

**PLANNING COMMISSION
121 N CHURCH STREET, HUDSON, MI
REGULAR MEETING
April 28, 2025 at 6:30 p.m.**

AGENDA

- I. CALL TO ORDER:**
- II. ROLL CALL:**
- III. PLEDGE OF ALLEGIANCE:**
- IV. ORDERS OF THE DAY:**
 - A. Excuse Absent Member(s)
 - B. Setting the Agenda
 - C. Approval of the Minutes dated March 24, 2025
- V. OLD BUSINESS:**
 - A. Ordinance – Chickens
 - B. Master Plan Update
- VI. PUBLIC COMMENTS:**
- VII. COMMISSION COMMENTS:**
- VIII. ADJOURNMENT:**

Linda J Cross, City of Hudson

**Minutes for this meeting will be available for public review at the
Hudson City Office – 121 N. Church Street, Hudson, MI
PLEASE CALL CITY OFFICE IF YOU CANNOT ATTEND**

NOTE: Anyone planning to attend the meeting who has a need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the city clerk's office at (517) 448-8983 forty-eight (48) hours prior to the meeting. Staff will be pleased to make the necessary arrangements to provide necessary reasonable accommodations.

**PLANNING COMMISSION
121 N. CHURCH STREET – HUDSON MI
REGULAR MEETING
March 24, 2025 at 6:30 pm**

The Regular Meeting was called to order by Chairperson Brad VandeZande at 6:30 p.m.

ROLL CALL: PRESENT: Jack Donaldson, Rob Hall, Will Terrill, Sean Williams and Brad VandeZande, George Race

ABSENT:

OTHERS: Samantha Gerig, Larry Grundy, Cody Grundy, Kyler VanEpps, James Grant, Jason Blackwood, Micheal Bee, Julie Bee, Justin Stewart, Logan Stewart, City Manager Charles Weir and Deputy City Clerk Linda J Cross

ORDERS OF THE DAY:

Excuse Absent Members:

None

Setting the Agenda:

Minutes dated February 24, 2025:

Motion by Will Terrill, seconded by Jack Donaldson to **approve the minutes dated February 24, 2025 and place on file.** CARRIED by voice vote.

NEW BUSINESS:

Ordinance- Chickens in Town:

Documentation was provided to the Commission containing other Michigan City's ordinances for reference, regarding chickens in the City limits. Commission received comments from, and asked questions to the many residents in attendance. Discussion on pros and cons, and the need for permits and enforcement, led to a motion.

Motion by Will Terrill, seconded by Sean Williams to **create an ordinance to allow chickens in town.** Carried by voice vote.

Memory Benches-bricks:

People have inquired about purchasing memory benches for loved ones. Commission was provided photos of the current memory benches along the trails. Discussion was to keep them all the same for cohesiveness.

Commission is also looking into memory bricks to be purchased and placed in areas such as Pocket Park, Memorial Park, and the Memorial in front of the Market House. Would like to have them a uniform size and color. Possibly having special engraving on military bricks.

Discussion only

Benches Downtown:

Commission was provided photos of the wooden benches built by CSI students. They would be placed in the downtown area during the warm seasons, and put in DPW barn during winter.

No vote was taken, however all agreed to have the City Manager proceed with the benches.

VISITORS BEFORE COMMISSION:

Public comment regarding chickens in the city was received during that agenda item. No further comments were received.

COMMISSION COMMENTS:

ADJOURNMENT:

Motion by Rob Hall, seconded by Jack Donaldson, to **adjourn the meeting at 7:15 p.m.**

ATTEST: _____
Linda J Cross, Deputy City Clerk

Sec. 4-108. Excreta control.

It shall be a violation of this article for any person to permit an animal within his possession, control or supervision, to discharge its excreta upon any public or private property, other than the property of the owner, unless such person immediately thereafter removes and cleans up such animal's excreta from the public or private property.

(Ord. No. 305, 9-21-93)

Sec. 4-109. Raising or maintaining cattle, mules and other livestock.

