

**PLANNING COMMISSION
121 N. CHURCH STREET – HUDSON MI
REGULAR MEETING
May 23, 2022 at 6:30 pm**

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

ROLL CALL: PRESENT: Sue Minton, Daniel Schudel, Jack Donaldson, Willis Terrill,
and Watson Clark

ABSENT: Joseph Yeider, Rob Hall, Sean Williams and Brad VandeZande

OTHERS: David Beem, Ashley Hutchison, Tim Gallant, City Manager Charles Weir
and City Clerk Jeaniene McClellan

***** *Brad VandeZande Arrives at 6:32 pm* *****

ORDERS OF THE DAY:

Excuse Absent Members:

Motion by Watson Clark, seconded by Jack Donaldson, to **excuse the absent members from the meeting**. DENIED by roll call vote. (Clark, Donaldson – yes Minton, Schudel, Terrill, VandeZande – no)

Minutes dated February 28, 2022:

Motion by Watson Clark, seconded by Will Terrill, to **approve the minutes dated March 28, 2022 and place on file**. CARRIED by roll call vote.

NEW BUSINESS:

Master Plan:

City Manager Charles Weir provided the quotes from McKenna Associates and Region 2 for updating the existing Master Plan.

McKenna Associates - \$ 9,000.00 (includes three meetings, 10 bound copies of the adopted plan, and digital versions of the plan for the web.) Any work beyond the initial work they will charge \$130 per hour.

Region 2 Planning Commission - \$3,500.00

Commissioners asked City Manager to see if Region 2 will come to a meeting and meet with them to go over the master plan.

333 State Street:

David Beem and his son-in-law Ashley Hutchison has filled out an application for variance on his driveway approach. He is asking to pave his existing driveway that is 42 feet wide at the approach, the city ordinances states the driveway approaches can not exceed 22 feet wide.

Motion by Dan Schudel, seconded by Brad VandeZande, to **Grant the application for 333 State Street to have a driveway approach at 42 feet and to forward to Council for approval.** CARRIED by roll call vote.

Review – Set Backs:

City Manager asked the commissioners for clarification on set back requirements and granted building permits. A resident on Oak Street has asked to build a porch on the front of their house but the requirements are 35 feet frontage.

Commissioners advised for the frontage requirements - start from the center of the street.

119 E Main Street:

Tim Gallant has filled out an application to rezone his property at 119 E Main Street from Industrial to Residential. Mr Gallant has been living there, he also has retired from his business.

Motion by Watson Clark, seconded by Will Terrill, to **Grant the application for 119 E Main Street to rezone from Industrial to Residential and to forward to Council for approval.** CARRIED by roll call vote 4-2 (Clark, Donaldson, Terrill, VandeZande – yes Minton, Schudel – no)

VISITORS BEFORE COMMISSION:

There were no visitors before Commission.

CITY MANAGER'S REPORT:

- The Par Plan Grant application has been submitted for the flow meters and the sewer camera system. The City will be notified in August whether grant funds will be received. The max award is \$5,000.00
- The street patch work Council approved at the May 3rd meeting is completed.
- City Manager received an email from Michigan Treasury advising that the City's grant application under the Financially Distressed Cities, Villages and Townships was denied. Treasury advised that they received many requests, unfortunately Hudson's proposal was not selected.
- The in-home service line inspections under the DWAM Grant are still on going. We are currently at about 70% completed. The city is anticipating putting it out for bids on the actual potholing work in the next few weeks.
- The DDA had it's first meeting with the new board on Monday May 16th.
- City Staff is working with Health Resources and Services administration on a mandatory reporting requirement that was not done in 2020, which could potentially require the city to pay back \$10,583.47 it received. The city has received an extension to file the report.
- The Hudson Community Center east wall was damaged by a vehicle. A portion of the wall was pushed in far enough to cause damage on the inside of the building. The city building inspector looked at the damage and is confident that it will not collapse. We are getting estimates to repair the damage which includes the front doors. The city insurance company is working with the auto owner's insurance company to cover the damages.

COMMISSION COMMENTS:

ADJOURNMENT:

Motion by Brad VandeZande seconded by Dan Schudel, to **adjourn the meeting at 7:15 p.m.**

ATTEST: _____
Jeaniene McClellan, City Clerk