

**PLANNING COMMISSION
121 N. CHURCH STREET – HUDSON MI
PUBLIC HEARING
September 25, 2023 at 6:30 pm**

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

ROLL CALL: PRESENT: Brad VandeZande, Watson Clark, Rob Hall, Sean Williams,
Jack Donaldson, and Willis Terrill

ABSENT: None

OTHERS: Steve Witte & Brian Leibrandt – Tractor Supply Company, Hermelinda Meier, Gloria Laiklam, Jeff Stevens, Allan McDaniel, Tyler Mattison, Kari Hickman, City Manager Charles Weir and City Clerk Jeaniene McClellan

ORDERS OF THE DAY:

Variance Request: 458 Cross Street

Rezoning Request: 458 Cross Street

The neighbors had questions for Mr Witte and Mr Leibrandt about property lines, where the driveway will be and other questions. City Manager voiced concerns from Dr. Schmidt about heavy equipment and parking on her parking lot. She does not want her parking lot used.

Adjourn Sine Die:

**PLANNING COMMISSION
121 N. CHURCH STREET – HUDSON MI
REGULAR MEETING
September 25, 2023 following the Public Hearing**

The Regular Meeting was called to order by Commissioner Brad VandeZande at 7:09 p.m.

ROLL CALL: PRESENT: Brad VandeZande, Watson Clark, Rob Hall, Sean Williams,
Jack Donaldson, and Willis Terrill

ABSENT: None

OTHERS: Steve Witte & Brian Leibrandt – Tractor Supply Company, Hermelinda Meier, Gloria Laiklam, Jeff Stevens, Allan McDaniel, Tyler Mattison, Kari Hickman, City Manager Charles Weir and City Clerk Jeaniene McClellan

ORDERS OF THE DAY:

Minutes dated July 24, 2023:

Motion by Will Terrill, seconded by Sean Williams, to **approve the minutes dated July 24, 2023 and place on file.** CARRIED by voice vote.

NEW BUSINESS:

Variance Request: Fence at 458 Cross Street:

The City has received a request from Tractor Supply Company to have a 16 foot fence in the back of the property at 458 Cross Street. This fence would be to enclosed their inventory.

Motion by Rob Hall, seconded by Jack Donaldson, to **recommend to change the fence ordinance to allow taller fences in the Highway Commercial zones.** CARRIED by voice vote.

Rezoning Request: 458 Cross Street:

The City has received a request from Tractor Supply Company to have the property at 458 Cross Street zoned from Office to Highway Commercial.

Motion by Rob Hall, seconded by Will Terrill, to **recommend Council to approve of the rezoning from Office to Highway Commercial at 458 Cross Street.** CARRIED by voice vote.

Site Plan for TSC Project:

The City has received the site plan from Tractor Supply Company for their new store at 458 Cross Street.

Motion by Watson Clark, seconded by Sean Williams, to **recommend Council to approve the site plan for Tractor Supply Company at 458 Cross Street.** CARRIED by voice vote.

Conditional Use Permit: Hometown Vintage & Décor 788 N Maple Grove Ave:

The City has received a conditional use permit request at 788 N Maple Grove Ave to have a retail store.

The Commissioners denied this request due to 788 N Maple Grove Avenue is in the residential zoning and retail can not be within residential inside the City Limits.

The Commissioners discussed the request with the petitioner and the petitioner withdrew the request and no action was taken.

CITY MANAGER'S REPORT:

- Rock the Block was in Hudson and was able to help with three properties.
- City was denied on the two drinking water and waste water grants this year. We can reapply for next year. We will be looking into other options for financing.
- 109 Mechanic Street will be having an auction to try to sell the property on September 27th.
- The maintenance building is looking good, thanks to two of the girls in the office. Linda Cross and Jeaniene McClellan power washed and painted the building. They will also replace the two windows at the peak on the north and south side of the building.

VISITORS BEFORE COMMISSION:

No Visitors

COMMISSION COMMENTS:

ADJOURNMENT:

Motion by Watson Clark seconded by Jack Donaldson, to **adjourn the meeting at 8:00 p.m.**

ATTEST: _____
Jeaniene McClellan, City Clerk