL DEFINITIONS

ANCHORED. Secured in a manner that provides positive connection.

[A] APPROVED. Approved by the code official.

BASEMENT. That portion of a building which is partly or completely below grade.

BATHROOM. A room containing plumbing fixtures including a bathtub or shower.

BEDROOM. Any room or space used or intended to be used for sleeping purposes in either a dwelling or sleeping unit.

BRUSH means *tree trimmings/branches less than eight inches in diameter and eight feet in length.*

[A] CODE OFFICIAL. The official who is charged with the administration and enforcement of this code, or any duly authorized representative.

CONDEMN. To adjudge unfit for occupancy.

DETACHED. When a structural element is physically disconnected from another and that connection is necessary to provide a positive connection.

DETERIORATION. To weaken, disintegrate, corrode, rust or decay and lose effectiveness.

[B] DWELLING UNIT. A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

[Z] EASEMENT. That portion of land or property reserved for present or future use by a person or agency other than the legal fee owner(s) of the property. The easement shall be permitted to be for use under, on or above a said lot or lots.

EQUIPMENT SUPPORT. Those structural members or assemblies of members or manufactured elements, including braces, frames, lugs, snuggers, hangers or saddles, that transmit gravity load, lateral load and operating load between the equipment and the structure.

EXTERIOR PROPERTY. The open space on the premises and on adjoining property under the control of owners or operators of such premises.

[B] GUARD. A building component or a system of building components located at or near the open sides of elevated walking surfaces that minimizes the possibility of a fall from the walking surface to a lower level.

[B] HABITABLE SPACE. Space in a structure for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces, and similar areas are not considered habitable spaces.

HOUSEKEEPING UNIT. A room or group of rooms forming a single habitable space equipped and intended to be used for living, sleeping, cooking and eating which does not contain, within such a unit, a toilet, lavatory and bathtub or shower.

IMMINENT DANGER. A condition which could cause serious or life-threatening injury or death at any time.

INFESTATION. The presence, within or contiguous to, a structure or premises of insects, rats, vermin or other pests.

INOPERABLE MOTOR VEHICLE. A vehicle which cannot be driven upon the public streets for reason including but not limited to being unlicensed, wrecked, abandoned, in a state of disrepair, or incapable of being moved under its own power.

CHAPTER 3

GENERAL REQUIREMENTS

SECTION 301 GENERAL

301.1 Scope. The provisions of this chapter shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, equipment and exterior property.

301.2 Responsibility. The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy premises which are not in a sanitary and safe condition and which do not comply with the requirements of this chapter. Occupants of a dwelling unit, rooming unit or housekeeping unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit, rooming unit, housekeeping unit or premises which they occupy and control.

301.3 Vacant structures and land. All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

SECTION 302 EXTERIOR PROPERTY AREAS

302.1 Sanitation. All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

302.2 Grading and drainage. All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.

Exception: Approved retention areas and reservoirs.

302.3 Sidewalks and driveways. All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

302.4 Weeds. *The provisions of Sections 14.142, 14.143 and 14.144 of the Code of Ordinances of the City of Hillsdale are incorporated herein in their entirety and made a part of this section by reference. All premises and exterior property shall be maintained free from weeds or plant growth in excess of ten (10) inches in height. "Weeds" is defined as including all grasses, annual plants and other vegetation considered as harmful to inhabitants, animals or the environment. "Plant growth" is defined as including all plants other than weeds, trees and shrubs, flowers or cultivated plants in gardens.*

302.4.1. *Upon the failure of the owner, grantee, transferee, mortgagee, lessee or agent having charge of the property to cut and destroy weeds or plant growth after service of a notice of violation, such person or entity shall be subject to prosecution in accordance in with sections 106, 106.1, and 106.2 and as otherwise provided by ordinance.*

302.4.2. *Upon the failure of the owner, grantee, transferee, mortgagee, lessee, agent or occupant having charge of the property to cut and destroy weeds or plant growth after receiving notice of violation, any duly authorized city employee or contractor is, after notice to such person or entity, authorized to enter upon the property in violation and cut, destroy and remove the weeds and plant growth growing thereon.*

302.4.3. *The costs of cutting, destroying, and removing weeds and plant growth from the property in violation shall be paid by the owner, grantee, transferee, mortgagee, lessee, agent or occupant having charge of the property and shall be assessed and levied upon the property upon which the violation was located if not paid within thirty (30) days of the date they are charged or billed to the property owner. All such penalties and costs shall constitute a lien upon the property and shall be collected at the same time and in the same manner as are regular city taxes, and shall be subject to the same penalties as are levied for unpaid property taxes.*

302.5 Rodent harborage. All structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.

302.6 Exhaust vents. Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another tenant.

302.7 Accessory structures. All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

302.8 Motor vehicles. *Subject to the provisions of this code and except as provided and authorized under other applicable statutes, ordinances and regulations no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises unless completely enclosed within a garage or similar enclosed area designed and approved for such purpose.*

302.8.1 Maintenance or repair of motor vehicles. *Subject to the provisions of this code and except as provided and authorized under other applicable statutes, ordinances and regulations no motor vehicle, whether inoperative or operative, licensed or*

unlicensed, shall be parked, kept or stored on any premises in a state of major disassembly, disrepair or while in the process of being stripped or dismantled, whether in connection with body work, rebuilding, restoration or otherwise unless all of such work is performed inside a completely enclosed garage or similar enclosed structure designed and approved for such purpose.

302.9 Defacement of property. No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti.

It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.

SECTION 303 SWIMMING POOLS, SPAS AND HOT TUBS

303.1 Swimming pools. Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

303.2 Enclosures. Private swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier at least 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is a minimum of 54 inches (1372 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152 mm) from the gatepost. No existing pool enclosure shall be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

Exception: Spas or hot tubs with a safety cover that complies with ASTM F 1346 shall be exempt from the provisions of this section.

