

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

AGENDA

- I. CALL TO ORDER:**
- II. ROLL CALL:**
- III. ORDERS OF THE DAY:**
 - A. VARIANCE REQUEST: 458 Cross Street
 - B. REZONING REQUEST: 458 Cross Street
- IV. ADJOURN SINE DIE:**

**PLANNING COMMISSION
121 N CHURCH STREET, HUDSON, MI
REGULAR MEETING
September 25, 2023
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 July 24, 2023
- V. NEW BUSINESS:**
 - A. Variance request: Fence at 458 Cross Street
 - B. Rezoning Request: 458 Cross Street
 - C. Site Plan Review: 458 Cross Street
 - D. Conditional Use Permit: Hometown Vintage & Décor 788 N Maple Grove
- VI. CITY MANAGER'S REPORT:**
- VII. COMMISSION COMMENTS:**
- VIII. 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
July 24, 2023 at 6:30 pm**

The Regular Meeting was called to order by Commissioner Brad VandeZande at 6:40 p.m.

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

ABSENT: None

OTHERS: City Manager Charles Weir and City Clerk Jeaniene McClellan

ORDERS OF THE DAY:

Setting the Agenda:

Motion by Jack Donaldson, seconded by Watson Clark, to **add Item C under New Business – Site Plan for TSC Project** Carried by voice vote.

Minutes dated May 22, 2023:

Motion by Watson Clark, seconded by Sean Williams, to **approve the minutes dated May 22, 2023 and place on file.** CARRIED by voice vote.

NEW BUSINESS:

Rock the Block:

Rock The Block in Hudson on September 15-16, 2023 provided by Habitat for Humanity of Lenawee. Habitat for Humanity has asked to come to Hudson and help homeowners on little projects such as: painting, general yard cleanup, pressure wash siding, bush trimming, fence repairs, and smoke/CO detectors.

Members would like to have this posted on the website and also on facebook.

Park's Rules and Regulations:

The Recreation Advisory Board has already approved the ordinance as written and the staff wanted the Planning Commission to also see the ordinance before the 1st reading at the Council meeting.

Members had questions about the hours, having food or beverage on the Bean Creek, and Electrical vehicles on the trails. Would like the staff to make a few changes before going to Council.

Site Plan for TSC Project:

City Manager Charles Weir just received the preliminary site plan from TSC and needed to know about the zoning and fence variance.

Representatives from the TSC project will be at the Planning Commission Meeting on August 28th to ask for the zoning to be Highway Commercial and also have a variance on installing a taller fence.

CITY MANAGER'S REPORT:

- Gregory, Cross and North Streets has been completed except for a couple of small items.
- City working on several blight complaints.
- New WWTP Employee hired.
- HPD working with the school for a school resource officer.
- Lift Station upgrades on going.

VISITORS BEFORE COMMISSION:

No Visitors

COMMISSION COMMENTS:

ADJOURNMENT:

Motion by Watson Clark seconded by Sean Williams, to **adjourn the meeting at 7:27 p.m.**

ATTEST: _____

Jeaniene McClellan, City Clerk

CITY OF HUDSON APPLICATION FOR VARIANCE

Site Plan _____
Fee: \$75.00

Application No: 23-02

PLEASE PRINT OR TYPE (Use back of application if more space is needed)

I/We Brian Leibrandt of CBE LLC, hereby requests a Variance.

Property Owner: Will be Tractor Supply Co. of Michigan, LLC

Telephone Number: (231) 955-0286

Address of Property Involved: 458 Cross Street, Hudson, MI 49247

Legal Description: See site plan set

I/We are requesting a Variance for the following reason(s):

Tractor Supply requires a 16 ft tall fence around the Fenced Outdoor Display area that is along the side of the building. This fence height is required for security purposes, but it also ties in well with the building and garden center.

Dated: September 8, 2023


Applicant Signature

(Do Not Write Below This Line)
FOR CITY OFFICE USE ONLY

At the meeting of the Planning Commission held on _____, the above described Variance was considered and it was recommended that the Council:

Grant Deny Other: _____

For the following reasons: _____

At the meeting of the Council held on _____, the above described Variance was:

Granted Denied Other: _____

For the following reasons: _____

Copy to: Applicant
 City Clerk
 Building Inspector

CITY OF HUDSON APPLICATION TO REZONE

Site Plan _____
Fee: \$200.00

Application No: 23-01

PLEASE PRINT OR TYPE (Use back of application if more space is needed)

I/We _____ of CBE LLC, hereby
file this application with the City Clerk's office to:

A. () AMEND THE TEXT OF THE ZONING ORDINANCE
Proposed amendment will alter Article _____ Section _____ to read as follows: _____

B. (X) AMEND THE MAP OF ZONING ORDINANCE BY RE-ZONING THE PROPERTY
DESCRIBED BELOW TO ANOTHER CLASSIFICATION
From: Office Zoning District To: Highway Service Commercial
Zoning District Zoning District

Address of Property Involved: 458 Cross Street, Hudson, MI 49247

Legal Description: See Site Plan Set

I/We are requesting a change in zoning for the following reason(s):
Requesting rezone to allow for a proposed Tractor Supply Company retail store, consisting of an
approximate 21,930 sf building, outdoor display/sales areas, and relevant parking and drives.

*Submit a map, drawn to scale, in sufficient detail to adequately describe the proposed changes in zoning
district boundaries.*

Dated: September 8, 2013


Applicant Signature

(Do Not Write Below This Line)
FOR CITY OFFICE USE ONLY

At the meeting of the Planning Commission held on _____, the above described Variance
was considered and it was recommended that the Council:

() Grant () Deny () Other: _____
For the following reasons: _____

At the meeting of the Council held on _____, the above described Variance was:

() Granted () Denied () Other: _____
For the following reasons: _____

Copy to: Applicant
City Clerk
Building Inspector



application for

APPROVAL OF SITE PLAN

Application date: September 8, 2023

APPLICANT IDENTIFICATION

Applicant name: CBE LLC telephone: 231-955-0286
address: 221 W Webster Ave, Suite 507, Muskegon, MI 49440

Owner's name: Tractor Supply Co. of Michigan, LLC telephone: _____
address: 5401 Virginia Way, Brentwood, TN 37027

Plan Designer's name: Nederveld, Inc. Atten: Steve Witte telephone: (616) 29205953
address: 217 Grandville Avenue, SW; Suite 302; Grand Rapids, MI 49503

PROPOSED SITE PLAN REVIEW

PRELIMINARY FINAL COMBINED*

*At the discretion and risk of applicant, the PRELIMINARY and FINAL site plans may be COMBINED in application for approval. In such a situation the Planning Commission may waive the portion of the review process concerning preliminary site plan application and review. However, the Planning Commission has the authority to require a PRELIMINARY site plan separate from the FINAL site plan where the complexity and/or scale of the site for the proposed development so warrant. Also, PRELIMINARY and FINAL site plans cannot be combined for a development consisting of two or more phases.

A copy of the City of Hudson's code pertaining to site plan review is included with this application.

A site plan review also requires an application of zoning compliance. The fee for zoning approval is included in the site plan review fee.

PLEASE NOTE: *Engineering, Legal and Planning Consultant Costs will be extra, if incurred.*

APPLICANT'S STATEMENT

I hereby state that the information I have provided in this application is true and correct to the best of my knowledge. I also acknowledge that I have received a copy of the Certificate of Zoning Compliance and a copy of the City of Hudson's code pertaining to site plan review with this application. By signing this application, I grant permission to city personnel to enter upon property as described for review purposes.

Applicant's signature: 

date: 9/8/23

for Hudson City Office Use Only

FEE SCHEDULE

PRELIMINARY \$ 200.00 FINAL \$ 250.00 COMBINED \$ 450.00

date paid: 9-12-2023 received by: Jeanine McLellan

- Application and Drawings received
- Zoning Compliance application received
- Engineering Consultant opinion received
- Hudson DPW / WWTP opinion received
- Hudson Fire Chief opinion received
- Other:

COMMENTS

Initial Review of Planning Commission: date: _____

FINDINGS & RECOMMENDATIONS TO HUDSON CITY COUNCIL

Final Review of Planning Commission: APPROVED DENIED date: _____

FINDINGS

Initial Review of Hudson City Council: date: _____

Final Review of Hudson City Council: APPROVED DENIED date: _____

FINDINGS

- Notification Sent to:
- Owner date: _____
 - City Council Files date: _____
 - Building Inspector date: _____
 - Planning Commission date: _____

CITY OF HUDSON APPLICATION FOR Conditional Use Permit

PAID

Site Plan _____

Application No: 23-01

SEP 22 2023

Fee: \$75.00

City of Hudson

CK#4029

PLEASE PRINT OR TYPE (Use back of application if more space is needed)

I/We Kari Hickman of 800 N. Maple Grove Ave. hereby requests a Variance.

Property Owner: Kari & Kevin Hickman

Telephone Number: 517-403-3890

Address of Property Involved: 788 N. Maple Grove Ave. Hudson

Legal Description: E. 240 Ft. of Lot 19 Assessors Plat No. 5

I/We are requesting a Variance for the following reason(s): to open Hometown Vintage & Decor. This will provide a new shopping experience for our hometown and surrounding areas.

