

**PLANNING COMMISSION
121 N CHURCH STREET, HUDSON, MI
REGULAR MEETING
February 26, 2024 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 January 22, 2024
- V. NEW BUSINESS:**
 - A. Capital Improvement Plan 2024-2030
 - B. Target Market Analysis and the Strategic Housing Plan
 - C. Discuss Conditional Use Permit changes
 - D. TSC Project Update
- VI. PUBLIC COMMENTS:**
- VII. CITY MANAGER'S REPORT:**
- VIII. COMMISSION COMMENTS:**
- IX. 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
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.**

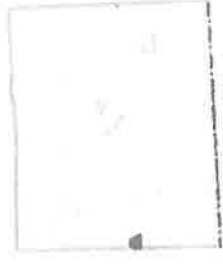
ATTEST: _____

Linda J Cross, Deputy City Clerk

CAPITAL IMPROVEMENT PLAN 2024-2029

BUDGET YEAR	IMPROVEMENT	ESTIMATED COST (INC. GRANTS)
Current FY 23- 24	Lift Stations Upgrades Water Meter Replacement (Ongoing) Fire Hydrant Replacement (Ongoing) DWAM Grant Service Line Identification	\$ 100,000 (Grant) \$ 30,000 \$ 15,000 \$ 266,000 (Grant)
24-25	Sidewalks Cemetery Expansion Development Local and Major Street Improvements Water Meter Replacement (Ongoing) Dump Truck Replacement (Build 18-24 months) Boiler Lead Service Line Replacement New Patrol Vehicle Crack Seal Parking lots and trails FD Turnout Gear FD HVAC	\$ 60,000 \$ 30,000 \$ 200,000 \$ 15,000 \$ 130,000 \$ 30,000 \$ 30,000 \$ 60,000 \$ 30,000 \$ 15,000 \$ 10,000
25-26	Water Meter Replacement (ongoing) Local and Major Street Improvements Lead Service Line Replacement Sidewalks Hydrant Replacement New Ambulance Purchase FD Hydraulic Rescue Tools FD Turnout Gear	\$ 15,000 \$ 200,000 \$ 30,000 \$ 30,000 \$ 15,000 \$ 185,000 \$ 50,000 \$ 15,000
26-27	Water Meter Replacement (finish) Local and Major Street Improvements Lead Service Line Replacement Sidewalks Hydrant Replacement WWTP Pickup	\$ 15,000 \$ 200,000 \$ 30,000 \$ 30,000 \$ 15,000 \$ 20,000
27-28	Lead Service Line Replacement Local and Major Street Improvements Hydrant Replacement	\$ 30,000 \$ 200,000 \$ 15,000
28-29	Lead Service Line Replacement Local and Major Street Improvements Hydrant Replacement	\$ 30,000 \$ 200,000 \$ 15,000

CITY OF HUDSON



Known as a small town with a big heart, Hudson is located on the western edge of Lenawee County at the junction of east-westbound M-34 and north-southbound US-127. The city is home to historic buildings and many residences reflect architectural designs from the 19th and 20th centuries. Rolling topography interspersed with waterways, Hudson is blessed with natural beauty including three parks. Just five miles southeast is Lake Hudson State Recreation Area, offering camping, fishing and boating as well as the State's only Dark Skies Preserve for stargazers.

Hudson's non-motorized, ADA-compliant trail system connects city parks and links to downtown and Hudson's Industrial Park located on 150 acres with infrastructure installed for future businesses. Hudson is a business-friendly town taking a personal approach to helping those interested in developing or expanding their business. The City, its DDA, and Chamber of Commerce encourage and support small business and sponsor many annual activities.

Hudson is surrounded by significant agricultural properties primarily growing wheat, corn and soybeans and several large dairy operations. Hudson's K-12 school system and its Southern Michigan Center for Science and Industry is at the forefront in Lenawee County for educating and training our next generation of talented workforce.

