

**PLANNING COMMISSION
121 N CHURCH STREET, HUDSON, MI
REGULAR MEETING
September 28, 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 July 27, 2026
- V. PUBLIC COMMENTS:**
- VI. NEW BUSINESS:**
 - A. Introduction: New members
 - B. Update on City Own Property lots
 - C. Discuss: Grants
 - D. Survey for Businesses
- VII. 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
REGULAR MEETING
July 27, 2026 at 6:30 pm**

The Regular Meeting was called to order by Commissioner Rob Hall at 6:30 p.m.

ROLL CALL: PRESENT: Rob Hall, Devin Sandahl, Steve Kope and Sean Williams

ABSENT: None

OTHERS: Sierra Sandahl, City Manager Jeremiah Davies and City Clerk Jeaniene McClellan

ORDERS OF THE DAY:

Setting the agenda:

Motion by Devin Sandahl, seconded by Steve Kope to **add under New Business Item D – discussion on Sharepoint.** CARRIED by voice vote.

Minutes dated March 23, 2026:

Motion by Devin Sandahl, seconded by Sean Williams to **approve the minutes dated April 27, 2026 and place on file.** CARRIED by voice vote.

Public Comment:

No Public Comment was received.

NEW BUSINESS:

Introduction: New Member:

Steve Kope is the newest member of the Planning Commission.

Discussion: Grants:

Devin had a list of grants that he found that could help the City from Museum/Library grants to architectural designs to help with the low income through the DHHS in fixing up the properties. He also would like to see links on the City's website for the residents to do their own filing.

City Manager Jeremiah Davies has been in contact with Lisa Hewitt-Cruz from Lenawee County in helping the City with a variety of grants. At the next meeting he will ask Lisa to come and talk with the Commissioners.

Lot Sizes and Small/Tiny Homes:

The commissioners are open to a contactor to come to a meeting to present a proposal. They would like to see a community of small homes instead of spot building. They would consider a rezoning for this purpose if anyone would come to them with a design. At this time, the City only allows a minimum of 1,000 square feet homes.

Sharepoint:

Devin would like to use the Sharepoint to send along the different grant ideas. The clerk warned all the commissioners that the group can not use a platform to deliberate or vote on decisions because that would be a violation of the Open Meetings Act.

COMMISSION COMMENTS:

Commissioner Comments were heard

ADJOURNMENT:

Adjourn the meeting at 7:39 p.m.

ATTEST: _____

Jeaniene McClellan, City Clerk

Hudson Michigan Current Grant Opportunities

This list identifies practical opportunities for the City of Hudson, a downtown development authority, nonprofit partners, schools, and qualifying local projects. It focuses on downtown revitalization, infrastructure, economic development, historic preservation, youth, and community facilities.

Time-sensitive opportunities

- October 1 2026 National Trust Preservation Funds and Lenawee Community Foundation Youth Grants
- November 30 2026 Walmart Spark Good Local Grants Cycle 3
- Rolling Public Spaces Community Places, EGLE brownfields, USDA facilities and utilities, and EDA economic development

Current opportunities

Program	Status	Possible lead	Best Hudson use	Funding
Public Spaces Community Places	Rolling	City, DDA or nonprofit	Downtown plaza, alley, pocket park, market, trailhead	\$5k–\$75k match
EGLE Brownfield Grants and Loans	Year-round	City, BRA or public body	Assessment, cleanup, demolition, asbestos or lead	Up to \$1M grant + \$1M loan
USDA Community Facilities	Year-round	City or nonprofit	Public safety, library, community center, vehicles	Grant often blended with loan
USDA Water and Waste Disposal	Year-round	City or nonprofit utility	Water, sewer, stormwater and solid waste	Loan and need-based grant
EDA Public Works and EAA	Rolling	City, region or nonprofit	Job-creating infrastructure, sites and workforce facilities	Project-specific federal award
National Trust Preservation Funds	Due Oct 1	City or nonprofit	Historic planning, feasibility, reports and education	\$2.5k–\$5k
Lenawee Youth Grants	Due Oct 1	Nonprofit or youth group	Youth leadership, service, arts and recreation	Up to \$2.5k
Walmart Spark Good Local Grants	Due Nov 30	City, school or nonprofit	Small equipment, events, cleanup and food access	\$250–\$5k

Detailed current opportunities

1 Public Spaces Community Places

OPEN Rolling intake		Official program page
Possible lead A local unit of government, downtown development authority, or nonprofit, depending on project structure.	Funding A 1 to 1 crowdfunding match. Minimum total project is \$10,000. Standard MEDC match is up to \$50,000; qualifying universal-design new-space projects may receive up to \$75,000.	
Strong Hudson uses A downtown plaza, pocket park, activated alley, farmers market or community kitchen, bike path or trailhead, public Wi-Fi, or public-space accessibility improvements.	Important conditions The project must benefit a public place in a traditional downtown or community setting and run a public crowdfunding campaign through Patronicity.	