SECTION 304 EXTERIOR STRUCTURE

304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

304.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:

1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength;

2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects;
3. Structures or components thereof that have reached their limit state;
4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight;
5. Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects;
6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects;
7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects;
8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects;
9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects;
10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects;
11. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects;
12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly anchored or that are anchored with



To: Planning Commission

From: Zoning Administrator

Date: February 18, 2026

Re: Amended Bylaw Language – Attendance & Order of Business

Background:

At the January 21, 2026 meeting, the Planning Commission discussed amendments to two sections of the existing Bylaws. Enclosed are those amendments.

Recommendation:

Staff recommends the Planning Commission do the following:

1. Review the amendments;
2. Discuss and make further amendments (if needed); and
3. Approve the amended sections, if found satisfactory, by a two-thirds vote (to comply with the requirements of section XVI of the existing Bylaws).

II. Membership

B. Attendance (Current)

If any member of the Commission is absent without notice from three consecutive regularly scheduled meetings without written explanation, then that member may be considered delinquent. Delinquency may be grounds for the Council to remove a member from the Commission for nonperformance of duty, or misconduct. The Commission secretary, or acting secretary in the absence of the elected secretary, shall keep attendance records and shall notify the Council whenever any member of the Commission is absent from three consecutive regularly scheduled meetings, so the Council can consider further action allowed under law or excuse the absences.

II. Membership

B. Attendance (Amended)

Commissioners are expected to attend all regularly scheduled meetings. If any Commissioner is absent for three (3) regularly scheduled or special meetings during any rolling 12-month period, and those absences are considered unexcused, this Commissioner may be considered “chronically absent.” To be excused, the Commissioner must notify the Chair of his or her reason for absence prior to the public posting of the Planning Commission meeting. As a courtesy, the absent Commissioner should also notify appropriate City of Hillsdale staff. The Secretary, or his or her staff designee, shall keep attendance records and shall notify the Chair when a member has three (3) unexcused absences. The Chair, at his or her discretion, may declare a member “chronically absent” and bring a motion to the Planning Commission to request of City Council replace the chronically absent Commissioner. A simple majority vote of the present Commissioners shall be sufficient for the request to be made of City Council.

V. Meetings

L. Order of Business/Agenda (Current)

The Secretary, or designee, shall prepare an Agenda for each meeting and the order of business shall be as follows:

1. Call to Order, Roll Call, and Pledge of Allegiance.
2. Matters pertaining to citizens present at the meeting, in the following order:
3. Advertised Public Hearings.
 - a. The Chair will declare such a public hearing open and state its purpose. The petitioner, petitioner representative or proponent of the action advertised will be heard first.
4. Persons requested by the Commission to attend the meeting.
5. Other public participation for items on this agenda.
6. Housekeeping business.
 - a. Consent Business.
 - b. Approval of Minutes.
 - c. Approval of Department's expense report.
 - d. Other
7. Unfinished business and reports.
 - a. Items considered here are taken up in the same order as established by the Commission to fix a priority for consideration and work done in the planning office.
8. New business
 - a. Other business and communications
9. Public participation for items not on this agenda.
10. Adjournment.

V. Meetings

L. Order of Business/Agenda (Amended)

The order of business for regular meetings shall be:

- I. Call to Order
 - a. Pledge of Allegiance
 - b. Roll Call
- II. Consent Business
 - a. Adoption of Agenda
 - b. Review and Approval of Draft Meeting Minutes
- III. Public Comment – on agenda items only
- IV. Consideration of Applications
- V. Old Business
- VI. New Business
- VII. Staff Report
- VIII. Public Comment – on commission-related items only
- IX. Commissioner Comments
- X. Adjournment
 - a. Next Meeting Reminder



To: Planning Commission

From: Zoning Administrator

Date: February 18, 2026

Re: Set Public Hearing – 2026 Capital Improvement Plan Update

Background:

A Capital Improvement Plan (CIP) is a requirement of the Michigan Planning Enabling Act (Public Act 33 of 2008):

“To further the desirable future development of the local unit of government under the master plan, a planning commission, after adoption of a master plan, shall annually prepare a capital improvements program public structures and improvements.” (MCL 125.3865(1)).

Recommendation:

Staff recommends the Planning Commission do the following:

1. Review the draft document;
2. Set the public hearing for the next regularly scheduled meeting; and
3. Direct the Zoning Administrator to notice the public hearing in accordance with MCL 125.3103



CAPITAL IMPROVEMENT PLAN

FY 2026-2032

DRAFT

ACKNOWLEDGEMENTS

CITY COUNCIL

Scott Sessions, Mayor
Jacob Bruns, Ward 1
Greg Stutchell, Ward 1
Matt Bentley, Ward 2
William Morrisey, Ward 2
Bob Flynn, Ward 3
Gary Wolfram, Ward 3
Robert Socha, Ward 4
Joshua Paladino, Ward 4, Mayor Pro-Tem

PLANNING COMMISSION

Kerry Laycock, Chair
Matt Kniffin, Vice Chair
Christian Winter, Secretary
William Morrisey, Ex Officio
Jack Shelley
Eric Coykendall
Cathy Kelemen

DEPARTMENT LEAD

Olivia Smith, Zoning Administrator

DEPARTMENT REPRESENTATIVES

Travis Stebelton, Airport Administrator
David Mackie, City Manager/Board of Public Utilities (BPU) Director
Kimberly Thomas, City Assessor
Katy Price, City Clerk
Ginny Blake, Dial-A-Ride (DART)
Sam Fry, Economic Development Coordinator/Assistant City Manager
Karen Lancaster, Finance Director
Scott Hephner, Police/Fire Chief
Rebekah Dobski, Library Director
Michelle Loren, Recreation Director
Jason Blake, Director of Public Services
Rob Stiverson, City Engineer

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INTRODUCTION

What is the Capital Improvement Plan?