SUMMARY OF MARKET POTENTIAL FROM TMA

Rehabilitate Existing Units

- Market potential to retain current residents through the rehabilitation of up to 41 existing units each and every year over the next 5 years.
- The market potential for rehabs is predominately for-lease units for renters.
- Rehabilitation is expensive so owners and developers need access to key programs to assist with the costs.
- There are several programs through MSHDA which can assist as well as through small lending institutions and in some cases, non-profit organizations.
- Reduce minimum parking requirements for older, sometimes historic, buildings.



Capture Existing Residents with New Builds

- Market potential to build 28 new housing units each and every year over the next 5 years.
- Priority must be placed on identifying those properties throughout the city where these homes are most likely to be built.
- This must include those properties where the city can have the greatest impact on reducing the overall costs of construction.
- Priority should be given to those properties that have existing infrastructure.
- The city could potentially reduce costs even more by considering a reduction of fees placed on plan reviews and tap connections.
- Identify properties either owned by the city or another public entity, such as the land bank, and write down the initial cost of purchase and development.

Intercept Potential Residents with New Builds

- Market potential to intercept 5 households with new build units each and every year over the next 5 years. This represents a type of “upside, bonus or lift” on the market potential and assumes that developers will build Missing Middle Housing formats to intercept households that otherwise would bypass the city altogether. The estimates are good for at least 5 years.
- These households are bypassing the city but would move into the community if new housing choices meet their expectations and lifestyle preferences.
- To accommodate new home potential, it is imperative that the city identify where costs can be reduced through local policy like reducing the land costs of public properties.
- Increase allowable densities where appropriate to create economies of scale for local developers.
- Tapping into philanthropic and non-profit housing agencies with a focus on new housing development such as Habitat for Humanity or through the establishment of a county-wide community land trust.
- Allow up to 4 attached units by right in all residential districts throughout the city.



Recommended Policy Action Items

Allowing smaller lot sizes, lot widths, and home/unit sizes consumes less land for residential development. This aligns with the 2016 master plan goal of focusing in existing residential areas, with an eye toward filling in empty lots within established blocks, especially in the area immediately north of Downtown. Large lots and large minimum home/unit sizes use more land and infrastructure than a development with smaller lots. As it stands, current zoning ordinance minimum lot dimensions and minimum floor areas for units do not allow the market to meet the demand identified in the TMA. Allowing developers to only build large units drives up the cost of housing and will make it less attainable for middle income buyers/renters. This also greatly affects what a new homeowner or renter will have to pay for new housing.

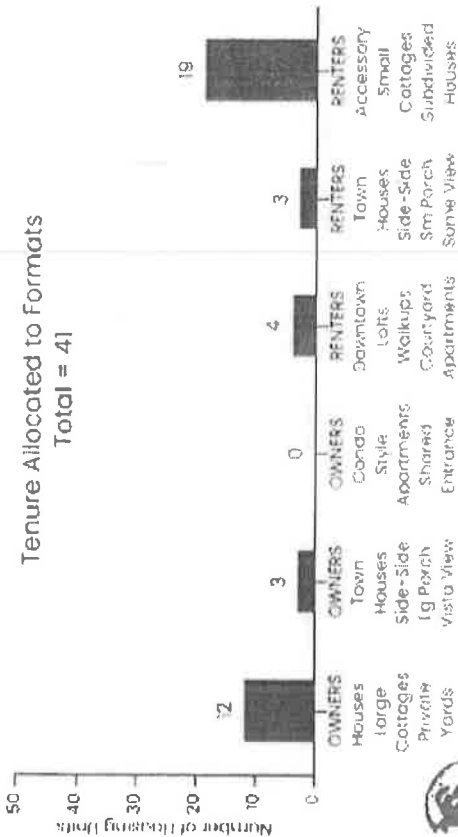
- Reduce the minimum floor area for dwelling units from 1,000 square feet to 600 square feet in R-1 district.
- Identify lots for infill housing development as opposed to consolidating vacant lots with abutting properties.
- Investigate alternate housing types to reduce housing costs.
- Create a zoning map to better illustrate where zoning districts are located.
- Update R-2 district to allow for townhomes/rowhouses, triplexes, and quadplexes.
- Encourage upper-story residential uses in the Central Business District, in part by assisting downtown property-owners in obtaining state Rental Rehabilitation Grants.
- In the Master Plan and Zoning Ordinance, designate areas, which may lend themselves to higher density development such as apartments, attached units, condos and townhouses.
- Reduce lot size and lot width requirements for all residential housing districts to 50 ft. minimum lot width and 5,000 sq. ft. minimum lot area.
- Allow accessory dwelling units in R-1 and R-2 districts.
- Allow cluster development and senior citizen housing in moderate and medium density areas.