2 EGLE Brownfield Grants and Loans

OPEN Applications accepted year-round		Official program page
Possible lead The City of Hudson, Lenawee County Brownfield Redevelopment Authority, an economic development corporation, or another eligible public body.	Funding Up to \$1 million in grant support and \$1 million in loan support per project; higher amounts can be considered for projects with significant public benefit.	
Strong Hudson uses Environmental assessments, baseline environmental assessments, due-care work, cleanup, demolition, and lead, mold, or asbestos abatement tied to redevelopment.	Important conditions A site must have known or suspected contamination and a defined redevelopment or economic benefit. A grant cannot benefit a party responsible for the contamination.	

3 USDA Community Facilities Direct Loan and Grant

OPEN Year-round processing		Official program page
Possible lead Public bodies, community-based nonprofit organizations, and federally recognized tribes serving rural areas with 20,000 people or fewer.	Funding Direct loans, grants, or combinations. Grant share generally ranges from 15 to 75 percent based on population, median household income, funding availability, and inability to finance conventionally.	
Strong Hudson uses A city hall or public works facility, fire or police station, emergency vehicle, library or museum, childcare or community center, food pantry, or community kitchen.	Important conditions Hudson qualifies by community size, but USDA will confirm service area, financial feasibility, credit availability, and the essential public-service purpose.	

4 USDA Water and Waste Disposal Loan and Grant

OPEN Year-round processing		Official program page
Possible lead Most local governments, nonprofit utilities, and federally recognized tribes serving rural communities with 10,000 people or fewer.	Funding Long-term low-interest loans with grant assistance when needed to keep user costs reasonable and when funds are available.	
Strong Hudson uses Drinking-water systems, sanitary sewer, stormwater, solid-waste facilities, and related planning, design, and construction.	Important conditions Hudson qualifies by population size, subject to address eligibility, project need, financial capacity, and USDA underwriting. A pre-application discussion is strongly recommended.	

5 EDA Public Works and Economic Adjustment Assistance

OPEN No fixed deadline		Official program page
Possible lead Eligible local governments, regional development organizations, institutions of higher education, and qualifying nonprofits.	Funding Competitive federal awards with project-specific cost sharing. Funding remains available until the notice is replaced, cancelled, or funds are exhausted.	
Strong Hudson uses Industrial or business-site infrastructure, utility and road extensions, site readiness, workforce facilities, planning, and projects tied to durable job creation or private investment.	Important conditions The project must meet EDA economic-distress requirements and align with a regional economic strategy. Hudson should pursue this with Lenawee Now or another regional partner.	

6 National Trust Preservation Funds

OPEN Due October 1 2026		Official program page
Possible lead Public agencies, 501(c)(3) organizations, and other qualifying nonprofits. Michigan is included in the October 2026 round.	Funding \$2,500 to \$5,000 for planning and education. A 1 to 1 match is encouraged. Selected grantees must be eligible National Trust members; membership may be obtained after selection.	
Strong Hudson uses An adaptive-reuse feasibility study, historic structure report, design guidelines, preservation consultant, community forum, or educational program for a historic downtown resource.	Important conditions Construction and physical rehabilitation are not eligible under the standard fund. A rolling emergency or intervention inquiry may be available for an immediate, unanticipated threat.	

7 Lenawee Community Foundation Youth Grants

OPEN Due October 1 2026

[Official program page](#)

Possible lead A nonprofit, qualifying charitable organization, or youth group whose project directly benefits Lenawee County residents.

Funding Awards of up to \$2,500. The application window opens September 1 and closes October 1 each year.

Strong Hudson uses Youth leadership, service projects, community responsibility, recreation, arts, downtown programming, or youth-designed improvements.

Important conditions A municipal project should be structured with an eligible nonprofit or youth-group partner. The proposal should clearly show youth participation and local benefit.