It shall be unlawful to raise, maintain, or harbor any cattle, horses, mules, sheep, swine, goats, llamas, bovine or hooved animals, poultry, livestock, or any other non-domestic animal in the city; except as allowed by the zoning ordinance in an agricultural district or **Sec. 4-110.**

(Ord. No. 359, 1-20-04) **Amend**

Add

Sec. 4-110. Chickens

For the purposes of this section the following **definitions** shall apply:

- "Chicken" refers to a domesticated bird species Gallus Gallus domesticus.
- "Coop" refers to a structure for the shelter of chickens that is fully enclosed.
- "Run" refers to an outdoor enclosed area attached to a coop where chickens can run.
- "Feed Storage" refers to the proper storage of chicken feed in a metal container with a secure lid to prevent contamination and pest infestation or attraction.
- "Slaughtering" refers to the humane killing of chickens for personal consumption.

A. Permit Required

- Name and address of the applicant.
- A site plan showing the location of the coop and run on the property.
- A description of the coop and run, including dimensions and materials used.

B. Number of Chickens Allowed

- No more than four (4) chickens shall be allowed per property.
- Roosters are prohibited.

C. Coop and Run Requirements

- Coops and runs shall be constructed of materials commercially available. Wood, metal, plastic or other synthetic construction materials shall be used for coops. Commercial fencing and/or wire and post are to be used for the runs.
- Chicken must be kept in a secure coop and run at all times.
- The coop and run must be in the rear yard and must be at least ten (10) feet from any property line or structure on the property or adjacent property.
- The coop and run must be kept clean, dry and odor free at all times.

(Supp. No. 24)

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- The coop must provide at least four (4) square feet of space per chicken, and the run must provide at least ten (10) square feet of space per chicken.

D. Feed Storage

- Chicken feed must be stored in a metal container with a secure lid to prevent contamination and attraction of pests.
- Feed storage containers must be kept in good condition and in a location protected from the weather and animals.

E. Slaughtering

- The slaughtering of chickens is prohibited in the city limits.

F. Maintenance and Care

- Chickens must be provided with adequate food, water and shelter. The owner must ensure that the chickens do not create a nuisance, including excessive noise, odor, or attraction of pests.

G. Enforcement and Penalties

- The city shall have the authority to inspect properties with chickens to ensure compliance with the ordinance.
- Any person found to be in violation of this ordinance shall be subject to the penalties under section 4-102 of this ordinance.
- The city may revoke the permit for violations of Sec. 4-110.

