

**PLANNING COMMISSION
121 N. CHURCH STREET – HUDSON MI
PUBLIC HEARING
January 22, 2024 at 6:30 pm**

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

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

ABSENT: Sean Williams

OTHERS: Arthur Appelgren, City Manager Charles Weir and Deputy City Clerk Linda Cross

ORDERS OF THE DAY:

- A. Conditional Use Permit: 209 Lafayette St**
- B. Conditional Use Permit: 600 Oak St**
- C. Conditional Use Permit: 370 Wilcox St**

No Comments Received

Adjourn Sine Die:

**PLANNING COMMISSION
121 N. CHURCH STREET – HUDSON MI
REGULAR MEETING
January 22, 2024 following the Public Hearing**

The Regular Meeting was called to order by Chairperson Brad VandeZande at 6:34 p.m.

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

ABSENT: Sean Williams

OTHERS: Arthur Appelgren, City Manager Charles Weir and Deputy City Clerk Linda Cross

ORDERS OF THE DAY:

Excuse Absent Members:

Motion by Rob Hall, seconded by Jack Donaldson, to **approve to excuse absent members from the meeting.** CARRIED by voice vote.

Setting the Agenda:

Add the Resignation of Watson Clark to New Business Item D

Motion by Will Terrill seconded by Jack Donaldson, to **add the resignation of Watson Clark to New Business Item D.** CARRIED by voice vote.

Minutes dated November 27, 2023:

Motion by Rob Hall, seconded by George Race, to **approve the minutes dated November 27, 2023 and place on file.** CARRIED by voice vote.

*****Sean Williams arrived at 6:35*****

NEW BUSINESS:

Conditional Use Permit 24-01: 209 Lafayette St – Day Care:

The City has received a request from Carmel Camp at 209 Lafayette Street to have a Day Care. She has had the current daycare for 31 years.

Commissioners stated that Daycares are specifically noted in the ordinance as an acceptable conditional use.

Motion by Rob Hall, seconded by Will Terrill to **recommend to forward to Council to approve the Conditional Use Permit 24-01 to have a Day Care at 209 Lafayette Street.** CARRIED by voice vote.

Conditional Use Permit 24-02: 600 Oak St - Twisted Timber:

The City has received a request from Arthur D Appelgren at 600 Oak Street to have a home based service business out of his home. He has had the business here since 1998. He was informed upon purchasing the home/property that it was designated for a business as there had been an insurance business there prior.

Motion by George Race, seconded by Robb Hall to **postpone the decision for the Conditional Use Permit 24-02 to have a service business at 600 Oak St - requiring further clarification of the zoning.** CARRIED by voice vote.

Conditional Use Permit 24-03: 370 Wilcox Street – Produce Stand:

The City has received a request from Rachel and Joseph Yeider at 370 Wilcox Street to have a Seasonal Produce Stand.

Commissioners stated that it appeared to them to be retail in nature, which is not an acceptable conditional use.

Motion by Rob Hall, seconded by George Race to **deny the Conditional Use Permit 24-03 to have a seasonal produce stand at 370 Wilcox Street- as it specifically states in the ordinance ‘No Retail in residential zoning’.** CARRIED by voice vote.

Resignation of Watson Clark from the Planning Commission:

Dated December 15, 2023, the City received the following resignation from Watson L. Clark:

Please accept my resignation from the City of Hudson Planning Commission effective immediately. I am unable to continue my appointment to the commission to the best of my ability. I want to give you time to find a replacement for 2024, as I know the city is already short 1 commissioner. Please thank all who have appointed and re-appointed me over the past several years.

Sincerely yours, Watson L. Clark

Motion by Robb Hall seconded by George Race **to accept the resignation of Watson Clark with deepest regret and present him with a certificate of appreciation at a City Council meeting.**

CARRIED by voice vote.

CITY MANAGER’S REPORT:

- On January 11, 2024, I had a second zoom meeting with Lenawee Now, REI Global and the Michigan Economic Development Corporation (MEDC) and REI Global has chosen the City of Hudson’s Industrial Park as the potential location for their new facility. REI Global will contact the city soon with dates to meet with the city to introduce themselves and explain their manufacturing process and answer any questions. This is a 120-million-dollar investment and will create 25 plus jobs. There is still more work to be done to bring this to fruition.
- The MDARD Grant application for the SCADA upgrades has been submitted. Award notification is expected in April.
- I had a meeting scheduled with a representative from the USDA who came to the city to look at the burnt down properties, 109 Mechanic and 138 Lafayette. We discussed possible funding sources for the cleanup of the sites. The cleanup is still the property owner’s responsibility at this point.

VISITORS BEFORE COMMISSION:

No Visitors

COMMISSION COMMENTS:

They requested that going forward, the Conditional Use Permits include a space for the ‘Site Plan’ (Section 19-120), and a reference to Ordinance section 19-63 regarding Conditional Use Permits in a residential zone- so residents have a clearer understanding of the ordinance.

ADJOURNMENT:

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

ATTEST: _____
Linda J Cross, Deputy City Clerk