A Capital Improvement Plan (CIP) is a multi-year planning instrument used to identify needs and financing sources for public infrastructure improvements. It is the “programming of capital improvements based on relative urgency, together with definitive finance plans for the improvements to be constructed in the earlier years of the program” (MCL 125.3837(1)(b)).

P.A. 33 of 2008 further details the information the plan shall possess and how that information shall be presented:

“The capital improvements program shall show those public structures and improvements, in the general order of their priority, that in the commission's judgment will be needed or desirable and can be undertaken within the ensuing 6-year period.” (MCL 125.3865(1)).

Why is the CIP important?

It is a requirement of the Michigan Planning Enabling Act (Public Act 33 of 2008):

“To further the desirable future development of the local unit of government under the master plan, a planning commission, after adoption of a master plan, shall annually prepare a capital improvements program public structures and improvements.” (MCL 125.3865(1)).

Beyond being a requirement, the CIP also provides some important benefits to the municipality:

- Allows for the systematic and efficient evaluation of all potential projects
- Ensures the efficient use of public funds
- Fosters cooperation among departments and informs other units of government of priorities
- Focuses attention on community goals, needs and capabilities
- Guides future growth and development
- Helps maintain a sound and stable financial program
- Enhanced opportunities for federal and/or state grant programs

What is the relationship between the CIP and the Budget?

The preparation of the CIP and the annual budget are closely linked. The CIP is adopted in conjunction with the City’s annual operating budget. Projects and financing sources outlined for

subsequent years are not authorized until the annual budget for those years is legally adopted. They simply serve as a guide for future planning and are subject to further review and modification.

CIP ADOPTION AND ANNUAL UPDATE

The CIP is a dynamic document and should be reviewed and updated annually to reflect changing community needs, priorities, and funding opportunities. The process, in its entirety, requires collaboration between Department Heads, the Planning Commission, and City Council.

The Zoning Administrator, as the Department Lead, is responsible for coordinating amongst the different Department Heads and drafting the CIP to present to the Planning Commission.

The Zoning Administrator begins the process by scheduling a kickoff meeting with Department Heads. This meeting is an opportunity for the Department Lead to explain the reason for and the benefits of a capital improvement program. It is also an opportunity to explain to the Department Heads their role in the process.

IDENTIFICATION

“Each agency or department of the local unit of government with authority for public structures and improvements shall upon request furnish the planning commission with lists, plans, and estimates of time and cost of those public structures and improvements” (MCL 125.3865(1)).

Department Heads are tasked with reviewing and updating existing projects and requesting new items as another year is included in the forecasting. Decisions are guided by minimum cost and service life requirements.

The Michigan Planning Enabling Act requires that “the capital improvements program shall be based upon the requirements of the local unit of government for all types of public structures and improvements.” (MCL 125.3865(1)). The City of Hillsdale defines a capital project as a project that results in the acquisition, addition, updating, or development of physical facilities. A capital improvement project may also include contractual or bonded indebtedness payments related to fixed assets, or any major expenditure for physical development, which meet the following criteria:

- Replacement and improvements greater than or equal to \$5,000
- A program of projects whose total is greater than or equal to \$5,000
- Equipment purchases greater than or equal to \$5,000 with a service life of at least 5 years

Using the above criteria, the Department Heads compile programs and expenditures they hope to see as part of the approved budget in the coming years.

REVIEW

Once a draft of the CIP is presented by the Department Lead, the Planning Commission is tasked with the following as part of the review process:

- Review the draft and rank programs and expenditures on the following seven (7) criteria:
 - Maintain or improve standards of service
 - Protect public health, safety, or welfare
 - Result in economic development
 - Reduce energy consumption and/or improve environmental sustainability
 - Have an identified source of funding
 - Be ready to proceed
 - Be coordinated with other capital improvements
- Hold a public hearing at a regularly scheduled meeting to allow for public comment and consideration of those comments
- Make revisions
- Make a recommendation to City Council to adopt the plan and consider incorporating funding for the first-year projects into the annual budget

The Michigan Economic Development Corporation’s *Redevelopment Ready Communities Capital Improvements Plan Guide* reminds municipalities that “priority rankings do not necessarily correspond to funding sequence... A project’s funding depends upon a number of factors – not only its merit, but also its location, cost, funding source, and logistics” ([rrc-guide-cip.pdf](#), 8).

ADOPTION

City Council will adopt, by resolution, the recommended CIP and use it as a tool in the adoption of the annual operating budget.

IMPLEMENTATION

The CIP is a powerful tool for implementing a community’s Master Plan and other planning documents. Capital investments such as utility extensions or road improvements can have substantial impact on development patterns. By providing funding for strategic investments at a given time and location, the CIP ensures that development occurs consistent with a community’s plans and visions.

