

**PLANNING COMMISSION
121 N CHURCH STREET, HUDSON, MI
REGULAR MEETING
July 27, 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 April 27, 2026
- V. PUBLIC COMMENTS:**
- VI. NEW BUSINESS:**
 - A. Introduction: New member
 - B. Discussion: Grants
 - C. Discussion: Lot Sizes and Small/Tiny Homes
- 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
PUBLIC HEARING
April 27, 2026 at 6:30 pm**

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

ROLL CALL: PRESENT: Jack Donaldson, Rob Hall, Devin Sandahl, Brad VandeZande and Sean Williams

ABSENT: None

OTHERS: Ryan Isenhower, Braxton Southwell, Mike Mills, Sierra Sandahl, City Manager Jeremiah Davies and City Clerk Jeaniene McClellan

ORDERS OF THE DAY:

A. Rezoning Application – Lot 144 of the First Addition Assessor's Plat No. 3

No Comments received

Adjourn Sine Die

**PLANNING COMMISSION
121 N. CHURCH STREET – HUDSON MI
REGULAR MEETING
April 27, 2026 immediately after the Public Hearing**

The Regular Meeting was called to order by Chairperson Brad VandeZande at 6:31 p.m.

ROLL CALL: PRESENT: Jack Donaldson, Rob Hall, Devin Sandahl, Brad VandeZande and Sean Williams

ABSENT: None

OTHERS: Ryan Isenhower, Braxton Southwell, Mike Mills, Sierra Sandahl, City Manager Jeremiah Davies and City Clerk Jeaniene McClellan

ORDERS OF THE DAY:

Setting the agenda:

Motion by Devin Sandahl, seconded by Rob Hall to **add under New Business Item C – discussion on Sharepoint, Businesses – Lenawee Now, Housing Grants, Code Violations.** CARRIED by voice vote.

Minutes dated March 23, 2026:

Motion by Devin Sandahl, seconded by Jack Donaldson to **approve the minutes dated March 23, 2026 and place on file.** CARRIED by voice vote.

Public Comment:

No Public Comment was received.

NEW BUSINESS:

Braxton Southwell – discussion Downtown living quarters:

Braxton Southwell attended the meeting to see if he has a commercial look in the front of the building but allow living quarters in the back of the building. He also brought drawings of his ideas to show the commissioners.

Section 19-65

Permitted principal uses. The following uses are permitted in the general commercial district. Any use not expressly permitted is prohibited.

- a. All permitted principal uses in the office district subject to the terms and conditions provided therein, except that one, two and multiple-family dwelling units within an existing commercial building located on either side of Main Street between and including 124 W. Main and 327 W. Main Street or located on either side of Church Street between 126 S. Church St. and 115 N Church, or on either side of Market Street between and including 114 N Market Street and 118 S Market Street are subject to the following conditions:
 1. Dwelling units shall not be located below the second floor.

No motion was made but the commissioners all stated that first floor living is not allowed in the DDA district.

Rezoning Vacant Lot – East of 400 E Main Street:

The owners of 432 E Main Street gave the vacant lot west of the Garrison Drian to the owners of 400 E Main Street. The lot 145 is zoned Industrial and now the owners of 400 E Main Street has joined the parcels 146 and 145 together and will be building a house on the lot. We are asking to rezone the lot 145 to residential.

Motion by Rob Hall, seconded by Sean Williams to **approve to rezone the lot 145 in the First Addition to Assessor's Plat No 3 from Industrial to Residential.** CARRIED by voice vote.

Sharepoint:

When a member is added to a group setting emails by the City Clerk, the member receives a sharepoint invitation. Pictures and documents can be share with the group but at this point in time, no one has done that.

Bringing Businesses into the City:

Lenawee Now has been helping the City to show the businesses our Industrial Park and trying to get someone to invest here.

Housing Grants:

There are grants out there to help with Housing and fixing up homes. Lenawee County is starting a grant to help with that and as soon as it becomes available Jeremiah will let the commissioners know. Also he will have more information at the next meeting on Lenawee Now and the MEDC.

Code Violations:

One problem we have in the City is the owners are not keeping up with their properties. Code enforcement will be one of the top priorities to get the owners to clean up or they will be a citation.

COMMISSION COMMENTS:

Commissioner Comments were heard

ADJOURNMENT:

Adjourn the meeting at 7:41 p.m.

ATTEST:

Jeaniene McClellan, City Clerk