

**PLANNING COMMISSION
121 N CHURCH STREET, HUDSON, MI
PUBLIC HEARING
April 27, 2026 at 6:30 pm**

AGENDA

- I. **CALL TO ORDER:**
- II. **ROLL CALL:**
- III. **ORDERS OF THE DAY:**
 - A. **Rezoning Application – Lot 144 of the First Addition Assessor’s Plat No. 3**
- IV. **ADJOURN SINE DIE:**

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

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 March 23, 2026
- V. **PUBLIC COMMENTS:**
- VI. **NEW BUSINESS:**
 - A. Braxton Southwell – discussion Downtown living quarters
 - B. Rezoning Vacant Lot – East of 400 E Main Street
- VII. **COMMISSION COMMENTS:**
- IX. **ADJOURNMENT:**

**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
March 23, 2026 at 6:30 pm**

The Regular Meeting was called to order by Chairperson Brad VandeZande at 6:36 p.m.

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

ABSENT: Rob Hall

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

ORDERS OF THE DAY:

Excuse Absent Members:

Motion by Sean Williams, seconded by Jack Donaldson to **approve Rob Hall from the meeting.**
CARRIED by voice vote.

Minutes dated December 22, 2025:

Motion by Sean Williams, seconded by Devin Sandahl to **approve the minutes dated December 22, 2025 with corrections and place on file.** CARRIED by voice vote.

Public Comment:

No Public Comment was received.

NEW BUSINESS:

Capital Improvement Plan 2026-2031:

The attached Capital Improvement Plan has been revised to reflect the City’s current financial capacity and a more realistic, implementation-focused approach. The first year of the plan includes only those projects that are funded and expected to be completed, including the annual street program supported by Act 51 funding, completion of the dump truck equipment purchase, and the previously authorized boiler replacement funded through bond proceeds. Due to limited discretionary revenue, capital activity beyond street improvements is minimal, and most projects in the out-years are identified for planning purposes only and are dependent on grant fund, financing, or future budget capacity. This approach ensures the Capital Improvement Plan remains a practical and transparent planning tool rather than a list of unfunded projects.

Plan Year 2026-2027:

Department	Project	Estimated Cost	Useful Life (Years)	Primary Funding Source
DPW	Dump Truck Outfit (Phase 2)	\$110,000	10-15	Motor Vehicle Fund
Facilities	Boiler Replacement	\$250,000	20+	2025 CIP Bond Proceeds

Streets	Major & Local Streets Improvements	\$300,000	10-15	Major & Local Streets Fund
DPW	Lead Service Line Replacement (Ongoing Program)	\$40,000	50	Utility Fund / Grants
Sewer	Maple Grove Sewer	TBD	---	TBD (Grant/Future Financing)

Total Fiscal Year 2026-2027: \$700,000⁺

Plan Year 2027-2028:

Department	Project	Estimated Cost	Useful Life (Years)	Primary Funding Source
Streets	Major & Local Street Improvements	\$300,000	10-15	Major & Local Street Fund
DPW	Water Meter Replacement	\$15,000	10	Utility Fund
DPW	Hydrant Replacement	\$15,000	25-50	Utility Fund
DPW	Lead Service Line Replacement (Ongoing Program)	\$40,000 ⁺	50	Utility Fund / Grants
ALS	Ambulance Replacement	\$200,000	8-10	Grant / Financing
Sewer	Maple Grove Sewer	TBD	---	TBD

Total Fiscal Year 2027-2028: \$570,000⁺

Plan Year 2028-2029:

Department	Project	Estimated Cost	Useful Life (Years)	Primary Funding Source
Streets	Major & Local Street Improvements	\$300,000	10-15	Major & Local Street Fund
Sidewalks	Sidewalk Program	\$30,000	10-15	General Fund (If Available)
Parks	Park Improvements	\$15,000	10-15	General Fund (If Available)
DPW	Equipment Replacement (Backhoe/Leaf Truck)	\$150,000- \$180,000	10-15	Motor Vehicle Fund/Financing
DPW	Lead Service Line Replacement (Ongoing Program)	\$40,000 ⁺	50	Utility Fund / Grants
Sewer	Maple Grove Sewer	TBD	---	Grant/Financing

Total Fiscal Year 2028-2029: \$565,000⁺

Plan Year 2029-2030:

Department	Project	Estimated Cost	Useful Life	Primary
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			(Years)	Funding Source
Streets	Major & Local Street Improvements	\$300,000	10-15	Major & Local Street Fund
Sidewalks	Sidewalk Program	\$30,000	10-15	General Fund (If Available)
Parks	Park Improvements	\$15,000	10-15	General Fund (If Available)
WWTP	Equipment/System Improvements	\$100,000+	15-25	Utility Fund / Grants
DPW	Lead Service Line Replacement (Ongoing Program)	\$40,000+	50	Utility Fund / Grants
Sewer	Maple Grove Sewer	TBD	---	Grant/Financing

Total Fiscal Year 2029-2030: \$385,000+ (excluding major project funding)

Plan Year 2030-2031:

Department	Project	Estimated Cost	Useful Life (Years)	Primary Funding Source
Streets	Major & Local Street Improvements	\$300,000	10-15	Major & Local Street Fund
Fire	Fire Truck Replacement	\$900,000	20	Financing/Millage/Grant
ALS	Ambulance / Equipment	TBD	8-10	Grant/Financing
DPW	Water System Improvement	TBD	---	Utility Fund/Grants
DPW	Lead Service Line Replacement (Ongoing Program)	\$40,000+	50	Utility Fund / Grants

Total Fiscal Year 2030-2031: TBD

Major Debt Components (for context)

- Wastewater Treatment Plant Bond
 - \$300,000+ annually (largest obligation)
- Capital Improvement Bond (2021)
 - \$97,000 annually
- Fire Truck (2019)
 - \$62,000 annually
- 2017 Ambulance
 - \$28,000 annually
- 2023 Ambulance
 - \$17,000 annually
- Vactor Truck
 - \$28,000 annually

- State Revolving Fund (Water Project)
 - \$15,000 - \$18,000 annually
- 2025 Capital Improvement Bond (new)
 - \$40,000 annually

These ongoing obligations represent a substantial portion of the City's available financial resources and significantly limit the ability to undertake additional capital projects without external funding sources such as grants or new financing.

Motion by Jack Donaldson, seconded by Devin Sandahl to **approve the Capital Improvement Plan for 2026-2031 as presented and forward to Council for their acceptance.** CARRIED by voice vote.

Frontier Permit:

Frontier has pulled permits to install new aerial and underground fiber cables around the city. City Manager Jeremiah Davies has asked the representative from Frontier to come to Council on the meeting of April 17th to let them know what they have planned for the city.

Land Split:

The parcel XH0-315-1440-00 has offered to split the property west of the garrison drain to join the parcel at XH0-315-1460-00. The zoning is presently Industrial and after the split they will ask the planning commission to rezone the additional property to residential.

The commissioners stated that they do not see any problems with the split and rezoning the parcel to residential.

The parcel XH0-305-8106-00 is asking to rebuild his primary home behind the current house due to his disability. He would like to stay in the current house until the new home could be built for his personal needs and then after he moves in, he would demolish the current house.

The commissioners stated they would approve this but they need a timeline and surety bond of some kind to make sure the project stays on time.

COMMISSION COMMENTS:

Commissioner Comments were heard

ADJOURNMENT:


Adjourn the meeting at 8:17 p.m.

ATTEST:

Jeaniène McClellan, City Clerk



AGENDA ITEM
REVIEW FORM

ITEM: Discussion: Downtown Living Quarters on first floor	SUBMITTED BY: Jeremiah Davies City Manager
ACTION REQUESTED: Discussion only	DEPARTMENT: City Office DATE: April 27, 2026
SUMMARY: Braxton Southwell will be attending the meeting on Monday to see if he has commercial look in the front of the building towards the street but has living quarters in the back. He will bring drawings and his ideas to share with the commissioners. Section 19-65 <i>Permitted principal uses.</i> 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 St. between and including 124 W. Main St. and 327 W. Main St. or located on either side of Church St. between 126 S. Church St. and 115 N. Church St., or on either side of Market St. between and including 114 N. Market St. and 118 S. Market St. are subject to the following conditions: 1. Dwelling units shall not be located below the second floor.	
RECOMMENDATION: Discussion only	
SIGNATURE: 	TITLE: City Manager

CITY OF HUDSON
NOTICE OF PUBLIC HEARING
Re-zoning Industrial to Residential

The Hudson Planning Commission will hold a public hearing at 6:30 pm on Monday, April 27, 2026, in the Council Chambers at City Hall, 121 N. Church St, on a parcel at 400 E Main Street. Rezoning the additional empty lot from Industrial to Residential to join with the 400 E Main Street (XH0-315-1460-00). All public comments, oral or written, are welcome at the hearing.

Dated: April 6, 2026
Jeaniene McClellan
Hudson City Clerk
Phone Number (517) 448-8983