THE CAPITAL IMPROVEMENT PLAN

**City of Hillsdale, Michigan - Capital Improvement Plan
Budget Year 1: July 1, 2026 - June 30, 2027**

Department	Project Description	Project Note	Estimated Cost	Funding Source	Funding Note	Score
BPU - Electric	Industrial Substain Construction - Continuation	See Footnote 1	\$1,682,000	Electric (582)		
BPU - Electric	Distribution Expansion and Upgrade	See Footnote 2	\$700,000	Electric (582)	See Footnote 3	
BPU - Sewer - Operations	Funds for Sewer Main Lining/Fix RFT Areas		\$300,000	Sewer (590)		
BPU - Sewer - Operations	Replace Vactor		\$300,000	Sewer (590)		
BPU - Sewer - Operations	Replace 2015 Service Truck		\$300,000	Sewer (590)	50/50 - Water & Sewer	
BPU - Sewer - Operations	South Lift Station Rebuild		\$175,000	Sewer (590)		
BPU - Sewer - Operations	Hallett Lift Station	New Pumps, Controls, Piping	\$175,000	Sewer (590)		
BPU - Sewer - WWTP	Replace Influent Pump #2		\$34,000	Sewer (590)		
BPU - Sewer - WWTP	Aerator Gear Box	4 of 4	\$10,000	Sewer (590)		
BPU - Sewer - WWTP	New Channel Monster		\$35,000	Sewer (590)		
BPU - Sewer - WWTP	Sludge Storage Pump		\$32,000	Sewer (590)		
BPU - Sewer - WWTP	Lab Repair		\$60,000	Sewer (590)		
BPU - Sewer - WWTP	Garage Doors x 3		\$24,500	Sewer (590)		
BPU - Sewer - WWTP	Concrete Repair on Oxidation Ditches		\$85,000	Sewer (590)		
BPU - Water - Distribution	Distribution System Improvements	Mains, Valves, Hydrants, LSL	\$450,000	Water (591)		
BPU - Water - Distribution	Replacement Water Meters/Nodes		\$85,000	Water (591)		
BPU - Water - Distribution	Pull Behind Compressor		\$48,000	Water (591)		
BPU - Water - Distribution	Valve Turing Trailer		\$90,000	Water (591)		
BPU - Water - Distribution	Replace 2015 Service Truck		\$40,000	Water (591)	50/50 - Water & Sewer	
BPU - Water - Distribution	Replace Vactor		\$300,000	Water (591)		
BPU - Water - Production	Well & HS Pump Maintenance		\$50,000	Water (591)		
BPU - Water - Purification	Start Piping Replacement		\$145,000	Water (591)		
BPU - Water - Purification	Replace Discharge Line		\$34,000	Water (591)		
Clerk	HART InterCivic Vanguard	2-3 Tabulators	\$25,000	General Fund (101)	State grants may cover part	
DPS	SAD 2026-01 - Arch Ave, Industrial Dr, & Proctor Dr	See Footnote 4	\$1,326,500	MDOT TEDF Grant, 202, & SAD	Grant amount: \$375,000	
DPS	SAD 2026-2- South St	S Broad St (M99) to Reading Ave - 0.33 mi	\$775,000	Major Streets (202) & SAD		
DPS	SAD 2026-3 - Oak St & SAD 2026-3A	See Footnote 5	\$1,287,300	Major Streets (202) & SAD		
Fire	Replacement of 2 Turnout Gear Sets		\$11,000	Fire Vehicle and Equipment Fund (663)		
Library	Youth Area Redesign		\$30,000	Library Fund (271)		
Police	Replacement of 1 Marked Vehicle		\$75,000	General Fund (101)		
Technical Services	Replace Network Storage (NAS)		\$60,000	General Fund (101)	See Footnote 6	
Technical Services	Purchase AMI Relays	BPU	\$20,000	Electric (582)		

Budget Year 1 Total: \$8,764,300

Footnotes

- ¹ Replace 46kv to 13.2 transformer to match system voltage and add additional capacity to the system. Build out 4 additional additional feeders for a total of 5 to be fed out of the substation.
- ² Underground lines, line extensions, trans-closure, and upgrading electrical system.
- ³ This will encompass the combining of past categories into a combined fund
- ⁴ Arch Ave (M99 - Mechanic Rd, 0.34 mi), Industrial Dr (Mechanic St to Beck Rd, 0.62 mi), and Proctor Dr (Industrial Dr to cul-de-sac terminus, 0.09 mi)
- ⁵ Oak St (E Fayette St to St Joe River [bike path], 0.42 mi) and Optional Add-on (E Fayette St to E College St, 0.12 mi)
- ⁶ Approximate share: 40% City, 10% Library, 50% BPU