8 Walmart Spark Good Local Grants

OPEN Cycle 3 closes November 30 2026

[Official program page](#)

Possible lead Eligible 501(c)(3) organizations, government entities including municipalities, K–12 schools and colleges, and faith organizations applying for community-benefit work.

Funding \$250 to \$5,000 through a participating Walmart or Sam's Club facility. Organizations may apply to multiple facilities when eligible.

Strong Hudson uses Small equipment, youth or community events, neighborhood cleanup, food access, public programming, or a discrete amenity with a clear local benefit.

Important conditions The applicant must serve the same area as the requested facility, maintain a Spark Good account, and complete Deed verification. Portal eligibility for a nearby facility must be confirmed.

Recommended action sequence

*

Compose a List Within 30 days, compile a list of few focused improvements for each of the following areas of the City: Downtown Business District; Industrial Park; Historic sites; City Infrastructure; Community Facilities; Brownfields

*

Choose an Action Within 60 days, decide which item(s) on the list are of utmost importance

*

Find Funding Within 90 days, present a list of grants or other funding options that support action items

*

Choose Funding Within 120 days, decide the funding avenues that will be pursued

*

Build a calendar Within 150 days, create a calendar that articulates funding deadlines that may be of interest to the City in the future and an annual schedule for Planning/Zoning Board to repeat the above process.

Upcoming funding rounds

These programs are not open on the verification date, but they are credible near-term prospects worth preparing for.

Program	Next timing	Potential Hudson use	Preparation note
Michigan Humanities Gathering Grants	Opens Nov 2 2026	Walking tour, local-history exhibit, film discussion or lecture series	Identify a nonprofit lead and assemble the required 1 to 1 cash or in-kind match. Awards up to \$2,500.
MEDC Match on Main	Current round closed	Reimbursement for a selected new or expanding downtown business	Prepare business scopes and budgets for the next round. Awards up to \$25,000 through a local applicant organization.
MSHDA MI Neighborhood CDBG	Next round to be announced	Housing rehabilitation and neighborhood housing infrastructure	Round 4 letter of intent closed March 4 2026. Monitor regional funds and preserve income-eligibility documentation.
Michigan DNR Recreation Grants	Expected Apr 1 2027	Parks, trails, land acquisition and recreation development	Confirm an approved five-year recreation plan by Feb 1 2027 for MNRTF or LWCF. Match is normally required.
USDA Rural Business Development Grants	Next annual round	Feasibility work, incubator, training, site infrastructure or economic planning	The 2026 round closed June 30. Develop a rural-business outcome and partner commitments before the next notice.
SHPO Certified Local Government Grants	Next round anticipated fall 2026	Historic surveys, planning, nominations and preservation projects	Hudson was not on the posted March 2024 CLG list. Long-term access requires Certified Local Government status.

Official sources

Links below were used to verify program status, applicant eligibility, funding, and timing on September 24 2026.

- [MEDC Public Spaces Community Places](#) — program overview
- [MEDC Public Spaces Community Places process](#) — application and crowdfunding process
- [EGLE Brownfield Grants and Loans](#) — state program page
- [Lenawee Now incentives and brownfields](#) — local economic development and brownfield routing
- [USDA Community Facilities Direct Loan and Grant](#) — federal program page
- [USDA Water and Waste Disposal Loan and Grant](#) — federal program page
- [EDA Public Works and Economic Adjustment Assistance](#) — current federal notice
- [National Trust Preservation Funds](#) — preservation grant timing and eligibility
- [Lenawee Community Foundation grant applications](#) — local youth grant window
- [Walmart Spark Good Local Grant guidelines](#) — cycle dates and eligibility
- [Michigan Humanities Gathering Grants](#) — upcoming round
- [MEDC Match on Main](#) — small-business program overview
- [MSHDA MI Neighborhood CDBG](#) — housing and neighborhood program
- [Michigan DNR recreation grants](#) — state recreation grant overview
- [USDA Rural Business Development Grants](#) — rural business program
- [Michigan SHPO Certified Local Government grants](#) — preservation program for certified communities

Eligibility note

- The Science Discovery on Main Street grant was screened out because eligibility requires an accredited or affiliate Main Street America community, and Hudson was not listed in Michigan's 2026 Main Street network.
- Before committing match funds or consultant costs, obtain written confirmation of applicant and project eligibility from the relevant program officer.