Effective Date

Original Goals and Objective from 2017	Edited for 2025	Strategic Action Items FROM 2017		Strategic Action Items UPDATED FOR 2025 TO BETTER LINK TO GOALS + OBJ		Zoning Plan Implications
<p>D</p> <p>Goal #1, Downtown: Future development in Hudson should respect the historic character of the City, especially its downtown historic district, while expanding the vitality and range of services available in the downtown area.</p>	<p>Goal #1, Downtown: Future development in Hudson should maintain the historic charm of the downtown area while increasing its vibrancy and services.</p>					
<p>D1. Hudson will create an economic identity for downtown and, through Lenawee Now, continue its long-term economic and physical revitalization program.</p>	<p>D1. Hudson will develop a unique economic identity for downtown and, through Lenawee Now, continue its long-term revitalization efforts.</p>	<p>P2-Revise- Properties- According-to-the-Master-Plan</p>	<p>ED-Encourage-infill-development-Downtown</p>	<p>Branding & Identity Development: Work with local businesses, professionals, and marketing consultants to craft a distinct economic identity that highlights Hudson's history, small-town charm, and potential for growth.</p>	<p>Enhance Long-Term Revitalization Efforts: Develop and implement a zoning overlay district for the downtown area that encourages mixed-use development and aligns with the historic character of the district.</p>	<p>Zoning Overlay for "Downtown Core"</p>
<p>D2. New development in the downtown area should fit with the historic nature of the district, including design standards, setbacks, and building materials.</p>	<p>D2. New development in downtown should blend with the historic character of the area, following design standards, setbacks, and building materials.</p>	<p>P2-Translate Downtown Design Guidelines into Historic Preservation Overlay District</p>	<p>P2-Revise-Zoning-Ordinance-to-be-consistent-with-the-Master-Plan</p>	<p>Design Guidelines + Standards: Establish clear architectural guidelines that require new developments to reflect the scale, materials, and character of the historic district.</p>	<p>Historic Overlay Districts: Create overlay zoning districts to ensure new development follows established downtown aesthetics.</p>	<p>Design Guidelines for "Historic Downtown"</p>
<p>D3. Downtown Hudson will be marketed to visitors and residents in order for it to maintain its place as the community's heart.</p>	<p>D3. Market Downtown Hudson to both visitors and residents to keep it as the heart of the community, including promoting local businesses that are unique and/or are a positive destination for the City.</p>	<p>CI-Improve pedestrian wayfinding and access in downtown</p>	<p>ED-Improve marketing of Downtown businesses and events</p>	<p>Wayfinding & Signage Improvements: Install attractive and historically appropriate wayfinding signs to direct visitors to key downtown destinations.</p>	<p>Heritage Tourism & Events: Develop events such as historic walking tours, festivals, and farmers' markets to attract visitors and create a sense of place.</p>	<p>Expanded Marketing Efforts: Use social media, a dedicated website, and partnerships to highlight businesses, events, and unique downtown attractions.</p>
<p>D4. Minimize development hurdles in Downtown Hudson to make it as easy to redevelop as it is to develop new.</p>	<p>D4. Make it easier to redevelop downtown by reducing obstacles, making it just as simple as building new.</p>			<p>Streamlined Permitting & Approval Processes: Work with city officials to simplify approval processes for new projects.</p>		
<p>N</p> <p>Goal #2, Neighborhoods: Hudson will preserve the charm of its historic residential neighborhoods while enhancing the quality of life for residents across the City.</p>	<p>Goal #2, Neighborhoods: Hudson will preserve the appeal of its historic neighborhoods while improving the quality of life for all residents.</p>					
<p>N1. New residential development and redevelopment should respect historic building patterns, preserving and enhancing them where feasible.</p>	<p>N1. New residential development should respect and enhance historic building patterns where possible.</p>	<p>CI-Improve pedestrian infrastructure in residential neighborhoods</p>		<p>Design Guidelines & Standards: Develop and implement residential design guidelines that align with historic architectural styles, materials, and setbacks.</p>	<p>Historic Overlay Districts: Create overlay zoning districts to ensure new development follows established neighborhood aesthetics.</p>	<p>Context-Sensitive Infill Development: Encourage developers to use designs that complement the surrounding historic fabric.</p>
<p>N2. New residential buildings should be focused in existing residential areas, with an eye toward filling in empty lots within established blocks, especially in the area immediately north of Downtown.</p>	<p>N2. Focus new homes in existing residential areas, especially on vacant lots north of Downtown.</p>	<p>P2-Revise- Properties- According-to-the-Master-Plan</p>	<p>CI-Upgrade-East-and-West-Corridors</p>	<p>Encourage Infill Development in Neighborhoods: Amend zoning regulations to encourage infill development within established residential areas, offering incentives for new homes on vacant or underutilized lots.</p>	<p>Adaptive Housing Models: Allow for accessory dwelling units (ADUs) or small-scale multi-family homes that fit within existing blocks while maintaining neighborhood character.</p>	<p>Infill development Adaptive Housing</p>