**City of Hillsdale, Michigan - Capital Improvement Plan
Budget Year 2: July 1, 2027 - June 30, 2028**

Department	Project Description	Project Note	Estimated Cost	Funding Source	Funding Note	Score
Airport	Parallel Taxiway Completion		\$160,000	Airport Improvement (481)		
BPU - Electric	Bucket Trucks	See Footnote 1	\$400,000	Electric (582)		
BPU - Electric	Primary Electric Metering Updates	See Footnote 2	\$25,000	Electric (582)		
BPU - Sewer - Operations	Funds for Sewer Main Lining/Fix RFT Areas		\$300,000	Sewer (590)		
BPU - Sewer - Operations	1/4 Backhoe #2		\$45,000	Sewer (590)		
BPU - Sewer - Operations	Oak Lift Station	New Pumps, Controls, Piping	\$180,000	Sewer (590)		
BPU - Sewer - WWTP	Replace Influent Pump #3		\$35,000	Sewer (590)		
BPU - Sewer - WWTP	1 of 2 Sludge Rotary Lobe Pumps Rebuild/Replacement		\$10,000	Sewer (590)		
BPU - Sewer - WWTP	Update SCADA		\$45,000	Sewer (590)		
BPU - Sewer - WWTP	Ox Ditch Parts		\$14,000	Sewer (590)		
BPU - Sewer - WWTP	Inline Primary Sludge Grinder Replacement		\$35,000	Sewer (590)		
BPU - Sewer - WWTP	Disk Filter Pumps		\$25,000	Sewer (590)		
BPU - Sewer - WWTP	Asphalt Driveway	Completed in 2002	\$125,000	Sewer (590)		
BPU - Sewer - WWTP	Add Sludge Storage	Blowers/Enclosure	\$500,000	Sewer (590)		
BPU - Sewer - WWTP	Structural Repair to Sludge Storage Tank (2003) & Possible Add.		\$350,000	Sewer (590)		
BPU - Water	Replace Water Entry Plant Doors		\$35,000	Water (591)		
BPU - Water - Distribution	Distribution System Improvements	Mains, Valves, Hydrants, LSL	\$475,000	Water (591)		
BPU - Water - Distribution	Replacement Water Meters/Nodes		\$30,000	Water (591)		
BPU - Water - Distribution	Replace 5 Well Watch Valves		\$200,000	Water (591)		
BPU - Water - Distribution	1/4 Backhoe #2		\$45,000	Water (591)		
BPU - Water - Production	Well & HS Pump Maintenance		\$60,000	Water (591)		
BPU - Water - Production	Replace Surge Valve		\$16,000	Water (591)		
BPU - Water - Purification	Concrete Repair on Detention Tanks		\$100,000	Water (591)		
BPU - Water - Purification	Scada Upgrade		\$45,000	Water (591)		
Clerk	HART InterCivic Vanguard	2-3 Tabulators	\$25,000	General Fund (101)	State grants may cover part	
DART	Replace 2 Medium Duty Class 1 Busses		\$415,000	Dial-A-Ride (588)		
DPS	Exterior Repairs (Doors)		\$20,000	Capital Outlay (401)		
DPS	Generator Room Repairs/Sidewalk		\$17,000	Capital Outlay (401)		
DPS	M99 Traffic Calming Project		\$848,849	MDOT TAP Grant, TIFA, 202, & 401		
DPS	Reading Ave	South St to City Limit - 0.67 mi	\$1,474,000	Major Streets (202) & SAD		
DPS	Citywide Sidewalk Repair/Upgrade		\$50,000	Capital Outlay (401)		
DPS	Galloway St Culvert Replacement		\$1,500,000	Capital Outlay (401)		
DPS	Replace 1996 Wheel Loader		\$140,000	Revolving Motor Equipment Fund (640)		
DPS	New DPS Facility/Storage Design		\$100,000	Capital Outlay (401)		
DPS	HVAC Replacement, 2nd Floor - Mitchell Research Center		\$10,000	Capital Outlay (401)		
DPS	Oak Grove Scattering Garden		\$10,000	Capital Outlay (401)		
DPS	Oak Grove Layout and Survey		\$7,500	Capital Outlay (401)		
Fire	Replacement of 2 Turnout Gear Sets		\$11,000	Fire Vehicle and Equipment Fund (663)		
Parks/DPS	Bike Path Resurface	Barnard St to Short St	\$50,000	Capital Outlay (401)		
Parks/DPS	Millpond Dam - Continue Earthwork and Stump Removal		\$20,000	Capital Outlay (401)		
Police	Replacement of 1 Marked Vehicle		\$75,000	Fire Vehicle and Equipment Fund (663)		
Technical Services	Add Fiber At DART		\$6,500	Uncertain (Combination of 101 & 588?)		

**City of Hillsdale, Michigan - Capital Improvement Plan
Budget Year 2: July 1, 2027 - June 30, 2028**

Technical Services	Migrate All SCADA to a Single Platform	BPU	\$100,000	582, 590, & 591		
Budget Year 2 Total:			\$8,134,849			
Footnotes						
¹ BPU has a bucket truck that is a 2016 model. At present, it is a 3-5 year build time. ² Repair and update commercial and industrial metering to verify it matches customer load and billing						

**City of Hillsdale, Michigan - Capital Improvement Plan
Budget Year 3: July 1, 2028 - June 30, 2029**

Department	Project Description	Project Note	Estimated Cost	Funding Source	Funding Note	Score
BPU - Electric	Building and Facilities	<i>See Footnote 1</i>	\$250,000	Electric (582)		
BPU - Sewer - Operations	Funds for Sewer Main Lining/Fix RTF		\$325,000	Sewer (590)		
BPU - Sewer - Operations	Camera System		\$100,000	Sewer (590)		
BPU - Sewer - Operations	Standby Lift Station Generator	4 of 5	\$85,000	Sewer (590)		
BPU - Sewer - Operations	Carleton Lift Station	New Pumps, Controls, Piping	\$180,000	Sewer (590)		
BPU - Sewer - Operations	Carleton Lift Station	New Pumps, Controls, Piping	\$180,000	Sewer (590)		
BPU - Sewer - WWTP	Replace Influent Pump #4		\$36,000	Sewer (590)		
BPU - Sewer - WWTP	2 of 2 Sludge Rotary Lobe Pumps Rebuild/Replacement		\$15,000	Sewer (590)		
BPU - Sewer - WWTP	New RAS Pum	1 of 2	\$24,000	Sewer (590)		
BPU - Sewer - WWTP	SCADA Upgrade		\$200,000	Sewer (590)		
BPU - Water - Distribution	Distribution System Improvements	Mains, Valves, Hydrants	\$480,000	Water (591)		
BPU - Water - Distribution	Replacement Water Meters/Nodes		\$30,000	Water (591)		
BPU - Water - Production	Well & HS Pump Maintenance		\$62,000	Water (591)		
BPU - Water - Production	Source Water Study		\$100,000	Water (591)		
BPU - Water - Purification	New Aerator at WTO	1 of 2	\$84,000	Water (591)		
BPU - Water - Purification	New Aerator at WTO	2 of 2	\$84,000	Water (591)		
DART	Backup Generator		\$20,000	DART (588)	<i>See Footnote 2</i>	
DPS	Sidewalk Repairs/Upgrades		\$17,000	Capital Outlay (401)		
DPS	Willow St Reconstruction	Oak St to Logan St - 0.169 mi	\$371,800	Local Streets (203)& SAD		
DPS	Lake St Reconstruction	Willow St to E Carleton Rd - 0.024 mi	\$52,000	Local Streets (203) & SAD		
DPS	Galloway Dr Reconstruction	N West St to WWTP - 0.23 mi	\$506,000	Local Streets (203) & SAD		
DPS	Hillsdale St Culvert Replacement		\$1,500,000	Capital Outlay (401)		
DPS	Replace 1999 Vactor/Rodder		\$500,000	Revolving Motor Equipment Fund (640)		
DPS	Replace 2000 4x4 Q Ton HD Dump		\$110,000	Revolving Motor Equipment Fund (640)		
DPS	Replace 1998 4 Ton Asphalt Roller		\$45,000	Revolving Motor Equipment Fund (640)		
DPS	Oak Grove Chip and Seal		\$65,000	Capital Outlay (401)		
DPS	Lot E Reconstruction	Center City	\$60,000	Capital Outlay (401)		
DPS	Citywide Sidewalk Repair/Upgrade		\$50,000	Major Steets (202) & Local Streets (203)		
Fire	Replacement of 2 Turnout Gear Sets		\$11,000	Fire Vehicle and Equipment Fund (663)		
Parks/DPS	Bike Path Resurface	West St to Montgomery St	\$75,000	Capital Outlay (401)		
Parks/DPS	Millpond Dam Removal		\$3,000,000	EGLE Grant & Capital Outlay (401)		
Police	Replacement of 1 Marked Vehicle		\$75,000	Fire Vehicle and Equipment Fund (663)		
Police	6 New Model Axon Tasers, Batteries, and Holsters		\$15,000	Fire Vehicle and Equipment Fund (663)	\$10,000 - \$15,000	
Technical Services	Replace Backup Storage Array(s) at 2 Locations		\$18,000	<i>See Footnote 3</i>		