- The city could add shared parking provisions in the downtown core to allow parking requirements to be met if off-street or public parking can meet the parking requirements for the proposed use or rehab within 500 feet of the site.
- Eliminate or ease parking minimums from the current ordinance of 2 parking spaces per dwelling unit, plus 1 for every two dwelling units.
- The city should work on a plan to provide public off-street parking to downtown businesses/residents if parking is still a concern.



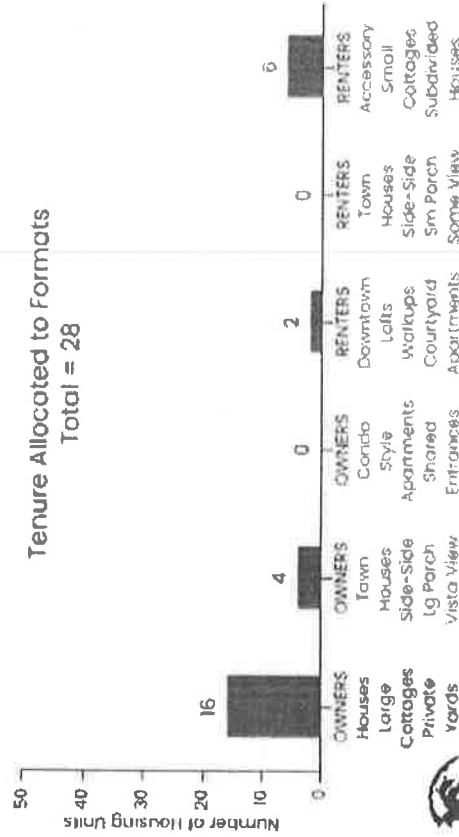
CITY OF HUDSON

Retain with Rehabs | Year 2025



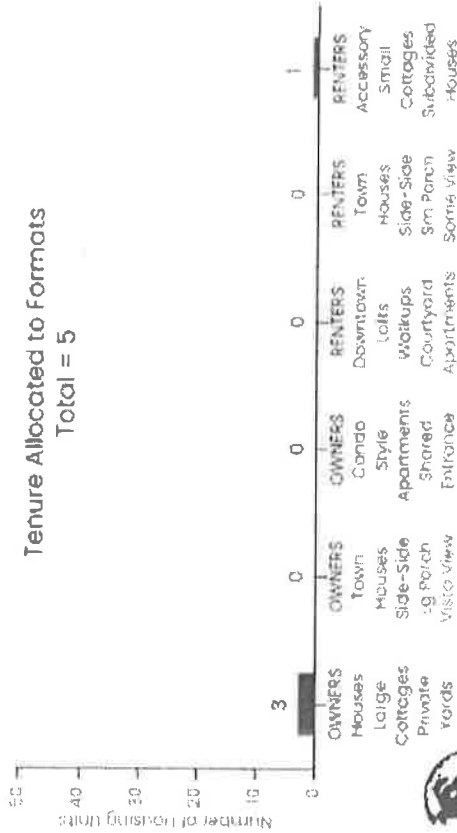
Source: Target market analysis and exhibit prepared by LandUseUSA on behalf of Housing Lenawee, 2022.

Capture with New Builds | Year 2025



Source: Target market analysis and exhibit prepared by LandUseUSA on behalf of Housing Lenawee, 2022.

Intercept with New Builds | Year 2025



Source: Target market analysis and exhibit prepared by LandUseUSA on behalf of Housing Lenawee, 2022.