E1. Promote and maintain high standards for site and building design by actively engaging new and existing property owners in the redevelopment and maintenance process.	E1. Encourage high standards for site and building design by involving property owners in redevelopment and maintenance standards to create walkable and welcoming building frontages that create a sense of place.	C1 Actively maintain streetscapes in Downtown to portray a high quality aesthetic		Design Review Process: Implement a formal design review process for new developments and significant renovations, ensuring that architectural standards reflect the community's aesthetic and character.	Streetscape Investment: Actively maintain and enhance streetscapes in Downtown and surrounding areas, focusing on high-quality landscaping, signage, street furniture, and lighting to create an attractive and welcoming environment.			
E2. Provide flexible zoning mechanisms for property owners and tenants to upgrade existing non-residential sites.	E2. Offer flexible zoning options to help property owners and tenants upgrade existing non-residential sites.	P2 Consider adopting a Planned Unit Development (PUD) ordinance	P2-Revise Zoning Ordinance-to-be consistent with the Master Plan	Planned Unit Development (PUD) Ordinance: Adopt a Planned Unit Development ordinance that allows for more flexible zoning requirements, encouraging creative site designs while maintaining compatibility with surrounding areas.	Streamlined Zoning Process: Create a simplified and clear process for rezoning properties in line with the Master Plan to make it easier for property owners to invest in site upgrades.	Mixed-Use Zoning Options: Allow flexible mixed-use zoning in key areas to accommodate both retail and residential uses, encouraging vibrant, walkable communities.		PUD Mixed Use
E3. Concentrate new industrial development within the industrial park and surrounding areas through incentive programs and appropriate zoning.	E3. Focus new industrial development in the industrial park and nearby areas using incentives and appropriate zoning.	ED Market industrial park and encourage businesses to open there		Targeted Marketing of Industrial Park: Actively market the industrial park to targeted industries through outreach, promotional materials, and regional economic development partnerships.	Incentive Programs for Industrial Development: Offer tax incentives, grants, or low-interest loans to businesses willing to relocate to or expand in the industrial park.	Sector-Specific Clusters: Focus on attracting specific industries (e.g., manufacturing, tech, logistics) to build a cluster of businesses that can benefit from shared resources and supply chains.		
E3. Continue the conversion of obsolete or underutilized industrial areas to office/research/technology uses.	E4. Continue converting outdated or underused industrial areas into office, research, or technology spaces that support diverse employment and entrepreneurship.	P2-Revise Zoning Ordinance-to-be consistent with this Master-Plan		Zoning for Adaptive Reuse: Revise the zoning ordinance to encourage the conversion of obsolete industrial properties to office, research, and technology spaces, including flexible use zoning that allows for mixed-use developments.	Business Incubator Programs: Establish or partner with business incubators to attract and nurture small businesses, startups, and entrepreneurs in the office/research/technology sector.			
Goal #3 Historic Assets: Hudson will foster its image as a historic community, capitalizing on historic assets such as the Downtown, Carnegie Library, and the railroad viaduct over Bean Creek.	Goal #3, Historic Assets: Hudson will promote its historic identity by highlighting landmarks like the Downtown, Carnegie Library, and the railroad viaduct over Bean Creek.			Develop Preservation Guidelines: Collaborate with preservation experts to develop clear guidelines for the adaptive reuse of historic buildings, ensuring that renovations maintain the building's historic character.	Adopt & Enforce Design Guidelines: Ensure that design criteria from the Hudson Plan are formalized as clear design guidelines for all new development and renovations, particularly for the historic district.	Create a Historic Building Inventory: Conduct a comprehensive survey and inventory of historic buildings to prioritize rehabilitation efforts and identify buildings at risk of deterioration.		
H1. Implement the design criteria outlined in the Hudson Plan.	H1. Follow the design guidelines in the Hudson Plan.			Historic Preservation Grants & Incentives: Establish a program offering grants, low-interest loans, or tax incentives for property owners who maintain, restore, or rehabilitate historic buildings.	Partnerships with Preservation Organizations: Collaborate with local, state, and national preservation organizations to access resources, expertise, and funding for historic preservation projects.			
H2. Maintain and rehabilitate historic assets.	H2. Maintain and restore historic buildings and landmarks.			Historic Preservation Grants & Incentives: Establish a program offering grants, low-interest loans, or tax incentives for property owners who maintain, restore, or rehabilitate historic buildings.	Partnerships with Preservation Organizations: Collaborate with local, state, and national preservation organizations to access resources, expertise, and funding for historic preservation projects.			
H3. Rehabilitate and improve access to the historic railroad viaduct over Bean Creek, incorporating it into the trail system and utilizing it as an anchor of the eastern gateway to downtown.	H3. Restore and improve access to the historic railroad viaduct over Bean Creek, integrating it into the trail system and using it as a key part of the eastern gateway to downtown.	C1 Make improvements to historic rail viaduct and surrounding area		Historic Rail Viaduct Renovation Plan: Develop a comprehensive plan to rehabilitate and restore the railroad viaduct, focusing on structural integrity, aesthetic improvements, and public safety.	Trail Integration: Design the viaduct as a key feature of the trail system, ensuring that it connects seamlessly to other trails and pedestrian paths, enhancing its role as a gateway to downtown.	Celebrate the Viaduct as an Icon: Host events, festivals, or tours that focus on the viaduct and its historical connection to the railroad, drawing attention to this key asset.		