Budget Year 3 Total: \$8,725,800

Footnotes

¹ Replace the roof on the powerplant and build pole barn for storage of equipment

² % reimbursed by State and Federal government

³ Approximate share: 40% City, 10% Library, 50% BPU

**City of Hillsdale, Michigan - Capital Improvement Plan
Budget Year 4: July 1, 2029 - June 30, 2030**

Department	Project Description	Project Note	Estimated Cost	Funding Source	Funding Note	Score
BPU - Electric	Air Break Switches for 46Kv Lines	<i>See Footnote 1</i>	\$100,000	Electric (582)		
BPU - Sewer - Operations	South Lift Station	New Pumps, Controls, Piping	\$185,000	Sewer (590)		
BPU - Sewer - Operations	Standby Lift Station Generator	5 of 5	\$85,000	Sewer (590)		
BPU - Sewer - WWTP	Aerator Gear Box	1 of 4	\$11,500	Sewer (590)		
BPU - Sewer - WWTP	New Channel Monster		\$35,000	Sewer (590)		
BPU - Sewer - WWTP	New RAS Pump	2 of 2	\$24,000	Sewer (590)		
BPU - Sewer - WWTP	Ox Ditch Parts		\$13,000	Sewer (590)		
BPU - Sewer - WWTP	Inline Primary Sludge Grinder Replacement		\$28,000	Sewer (590)		
BPU - Sewer - WWTP	Replace Cl2 and SO2 Equipment		\$15,000	Sewer (590)		
BPU - Sewer - WWTP	Sludge Storage Pump		\$34,000	Sewer (590)		
BPU - Sewer - WWTP	Disk Filter Pumps		\$25,000	Sewer (590)		
BPU - Sewer - WWTP	Funds for Sewer Main Lining/Fix RTF Areas		\$350,000	Sewer (590)		
BPU - Water - Distribution	Distribution System Improvements	Mains, Valves, Hydrants	\$485,000	Water (591)		
BPU - Water - Distribution	Replacement Water Meters/Nodes		\$30,000	Water (591)		
BPU - Water - Production	Well & HS Pump Maintenance		\$63,000	Water (591)		
BPU - Water - Production	Engineer for New Wells		\$200,000	Water (591)		
DART	Roof Replacement		\$70,000	DART (588)	<i>See Footnote 2</i>	
DPS	Generator for City Hall and Fire Department		\$65,000	Capital Outlay (401)		
DPS	Oak St Culvert Replacement		\$1,500,000	Capital Outlay (401)		
DPS	Replace 1982 1835 Skid Steer		\$106,000	Revolving Motor Equipment Fund (640)		
DPS	Replace 2004 Trailer Mnt. Arrow Board		\$8,000	Revolving Motor Equipment Fund (640)		
DPS	Replace 2017 Gravelly Zero Turn		\$22,000	Revolving Motor Equipment Fund (640)		
DPS	Replace 2008 4x4 Pickup Truck		\$50,000	Revolving Motor Equipment Fund (640)		
DPS	New DPS Facility and Storage Building		\$3,500,000	Capital Outlay (401)		
DPS	Lakeview Chip and Seal		\$25,000	Capital Outlay (401)		
DPS	Lot H Reconstruction	Library Lower Lot	\$66,893	Capital Outlay (401)		
DPS	Citywide Sidewalk Repair/Upgrade		\$50,000	Major Streets (202) & Local Streets (203)		
Fire	Replacement of 2 Turnout Gear Sets		\$11,000	Fire Vehicle and Equipment Fund (663)		
Parks/DPS	Bike Path Resurface	<i>See Footnote 3</i>	\$50,000	Capital Outlay (401)		
Police	Replacement of 1 Marked Vehicle		\$75,000	Fire Vehicle and Equipment Fund (663)		
TIFA	Lot D Reconstruction	Ferris St	\$170,000	TIFA (247) & Capital Outlay (401)	50/50 - TIFA & City	
TIFA	Lot E Reconstruction	48 E Carleton Rd	\$54,205	TIFA (247) & Capital Outlay (401)	50/50 - TIFA & City	
Technical Services	Replacement of 2 Firewall Units		\$30,000	<i>See Footnote 4</i>		
Budget Year 4 Total:			\$7,536,598			

