

**PLANNING COMMISSION
121 N CHURCH STREET, HUDSON, MI
REGULAR MEETING
March 23, 2026 at 6:30 pm**

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 December 22, 2025
- V. PUBLIC COMMENTS:**
- VI. NEW BUSINESS:**
 - A. Capital Improvement Plan 2026-2031
 - B. Frontier Permit
 - C. Land Split
- VII. COMMISSION COMMENTS:**
- VII. ADJOURNMENT:**

Jeaniene McClellan, 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
December 22, 2025 at 6:30 pm**

The Regular Meeting was called to order by Commissioner Jack Donaldson at 6:36 p.m.

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

ABSENT: None

OTHERS: Bryan Domschot, City Clerk Jeaniene McClellan and Deputy City Clerk
Linda Cross

ORDERS OF THE DAY:

Minutes dated October 27, 2025:

Motion by Rob Hall, seconded by Jack Donaldson to **approve the minutes dated October 27, 2025 and place on file.** CARRIED by voice vote.

Public Comment:

None received

NEW BUSINESS:

Code of Ethics:

The Council adopted the Code of Ethics on December 16th and all the boards and commissions will need to adopt this code as well.

Motion by Rob Hall, seconded by Will Terrill to **adopt the City of Hudson's Code of Ethics for 2025-2026 as presented.** CARRIED by voice vote.

Corner of West and West Street:

A gentleman came into the office a week ago asking to modify the garage that is up for sale at the corner of Water and West Street. Depending on what the commission states will decide if he purchases this property. He also knows, if he does purchase the property he will have to fill out the proper paperwork for any variances he would need.

The potential owner was in attendance asking if he was to purchase the property, is there a possibility that he can add an additional garage. Some of the members said they did not see a problem since there is currently a garage there. Other members stated that they needed the written documentation and plans before they could approve anything. The additional concern was that it cannot turn into a rental, or business, with him or future owners.

COMMISSION COMMENTS:

Commissioner Comments were heard

ADJOURNMENT:

Adjourn the meeting at 7:00 p.m.

ATTEST: _____

Linda J Cross, Deputy City Clerk



The attached Capital Improvement Plan has been revised to reflect the City's current financial capacity and a more realistic, implementation-focused approach. The first year of the plan includes only those projects that are funded and expected to be completed, including the annual street program supported by Act 51 funding, completion of the dump truck equipment purchase, and the previously authorized boiler replacement funded through bond proceeds. Due to limited discretionary revenue, capital activity beyond street improvements is minimal, and most projects in the out-years are identified for planning purposes only and are dependent on grant funding, financing, or future budget capacity. This approach ensures the CIP remains a practical and transparent planning tool rather than a list of unfunded projects.

Jeremiah Davies
City Manager

Capital Improvement Plan 2026–2031

Plan Year 2026–2027:

Department Project		Estimated Cost	Useful Life (Years)	Primary Funding Source
DPW	Dump Truck Outfit (Phase 2)	\$110,000	10–15	Motor Vehicle Fund
Facilities	Boiler Replacement	\$250,000	20+	2025 CIP Bond Proceeds
Streets	Major & Local Street Improvements	\$300,000	10–15	Major & Local Streets Fund
DPW	Lead Service Line Replacement (Ongoing Program)	\$40,000+	50	Utility Fund / Grants
Sewer	Maple Grove Sewer	TBD	—	TBD (Grant/Future Financing)

Total FY 2026–2027: ~\$700,000+

Plan Year 2027–2028:

Department Project		Estimated Cost	Useful Life (Years)	Primary Funding Source
Streets	Major & Local Street Improvements	\$300,000	10–15	Major & Local Streets Fund
DPW	Water Meter Replacement	\$15,000	10	Utility Fund
DPW	Hydrant Replacement	\$15,000	25–50	Utility Fund
DPW	Lead Service Line Replacement (Ongoing Program)	\$40,000+	50	Utility Fund / Grants
ALS	Ambulance Replacement	\$200,000	8–10	Grant / Financing
Sewer	Maple Grove Sewer	TBD	—	TBD

Updated Total FY 2027–2028: ~\$570,000+

Plan Year 2028–2029:

Department Project		Estimated Cost	Useful Life (Years)	Primary Funding Source
Streets	Major & Local Street Improvements	\$300,000	10–15	Major & Local Streets Fund
Sidewalks	Sidewalk Program	\$30,000	10–15	General Fund (If Available)
Parks	Park Improvements	\$15,000	10–15	General Fund (If Available)
DPW	Equipment Replacement (Backhoe/Leaf Truck)	\$150,000– \$180,000	10–15	Motor Vehicle Fund / Financing
DPW	Lead Service Line Replacement (Ongoing Program)	\$40,000+	50	Utility Fund / Grants
Sewer	Maple Grove Sewer	TBD	—	Grant / Financing
Total FY 2028–2029: ~\$385,000 – \$565,000+				

Plan Year 2029–2030:

Department Project		Estimated Cost	Useful Life (Years)	Primary Funding Source
Streets	Major & Local Street Improvements	\$300,000	10–15	Major & Local Streets Fund
Sidewalks	Sidewalk Program	\$30,000	10–15	General Fund (If Available)
Parks	Park Improvements	\$15,000	10–15	General Fund (If Available)
WWTP	Equipment / System Improvements	\$100,000+	15–25	Utility Fund / Grants
DPW	Lead Service Line Replacement (Ongoing Program)	\$40,000+	50	Utility Fund / Grants
Sewer	Maple Grove Sewer	TBD	—	Grant / Financing
Total FY 2029–2030: ~\$385,000+ (excluding major project funding)				

Plan Year 2030–2031:

Department Project		Estimated Cost	Useful Life (Years)	Primary Funding Source
Streets	Major & Local Street Improvements	\$300,000	10–15	Major & Local Streets Fund
Fire	Fire Truck Replacement	\$900,000	20	Financing / Millage / Grant
ALS	Ambulance / Equipment	TBD	8–10	Grant / Financing
DPW	Water System Improvements	TBD	—	Utility Fund / Grants
DPW	Lead Service Line Replacement (Ongoing Program)	\$40,000+	50	Utility Fund / Grants

Total FY 2030–2031: TBD

Major Debt Components (for context)

- **Wastewater Treatment Plant Bond**
 - ~\$300,000+ annually (largest obligation)
- **Capital Improvement Bond (2021)**
 - ~\$97,000 annually
- **Fire Truck (2019)**
 - ~\$62,000 annually
- **2017 Ambulance**
 - ~\$28,000 annually
- **2023 Ambulance**
 - ~\$17,000 annually
- **Vector Truck**
 - ~\$28,000 annually
- **State Revolving Fund (Water Project)**
 - ~\$15,000–\$18,000 annually
- **2025 Capital Improvement Bond (*new*)**
 - ~\$40,000 annually

These ongoing obligations represent a substantial portion of the City's available financial resources and significantly limit the ability to undertake additional capital projects without external funding sources such as grants or new financing.