Dated: 9-21-23

Kari Hickman
Applicant Signature

(Do Not Write Below This Line)
FOR CITY OFFICE USE ONLY

At the meeting of the Planning Commission held on _____, the above described Variance was considered and it was recommended that the Council:

Grant Deny Other: _____

For the following reasons: _____

At the meeting of the Council held on _____, the above described Variance was:

Granted Denied Other: _____

For the following reasons: _____

Copy to: Applicant
 City Clerk
 Building Inspector

Hometown Vintage & Decor BUSINESS PLAN

Prepared by:

Kari Hickman

788 N Maple Grove Ave
Hudson, Michigan 49247
5174033890
Hometownvintage788@gmail.com

RECEIVED
SEP 20 2023
City of Hudson

I. EXECUTIVE SUMMARY

Hometown Vintage & Decor (referred to from hereon in as the "Company") is intended to be established as a Sole Proprietorship at 788 N Maple Grove Ave, Hudson, Michigan 49247 with the expectation of rapid expansion in the vintage, antique and repurposed retail industry.

Business Description

The Company shall be formed as Sole Proprietorship under Michigan state laws and headed by Kari Hickman.

I have been creating and procuring vintage and handmade decor and furniture for over 20 years. I have business experience with two consignment boutique spaces in other small communities nearby. This is my passion, and I love providing people with unique and quality merchandise.

Having my business in a home is intentional. The displays will be set up much like a home. The kitchen, dining items will be displayed on vintage or antique pieces and everything will be for sale. The wall décor and repurposed furniture will also be for sale. A few main pieces and shelving will remain as display pieces, but most items will be for sale.

Store Hours will be: Thursday 10 - 5
Friday 10 - 5
Saturday 10 - 2
In the future, possibly by appointment also

Business Mission

Hometown Vintage & Decor's mission is to provide our small community and surrounding areas with a new opportunity for purchasing home décor, vintage and handmade items.

Product

The Company's primary product will be Home Décor, Vintage, Antique and Repurposed Items: Many items I have for sale include repurposed furniture, handmade crafts/decor items and vintage items for use in home decor.

The store will stock:

Kitchenware:

Pot holders, dish cloths, tea towels, aprons, table runners

Natural Items:

Goats' milk soap and lotions, candles, rugs, throws, pillows

Vintage, Antique and Repurposed items:

Lamps, shelves, trays, wall décor

Seasonal and Gift Items

Eventually we will stock some baby gift items and unique toys.

II. BUSINESS SUMMARY

Industry Overview

In the United States, the vintage, antique and repurposed retail industry presently makes thousands of dollars in sales.

Farmhouse decor is a current market trend, as is vintage and handmade decor. Antiquities and antique repurposed furniture are also very popular current trends in this market.

Research shows that consumers in this industry primarily focus on the following factors when making purchasing decisions:

Customers will make decisions to shop our business due to location, price and quality. We have a unique opportunity to offer people something that is not normally found in this area, i.e. rustic and vintage home décor, seasonal gift items and refinished furniture.

Business Goals and Objectives

Short Term:

Our short term goal is to get the shop open for the spring season decorating.

Long Term:

Our long term goals include: To create a client base that brings people back again and again looking for unique and quality items. Also to have clients that use us for decorating tips and tricks as well as having Hometown Vintage & Decor do their shopping.

Legal Issues

The Company affirms that its promoters have acquired all legally required trademarks and patents.

III. MARKETING SUMMARY

Target Markets

The Company's major target markets are as follows:

Our target market for this business is the homeowner, interior designer, new home purchaser or others that are looking for unique and affordable home decor to fit into a certain genre, such as rustic or vintage.

The estimated number of potential clients within the Company's geographic scope is 3,000.

Promotional Strategy

The Company will promote sales using the following methods:

We have a comprehensive marketing and promotion plan which includes, direct mail, online and social media marketing and print advertisement in other areas as well as other businesses of like products.

Services

First-rate service is intended to be the focus of the Company and a cornerstone of the brand's success. All clients will receive conscientious, one-on-one, timely service in all capacities, be they transactions, conflicts or complaints. This is expected to create a loyal brand following and return business.

IV. FINANCIAL PLAN

12-Month Profit and Loss Projection

Monthly expense for overhead (projected):	\$450.00
Revenue and sales for first year of business (projected):	\$7,100.00
Gross profit for first year of business (projected):	\$3,050.00