Footnotes

- ¹ Install load break air switches outside of Moore Rd substation to allow HBPU to shut down line 177 or 277 for maintenance without having to coordinate or wait for Consumers Energy to deenergize it.
- ² % reimbursed by State and Federal government
- ³ Montgomery St to M99 and Hillsdale St to Logan St
- ⁴ Approximate share: 40% City, 10% Library, 50% BPU

**City of Hillsdale, Michigan - Capital Improvement Plan
Budget Year 5: July 1, 2030 - June 30, 2031**

Department	Project Description	Project Note	Estimated Cost	Funding Source	Funding Note	Score
BPU - Electric	Transformers at Power Plant	<i>See Footnote 1</i>	\$400,000	Electric (582)		
BPU - Sewer - Operations	Bridge Replacement		\$1,400,000	Sewer (590)		
BPU - Sewer - Operations	Funds for Sewer Main Lining/Fix RTF Areas		\$350,000	Sewer (590)		
BPU - Sewer - WWTP	Influent Pump 1		\$37,000	Sewer (590)		
BPU - Sewer - WWTP	WAS Pump Replacement	1 of 2	\$19,500	Sewer (590)		
BPU - Sewer - WWTP	Grit Auger Wear Shoe		\$13,500	Sewer (590)		
BPU - Sewer - WWTP	Aerator Gear Box	2 of 4	\$12,000	Sewer (590)		
BPU - Water - Distribution	Distribution System Improvements	Mains, Valves, Hydrants	\$490,000	Water (591)		
BPU - Water - Distribution	Replacement Water Meters/Nodes		\$30,000	Water (591)		
BPU - Water - Production	Well & HS Pump Maintenance		\$64,000	Water (591)		
BPU - Water - Production	New Well at Industrial (1 of 2)		\$650,000	Water (591)		
DART	Parking Lot Replacement	Front Lot	\$25,000	DART (588) & Capital Outlay (401)	<i>See Footnote 2</i>	
DPS	HVAC Upgrades		\$50,000	Capital Outlay (401)		
DPS	Manning St Reconstruction	W Carleton Rd to Hallett St - 0.793 mi	\$2,656,550	Local Streets (202), Small Urban Program, & SAD	<i>See Footnote 3</i>	
DPS	Culvert Replacement		\$1,500,000	Capital Outlay (401)		
DPS	Replace 2006 Pull Behind Air Comp.		\$28,000	Revolving Motor Equipment Fund (640)		
DPS	Basement/Foundation Repairs	Mitchell Research Center	\$20,000	Capital Outlay (401)		
DPS	Lot B Reconstruction	Wilson Hall	\$60,000	Capital Outlay (401)		
DPS	Citywide Sidewalk Repair/Upgrade		\$50,000	Major Streets (202) & Local Streets (203)		
Fire	Replacement of 2 Turnout Gear Sets		\$11,000	Fire Vehicle and Equipment Fund (663)		
Police	Replacement of 1 Marked Vehicle		\$75,000	Fire Vehicle and Equipment Fund (663)		
Technical Services	Replace Mitel Phone System		\$55,000	<i>See Footnote 4</i>		
Budget Year 5 Total:			\$7,996,550			

Footnotes

- ¹ 2 transformers at the powerplant are approximately 50 years old or older and need to be gone through one at a time. After work is completed at the Industrial substation, BPU will be able to shut one transformer off at a time to allow for this.
- ² % reimbursed by State and Federal government
- ³ \$3.5M per mile due to storm improvements between Bacon St and Waldron St
- ⁴ Approximate share: 40% City, 10% Library, 50% BPU

**City of Hillsdale, Michigan - Capital Improvement Plan
Budget Year 6: July 1, 2031 - June 30, 2032**

Department	Project Description	Project Note	Estimated Cost	Funding Source	Funding Note	Score
BPU - Electric	Bucket Trucks	See Footnote 1	\$400,000	Electric (582)		
BPU - Sewer - Operations	Funds for Sewer Main Lining/Fix RTF Areas		\$375,000	Sewer (590)		
BPU - Sewer - Operations	Replace Vactor		\$350,000	Sewer (590)	50/50 - Water & Sewer	
BPU - Sewer - WWTP	Influent Pump 2		\$38,000	Sewer (590)		
BPU - Sewer - WWTP	WAS Pump Replacement	2 of 2	\$19,500	Sewer (590)		
BPU - Sewer - WWTP	Aerator Gear Box	3 of 4	\$12,500	Sewer (590)		
BPU - Sewer - WWTP	Ox Ditch Parts		\$14,000	Sewer (590)		
BPU - Sewer - WWTP	Sludge Storage Pump		\$35,000	Sewer (590)		
BPU - Water - Distribution	Distribution System Improvements	Mains, Valves, Hydrants	\$495,000	Water (591)		
BPU - Water - Distribution	Replacement Water Meters/Nodes		\$30,000	Water (591)		
BPU - Water - Distribution	Replace Vactor		\$350,000	Water (591)	50/50 - Water & Sewer	
BPU - Water - Production	Well & HS Pump Maintenance		\$65,000	Water (591)		
BPU - Water - Production	New Well at Industrial (2 of 2)		\$700,000	Water (591)		
DPS	Parking Lot Resurface & Striping		\$5,000	Capital Outlay (401)		
DPS	S Norwood Ave Reconstruction	E Bacon St to W South St - 0.25 mi	\$550,000	Major Streets (202) & SAD		
DPS	W South St Reconstruction	Norwood Ave to Reading Ave - 0.09 mi	\$198,000	Local Streets (203) & SAD		
DPS	Waldron St Reconstruction	West St to Budlong St - 0.27 mi	\$594,000	Major Streets (202) & SAD		
DPS	Culvert Replacment		\$1,500,000	Capital Outlay (401)		
DPS	Replace 2000 4x4 416 Backhoe		\$185,000	Revolving Motor Equipment Fund (RMEF)		
DPS	Citywide Sidewalk Repair/Upgrade		\$50,000	Major Streets (202) & Local Streets (203)		
Fire	Replacement of 2 Turnout Gear Sets		\$11,000	Fire Vehicle and Equipment Fund (663)		
Parks/DPS	DNR Boat Launch Rehabilitation		\$130,000	Capital Outlay (401)		
Parks/DPS	Lot D Reconstruction (Ferris St)		\$170,000	Capital Outlay (401)		
Police	Replacement of 1 Marked Vehicle		\$75,000	Fire Vehicle and Equipment Fund (663)		
Technical Services	Replace Fiber Loop		\$44,000	BPU		
Budget Year 6 Total:			\$6,396,000			

