CITY OF HUDSON
PLANNING COMMISSION
121 N. CHURCH STREET – HUDSON MI
REGULAR MEETING
October 22, 2012
6:30 p.m.

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

ROLL CALL: PRESENT: Sue Minton, Dr. Jim Spencer, Jerry Tanner, Sr., Rob Hall, Donna Klinger, Namrata Carolan, Nathan Van Wieren and Brad Vande Zande

ABSENT: Linda Robinson

OTHERS: City Manager Steve Hartsel, and City Clerk Judy Tanner.

ORDERS OF THE DAY:

Excuse Absent Member(s):
Motion by Jerry Tanner, seconded by Namrata Carolan to **excuse Linda Robinson from the meeting,** CARRIED 8-0 by roll call vote.

Minutes:
Motion by Rob Hall, seconded by Nathan Van Wieren to **approve the minutes of September 10, 2012, and place on file,** CARRIED 8-0 by roll call vote.

VISITORS BEFORE COMMISSION:
None

UNFINISHED BUSINESS:

Options for Redevelopment of former Metalloy Foundry:
The Planning Commission was provided with two attached graphics showing the former Metalloy Foundry property that was recently purchased by an industrial redevelopment company. City Manager Steve Hartsel advised that the company is exploring the idea of maintaining the office on the north end of the property, removing all but the new part of the foundry building to the south (which will remain and be refurbished), and offering the old Mackinaw road strip and the parking lot off Fayette Street to the city for a minimal price, while adding the Bean Creek-abutting strip of land to the east of the foundry for free. The Bean Creek strip could be used to continue the linear park, and could continue down to Memorial Park. The Mackinaw strip could be used to reconstitute Mackinaw Street. The parking lot area off Fayette Street could be used as a city parking lot and add additional downtown parking, or for the Library or Sacred Heart. Mr. Hartsel requested that if the Planning Commission is in favor of any or all of these proposals a motion be passed supporting any parts of the above-described proposals for the redevelopment of the former Metalloy Foundry property.

Motion by Jim Spencer, seconded by Brad Vande Zande to **support recommending the proposals for the redevelopment of the former Metalloy Foundry property to Council,** CARRIED 8-0 by roll call vote.

NEW BUSINESS:

Discussion: 2013 Capital Improvement Plan:

City Manager Steve Hartsel provided the Commissioners with a copy of the present Capital Improvement Plan. He reviewed the status of the various projects and their proposed funding sources. He asked the commissioners to start thinking about what other projects or changes they would like to see in the plan, and be prepared at their next meeting to begin drafting an updated plan for 2013-2015.

CITY MANAGER'S REPORT:

- The redevelopment of the former Metalloy foundry continues- the new owners are preparing for an online auction of much of the interior equipment within the next few weeks. The cleaning up of the grounds will also continue, and will now focus on the sides and rear of the property. The old parts of the foundry building will be removed, and the remaining structure will be renovated. The front office will remain, and will receive dedicated electric power.
- The Pleasant Street Reconstruction Project is scheduled to begin on Monday, October 22th, after a one week delay. Pulverizing of the section of Pleasant between Grove and S. Church is expected to occur during the first week, with underground work on utilities to follow before a winter shutdown expected to run from Nov 15th to April 15th. During this time, the utility companies will relocate utility poles to accommodate the slight widening of Pleasant.
- Consumers Energy has now begun the project to replace the Hudson electrical substation. The project is expected to be completed by the end of the year, with site restoration (including the planting of over 40 juniper trees in front of the new substation) to likely be completed in the spring.
- The final phase of work on Steger Industrial Drive continues, with progress still ahead of schedule- initial grading and clearing is complete, sanitary and storm sewers have been installed, and the fresh water has also been completed. Road work will commence any day.
- The LCRC recommends waiting until spring to move ahead with paving the walkway past the retention pond due to colder temperatures adversely affecting the top course of asphalt proposed for the project. The quote received from the LCRC was $11,416.70, which was higher than the $7500.00 budgeted for the project. The increase is due to the length being 100' longer than expected due to topography and the increase in asphalt (petroleum) costs over the course of the year.
- S2 Grant- the City has been approved by the DEQ for just under $191,700.00 in funds for a comprehensive study of the inflow and infiltration issues within the city wastewater system. The study will monitor water flow within the system across the city in order to determine where water is getting into the sewer system.

COMMISSION COMMENTS:

ADJOURNMENT:

Motion by Jim Spencer, seconded by Donna Klinger to **adjourn the meeting at 7:17 p.m**. There were no objections.

ATTEST: _____

Judith A. Tanner