Small Business and Downtown Community Survey

How the City can strengthen local businesses, attract customers, and improve the community

Purpose The City is seeking candid input from local business owners and managers. Your responses will help identify practical priorities for business support, customer traffic, community improvements, and the downtown historic area. The survey should take about 10–12 minutes.

Confidentiality Unless you choose to provide contact information, responses may be submitted anonymously. Results should be reported in summary form. Please answer based on your business experience.

1 About Your Business

These questions help the City understand whether needs differ by business type, location, and stage.

1. What best describes your business?

Select one

- | | |
|---|---|
| ☐ Retail | ☐ Restaurant or food service |
| ☐ Professional service | ☐ Personal service |
| ☐ Hospitality or tourism | ☐ Construction or trades |
| ☐ Manufacturing | ☐ Nonprofit |
| ☐ Other: _____ | |

2. Where is your primary business location?

Select one

- | | |
|---|---|
| ☐ Downtown historic area | ☐ Elsewhere within city limits |
| ☐ Outside city limits but serves the community | ☐ Home based |
| ☐ Other: _____ | |

3. How long has your business operated in this community?

Select one

- | | | |
|---|---|-------------------------------------|
| ☐ Less than 1 year | ☐ 1–3 years | ☐ 4–10 years |
| ☐ 11–20 years | ☐ More than 20 years | |

4. Approximately how many people does your business employ, including owners?

Select one

- | | | |
|--------------------------------|-------------------------------------|-------------------------------|
| ☐ 1 | ☐ 2–5 | ☐ 6–10 |
| ☐ 11–25 | ☐ 26 or more | |

5. Who are your primary customers?

Select all that apply

- | | |
|---|--|
| ☐ Local residents | ☐ Residents from nearby communities |
| ☐ Visitors or tourists | ☐ Other businesses |
| ☐ Online customers | ☐ Other: _____ |

2 Current Business Climate

6. Overall, how would you describe the current health of your business?

Select one

- | | |
|---|---|
| ☐ Strong and growing | ☐ Stable |
| ☐ Struggling somewhat | ☐ Struggling significantly |
| ☐ Prefer not to answer | |

7. Compared with three years ago, customer traffic is:

Select one

- | | |
|---|--|
| ☐ Much higher | ☐ Somewhat higher |
| ☐ About the same | ☐ Somewhat lower |
| ☐ Much lower | ☐ Business is less than 3 years old |

8. Which challenges are most significant for your business?

Select up to three

- | | |
|---|---|
| ☐ Not enough customer traffic | ☐ Workforce recruitment or retention |
| ☐ Operating costs | ☐ Access to financing |
| ☐ Affordable or suitable space | ☐ Parking |
| ☐ Road access or signage | ☐ Internet or utilities |
| ☐ Permits or regulations | ☐ Building maintenance |
| ☐ Marketing | ☐ Seasonal demand |
| ☐ Public safety | ☐ Other: _____ |

9. How would you rate the following conditions for doing business in town?

Rate each condition: 1 Very poor 2 Poor 3 Fair 4 Good 5 Excellent

Condition	1	2	3	4	5
Overall business climate	☐	☐	☐	☐	☐

Condition	1	2	3	4	5
Communication from the City	☐	☐	☐	☐	☐
Ease of permits and approvals	☐	☐	☐	☐	☐
Condition of streets and sidewalks	☐	☐	☐	☐	☐
Parking availability and convenience	☐	☐	☐	☐	☐
Public safety and cleanliness	☐	☐	☐	☐	☐
Internet and utility reliability	☐	☐	☐	☐	☐
Coordination among local businesses	☐	☐	☐	☐	☐

3 How the City Can Help Local Businesses

10. Which City actions would be most helpful?

Select up to five

- | | |
|--|--|
| ☐ One clear City contact for businesses | ☐ Faster and clearer permits |
| ☐ Small grants or facade assistance | ☐ Low interest loan connections |
| ☐ Business workshops or mentoring | ☐ Workforce and job fair partnerships |
| ☐ Joint advertising and promotion | ☐ Improved wayfinding and business signs |
| ☐ More events and festivals | ☐ Improved streets, sidewalks, lighting, or landscaping |
| ☐ Parking improvements | ☐ Public Wi-Fi or broadband support |
| ☐ Help using vacant storefronts | ☐ Other: _____ |