Footnotes

¹ BPU has a bucket truck that is a 2019 model. At present, it is a 3-5 year build time

**City of Hillsdale, Michigan - Capital Improvement Plan
Budget Year 7: July 1, 2032 - June 30, 2033**

Department	Project Description	Project Note	Estimated Cost	Funding Source	Funding Note	Score
BPU - Electric	Power Plan Switch Gear Upgrades	See Footnote1	\$500,000	Electric (582)		
BPU - Sewer - Operations	Funds for Sewer Main Lining/Fix RFT Areas		\$800,000	Sewer (590)		
BPU - Sewer - Operations	Replace Key Lift Station		\$190,000	Sewer (590)		
BPU - Sewer - Operations	Mini Excavator		\$50,000	Sewer (590)		
BPU - Sewer - Operations	Valve Turning Trailer		\$40,000	Sewer (590)		
BPU - Sewer - Operations	Service Pickup 50%		\$30,000	Sewer (590)		
BPU - Sewer - WWTP	Influent Pump 3		\$38,000	Sewer (590)		
BPU - Sewer - WWTP	Vactor Shed Lean To		\$100,000	Sewer (590)		
BPU - Sewer - WWTP	Sludge Storage Tank Repair/Expand		\$200,000	Sewer (590)		
BPU - Sewer - WWTP	Aerator Gear Box	4 of 4	\$13,000	Sewer (590)		
BPU - Sewer - WWTP	New Channel Monster		\$38,000	Sewer (590)		
BPU - Sewer - WWTP	New RAS Pump 1 of 2		\$26,000	Sewer (590)		
BPU - Sewer - WWTP	Ox Ditch Parts		\$14,000	Sewer (590)		
BPU - Sewer - WWTP	Influnet Auger		\$20,000	Sewer (590)		
BPU - Sewer - WWTP	Aerator Drive Motors (4)		\$15,000	Sewer (590)		
BPU - Sewer - WWTP	Disk Filter Bearings/Pumps		\$30,000	Sewer (590)		
BPU - Sewer - WWTP	CL2 Gas Handling Equipment		\$20,000	Sewer (590)		
BPU - Water - Distribution	Distribution System Improvements	See Footnote 2	\$900,000	Water (591)		
BPU - Water - Distribution	Replacement Water Meters/Nodes		\$50,000	Water (591)		
BPU - Water - Distribution	Service Pickup 50%		\$30,000	Water (591)		
BPU - Water - Distribution	Retention Pond Reclamation		\$10,000	Water (591)		
BPU - Water - Distribution	Install New Roofs on 2 Well Houses		\$40,000	Water (591)		
BPU - Water - Production	Well & HS Pump Maintenance		\$80,000	Water (591)		
BPU - Water - Production	Install New Roofs on 2 Well Houses		\$40,000	Water (591)		
BPU - Water - Production	Replace Surge Valve		\$20,000	Water (591)		
DPS	HVAC Upgrades		\$20,000	Capital Outlay (401)		
DPS	Highland Ave	Spring St to Dead End - 0.10 mi	\$222,000	Local Streets (203) & SAD		
DPS	Fairview Ave	Spring St to Dead End - 0.16 mi	\$352,000	Local Streets (203) & SAD		
DPS	Frisbie St	Spring St to Dead End - 0.11 mi	\$242,000	Local Streets (203) & SAD		
DPS	Citywide Sidewalk Repair/Upgrade		\$50,000	Major Streets (202) & Local Streets (203)		
DPS	Culvert Replacement		\$1,500,000	Capital Outlay (401)		
DPS	Replace 2009 6 YD Dump Truck		\$234,500	Revolving Motor Equipment Fund (640)		
Fire	Replacement of 2 Turnout Gear Sets		\$11,000	Fire Vehicle and Equipment Fund (663)		
Parks/DPS	Waterworks Parking Lot Rehabilitation		\$100,000	Capital Outlay (401)		
Police	Replacement of 1 Marked Vehicle		\$75,000	Fire Vehicle and Equipment Fund (663)		
Technical Services	Replace Technical Services Vehicles	BPU	\$34,000	582, 590, & 591		
Budget Year 7 Total:			\$6,134,500			
Footnotes						
¹ At present, the controls in the breaker house and all wiring is approaching 50 years of service. We should really be in the process of upgrading as parts are only going to be harder to find or repair.						
¹ Mains, Valves, Hydrants: Water mains on Marion, Barry, Dickerson, Lombard, and Wolcott. Water valves at Industrial and Carleton. Water valve in front of the old Wicker Works						