

**PLANNING COMMISSION
121 N. CHURCH STREET – HUDSON MI
PUBLIC HEARING
August 24, 2015**

The public hearing was called to order to by Chairperson Sue Minton at 6:30 p.m.

ROLL CALL: PRESENT: Sue Minton, Watson Clark, Brad VandeZande, Beth Johnston, Jeanne Karr and Jack Donaldson

ABSENT: Donna Klinger, Rob Hall and Pastor Troy Neujahr

OTHERS: Clare and Norma Ransom, Kelly Vanbuskirk, Michelle Fork, Lori Lanzalotti, Roxanne Graves, Michael Bee, Hudson District Librarian Joann Crater and City Clerk Jeaniene McClellan

ORDERS OF THE DAY:

Variance Request – 112 S. Church St. – Conditional Use Permit

Clare and Norma Ransom are the owners of 112 S. Church St. and they are asking to allow them to have the main floor into living quarters. They have been unable to rent to anyone for a store front.

Variance Request – 344 E. Main St. – Conditional Use Permit

The owners of the Foundation House wish to rent the property at 344 E. Main Street and operate a Recovery Living residence for women. Three of the four owners along with 2 residents came to the meeting to answer any questions.

Adjourn Sine Die

**PLANNING COMMISSION
121 N. CHURCH STREET – HUDSON MI
REGULAR MEETING
August 24, 2015**

The regular meeting was called to order to by Chairperson Sue Minton at 6:43 p.m.

ROLL CALL: PRESENT: Sue Minton, Watson Clark, Brad VandeZande, Beth Johnston, Jeanne Karr and Jack Donaldson

ABSENT: Donna Klinger, Rob Hall and Pastor Troy Neujahr

OTHERS: Clare and Norma Ransom, Kelly Vanbuskirk, Michelle Fork, Lori Lanzalotti, Roxanne Graves, Michael Bee, Hudson District Librarian Joann Crater and City Clerk Jeaniene McClellan

Excuse Absent Member(s):

Motion by Watson Clark, seconded by Beth Johnston, to **excuse absent members from the meeting**, DENIED by roll call. (Sue Minton, Jeanne Karr, and Brad VandeZande = No) Watson Clark, Jack Donaldson and Beth Johnston = yes

Minutes:

Motion by Brad VandeZande, seconded by Jeanne Karr, to **approve the minutes of July 27, 2015, and place on file**, CARRIED by voice call

NEW BUSINESS:

Variance Request – 112 S. Church St. – Conditional Use Permit

Clare and Norma Ransom are the owners of 112 S. Church St. and they are asking to rent the first floor as a residence. They have been so far been unable to rent to anyone for a commercial business.

Motion by Watson Clark, seconded by Jack Donaldson, to **recommend that Council grant a variance to allow the current owners of 112 S Church to rent the first floor as a residence until a sale of the property**, DENIED by roll call (0-6)

Variance Request – 344 E. Main St. – Conditional Use Permit

The owners of the Foundation House will like to rent the property at 344 E. Main Street and make it into a Recovery Living residence. Three of the four owners along with 2 residents came to the meeting to answer any questions.

Motion by Brad VandeZande, seconded by Jeanne Karr, to **recommend that Council grant this variance request**, CARRIED by roll call (6-0)

VISITORS BEFORE COMMISSION:

There were no visitors before Commission.

CITY MANAGER’S REPORT:

- The dedication for the Engle Trail will be September 2nd at 11:00 am by the corner of Main Street and Munson Hwy.
- The Western Gateway sign has been completed and Claude Rowley will be having the masonry work done to match the other Gateway sign.
- Wastewater Treatment Plant has found the cause of the extra water flow thru the plant since June 27th. The willow tree by DPW that fell into the creek that weekend appears to have damaged the sewer line under the creek bed and has allowed the creek water to enter our sewer line. There is a by-pass installed at this time until we are able to repair the sewer line under the creek bed.
- The 1st round of rental rehab apartments is continuing to rapidly progress. Above Rumors is done and is now being rented. Above Karen’s Uptown Kafé is almost completed and above the old bank on the main four corners will be installing drywall soon. Next year we are hoping for a 2nd round of 12 units.
- Luke Paschal has a purchase agreement in hand for 5 acres at the Industrial Park. We expect to have a site plan for approval at the next meeting.

COMMISSION COMMENTS:

ADJOURNMENT:

Adjourn the meeting at 7:22 p.m.

ATTEST: _____
Jeaniene McClellan, City Clerk