11. What is one City process, rule, fee, or service that should be improved first?

12. What type of information would you like the City to communicate more consistently?

Select all that apply

- | | |
|--|--|
| ☐ Projects and road closures | ☐ Events and promotions |
| ☐ Grants and financing | ☐ Permits and regulations |
| ☐ Training and technical assistance | ☐ Public safety updates |
| ☐ Available properties | ☐ Other: _____ |

13. How would you prefer to receive business information?

Select all that apply

- | | | |
|---|--|--|
| ☐ Email newsletter | ☐ Text alerts | ☐ City website |
| ☐ Social media | ☐ Quarterly meeting | ☐ One on one outreach |
| ☐ Other: _____ | | |

4 Bringing More People Into Town

14. Which efforts would be most effective at bringing people into town and encouraging them to spend locally?

Select up to five

- | | |
|--|--|
| ☐ Seasonal festivals | ☐ Farmers or makers markets |
| ☐ Live music or arts events | ☐ Family activities |
| ☐ Sports or recreation events | ☐ Historic tours and interpretation |
| ☐ Coordinated shopping or dining promotions | ☐ Regional advertising |
| ☐ Visitor maps and online guides | ☐ Better highway or gateway signage |
| ☐ Extended evening or weekend hours | ☐ More lodging |
| ☐ Public gathering space | ☐ Other: _____ |

15. When would additional customer traffic help your business most?

Select all that apply

- | | |
|---|---|
| ☐ Weekday mornings | ☐ Weekday afternoons |
| ☐ Weekday evenings | ☐ Weekend mornings |
| ☐ Weekend afternoons | ☐ Weekend evenings |
| ☐ Specific season: _____ | |

16. Would your business participate in coordinated promotions or events?

Select one

- | | |
|------------------------------|--|
| ☐ Yes | ☐ Maybe, depending on cost and time |
| ☐ No | ☐ Already participates |

17. What would make coordinated promotions or events easier for your business to join?

18. What type of business, service, attraction, or amenity is missing from town?

5 Town and Downtown Historic Area

19. How important are the following improvements?

Rate importance: 1 Not important 2 Slightly 3 Moderately 4 Very 5 Extremely

Improvement	1	2	3	4	5
Repairing sidewalks and improving accessibility	☐	☐	☐	☐	☐
Improving street lighting	☐	☐	☐	☐	☐
Adding landscaping, trees, and seasonal plantings	☐	☐	☐	☐	☐
Improving storefronts and building facades	☐	☐	☐	☐	☐
Preserving historic buildings and character	☐	☐	☐	☐	☐
Filling vacant storefronts	☐	☐	☐	☐	☐
Improving parking and directional signs	☐	☐	☐	☐	☐
Adding benches, gathering areas, and public restrooms	☐	☐	☐	☐	☐
Improving cleanliness and property maintenance	☐	☐	☐	☐	☐
Adding public art, murals, or historic displays	☐	☐	☐	☐	☐

20. What should the downtown historic area be best known for?

Select one

- | | |
|---|--|
| ☐ Shopping | ☐ Dining and nightlife |
| ☐ History and architecture | ☐ Arts and culture |
| ☐ Events and entertainment | ☐ Professional services |
| ☐ A balanced mix | ☐ Other: _____ |

21. Which approach best reflects your view of historic preservation?

Select one

- | | |
|---|---|
| ☐ Strongly protect historic character | ☐ Protect key features while allowing flexible reuse |
| ☐ Prioritize business use and investment over preservation rules | ☐ Unsure or need more information |

22. Are there specific streets, buildings, public spaces, or problem areas the City should address first?

6 Priorities and Partnership

23. If the City could accomplish only three things in the next two years, what should they be?

24. What can local businesses do together—with or without City support—to strengthen the community?

25. Would you be willing to serve on a business advisory group or attend a follow-up discussion?

Select one

☐ Yes

☐ Maybe

☐ No

26. Is there anything else the City should understand about operating a business here?

Optional Contact Information

Please leave this section blank if you prefer an anonymous response.

Business name: _____

Contact name: _____

Email or phone: _____

Additional Comments

Please share any other ideas or comments about local businesses, the town, or the downtown historic area.

**Please return completed form to Hudson City Offices OR Email to: clerk@ci.hudson.mi.us
OR Call: Devin Sandahl (517) 515-9813 to arrange pickup**