<p>H4. Preserve the character of downtown, especially the historic district, utilizing a historic overlay zone or new downtown mixed-use zone that would provide unique regulations tailored specifically for historic preservation.</p>	<p>H4. Preserve downtown's historic character, especially in the historic district, by using a special zoning area focused on historic preservation.</p>	<p>ED Encourage Infill Development</p>	<p>Establish a Historic Overlay Zone: Create a historic overlay zone that sets specific development regulations for the historic district, ensuring that new construction and renovations respect the district's unique architectural features.</p>	<p>Downtown Mixed-Use Zoning: Implement a mixed-use zone in downtown that encourages the adaptive reuse of historic buildings for residential, commercial, and retail purposes, while maintaining the character of the area.</p>	<p>Infill Development Guidelines: Encourage infill development that aligns with the historic character of downtown, focusing on scale, materials, and design that complement the surrounding historic architecture.</p>	<p>Adaptive Reuse of Historic Buildings: Promote the adaptive reuse of historic buildings by streamlining zoning and permitting processes for projects that preserve the historic fabric while meeting modern needs.</p>
<p>NR Goal #6, Natural Resources: Preserve Hudson's existing parks, enhance access to recreational opportunities and trailways, and foster an appreciation for the natural beauty of the City.</p>	<p>Goal #6, Natural Resources: Hudson will preserve its parks and open spaces, and encourage appreciation of the city's natural beauty.</p>					
<p>NR1. Maintain and preserve Hudson's existing park space.</p>	<p>NR1. Maintain and preserve Hudson's current park space.</p>		<p>Park Preservation Fund: Create a dedicated fund or apply for grants to address ongoing park maintenance, upgrades, and preservation efforts.</p>	<p>Community Volunteer Programs: Establish community volunteer programs for park clean-up events, tree planting, and landscaping projects to foster community pride and involvement.</p>		
<p>NR2. Improve access to Bean Creek through trails and recreational amenities.</p>	<p>NR2. Improve access to Bean Creek with trails and recreational features.</p>		<p>Trail Development & Connectivity: Build or improve trails that directly connect to Bean Creek, enhancing universal accessibility to pedestrian, bike, and recreational access to the waterway.</p>	<p>Access Points & Signage: Create designated access points to Bean Creek with clear signage, parking areas, and pathways that guide visitors to the creek and surrounding parkland.</p>		
<p>NR3. Capitalize on the rolling topography of the City by incorporating natural features into trails and parks where appropriate.</p>	<p>NR3. Use the city's natural landscape to enhance trails and parks where possible.</p>		<p>Green Buffer Zones: Establish green buffer zones along key waterways, including Bean Creek, to protect water quality, improve wildlife corridors, and provide passive recreational spaces for the community.</p>			
<p>NR4. Preserve open space, especially along Bean Creek and on the City's southeast side.</p>	<p>NR4. Protect open space, especially along Bean Creek and on the southeast side of the city.</p>		<p>Collaborate with Regional & State Agencies: Work closely with regional planning organizations, such as the Michigan Department of Natural Resources (DNR) and the Federal Highway Administration, to tap into funding sources designated for parks, trails, and recreational infrastructure.</p>	<p>Grant Writing and Applications: Hire or designate a grant writer within the city to pursue state and federal funding for trail construction, park upgrades, and other non-motorized transportation projects.</p>	<p>Public-Private Partnerships for Funding: Leverage partnerships with local businesses and organizations that may be willing to contribute to or sponsor specific trail and park improvements.</p>	
<p>NR5. Pursue State and Federal funding for expansion of the City's non-motorized trails and assets.</p>	<p>NR5. Seek state and federal funding to expand the city's non-motorized trails and amenities.</p>					
<p>NR6. Incorporate elements of the Parks and Recreation Plan into planning efforts.</p>	<p>NR6. Include the 5-Year Parks and Recreation Plan in future planning efforts.</p>		<p>Comprehensive Planning Integration: Ensure that all city planning documents, including zoning ordinances, infrastructure plans, and capital improvement projects, align with the goals and priorities of the Parks and Recreation Plan.</p>			
<p>Goals from the Plan: Improve ADA Accessibility, Improve Restrooms, Paint Playground Apparatus and Benches, Improve Pathways and Adjacent Landscaping, Provide additional security lighting</p>						

