

**CITY OF HUDSON  
PLANNING COMMISSION  
121 N. CHURCH STREET – HUDSON MI  
PUBLIC HEARING  
September 10, 2012  
6:30 p.m.**

The public hearing was called to order to by Co-Chairman Jim Spencer at 6:30 p.m.

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

ABSENT: Sue Minton, Linda Robinson

OTHERS: Jim Milanowski of Milanowski and Englert Engineering and Surveying, Susan Miller, City Manager Steve Hartsel, and City Clerk Judy Tanner.

**ORDERS OF THE DAY:**

**Variance Request: Railroad Street – Parking Spaces:**

There was no public comment.

***ADJOURN SINE DIE***

**PLANNING COMMISSION  
121 N. CHURCH STREET – HUDSON MI  
SPECIAL MEETING  
September 10, 2012 (Immediately Following Public Hearing)**

The special meeting was called to order to by Co-Chairman Jim Spencer at 6:31 p.m.

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

ABSENT: Sue Minton, Linda Robinson

OTHERS: Jim Milanowski of Milanowski and Englert Engineering and Surveying, Susan Miller, Dennis Smoke, City Manager Steve Hartsel, and City Clerk Judy Tanner.

**ORDERS OF THE DAY:**

**Excuse Absent Member(s):**

Motion by Namrata Carolan, seconded by Nathan Van Wieren to **excuse the absent members from the meeting**, CARRIED 7-0 by roll call vote.

**Minutes:**

Motion by Namrata Carolan, seconded by Brad Vande Zande to **approve the minutes dated June 25, 2012, and place on file**, CARRIED 7-0 by roll call vote.

**VISITORS BEFORE COMMISSION:**

None

**UNFINISHED BUSINESS:**

There was no new business.

**NEW BUSINESS:**

**Planning Commission Reappointments:**

Namrata Carolan, Rob Hall and Nathan Van Wieren were appointed to terms that expired July, 2012, and have expressed their interest and willingness to continue serving on the Planning Commission. Namrata, Rob and Nathan have maintained a regular attendance record, and are active participants on the Commission. Namrata, Rob and Nathan meet the minimum requirements to be reappointed to the Planning Commission.

Motion by Donna Klinger seconded by Jerry Tanner to **recommend that Namrata Carolan, Rob Hall and Nathan Van Wieren be reappointed to the Planning Commission for a three-year term expiring July, 2015**, CARRIED 7-0 by roll call vote.

**Variance Request: Parking Spaces – Railroad Street:**

On August 20, 2012, Midwest V, LLC submitted a Variance Request Application for the property located at 400 Railroad Street. The purpose of this public hearing is to review the request to consider a parking lot variance under Section 19-118 Off-Street Parking Requirements of the City Code for a proposed development of a Dollar General store at the southeast intersection of Railroad Street and Meridian Road (US-127).

The relevant section of the ordinance states that the floor area of the store and the number of employees determine the required number of off-street parking spaces. The formula for the sales area for the proposed store is  $7,195 \text{ sq. ft.} / 200 = 36$  spaces, and  $5 \text{ employees} / 2 = 2.5 = 2$  spaces for this proposed location, which would equal 38 spaces. Nationally, this particular site configuration has historically required a maximum of 30 parking spaces, even considering holiday customers. Midwest V, LLC has requested a variance to permit a 30-space lot.

The 400 Railroad Street property is zoned C-2 Highway Commercial and the properties to the east are zoned Office and RM-1 Medium Density Residential. The Commission was provided with an attached copy of the Variance Request as well as the Zoning Ordinance and supporting documents for review.

Mr. James Milanowski from Milanowski and Englert Engineering and Surveying, Inc. provided the Commissioners with copies of the site plans. He explained the site plan, and the points of concern in the ordinance for the parking spaces. Mr. Milanowski advised the Commission that the additional eight parking spaces would have to be located to the east of the proposed building. This would be difficult due to the topography of the site, and because of the distance from the store entrance the spaces would not be used. He also stated that with experience it is noted that Dollar General can live with anywhere from 28-32 spaces. They have learned this from history with their 10,000 stores that this is more than adequate, and those 30 spaces will probably never be filled up.

Mr. Milanowski stated that along with the topography and the configuration of the site it is somewhat difficult to get what they need on the site to make it work with our City Ordinance and with MDOT, and to get what utility services they need. The Commission questioned where the runoff water would go. Mr. Milanowski stated that the storm water generated from the site would be collected into an onsite proposed storm water system going into a storm water retention basin outlet into a catch basin in the roadway. The design criteria for the project meet the Lenawee County Standards, and have to be approved by MDOT. The Commission was advised that DPW Superintendent Phil Goodlock has been involved, and has been onsite with the surveyors and Mr. Milanowski and is fine with the plans. Mr. Milanowski also answered questions regarding traffic flow, signs, and all other questions the Commission had for him.

City Manager Steve Hartsel added that by leveling the topography would open up the corner to create more visibility that something is here, and increase the likelihood of people coming up the street to see the downtown.

Motion by Nathan Van Wieren seconded by Brad Vande Zande to **approve the Site Plan, and recommend that City Council grant the Variance Request from Midwest V, LLC to allow 30 parking spaces at a proposed Dollar General store to be located at the southeast corner of Railroad Street and S. Meridian Road, CARRIED 7-0 by roll call vote.**

#### **VISITORS BEFORE COMMISSION:**

None

#### **CITY MANAGER'S REPORT:**

- Metalloy Foundry Update: An industrial developer from NW Ohio stepped in and purchased the property on August 30<sup>th</sup>. The objective of the developer is to preserve the non-foundry, newer part of the plant, as well as the office building, and redevelop it for future general manufacturing use. The more deteriorated older part of the facility will still be removed.
- To follow up the corner former Bank of Lenawee building is supposed to be refurbished. I met with a local contractor today. The owner of the building who lives in Washington State and is moving ahead quickly now with trying to get this contractor lined up to get project going very, very quickly. As soon as

the contractor can provide an estimate to the owner they should sign a contract and get the project going underway within the next month or so.

- On August 29<sup>th</sup>, Fleis & VandenBrink Engineering and the City held a positive meeting for the property owners along the affected section of Pleasant Street to answer any specific questions they might have had. All of the residents with whom we spoke seemed pleased with the plans. As a reminder, the bid opening for the project is scheduled for September 13<sup>th</sup>.
- Brady Sand & Gravel recommenced work on Steger Industrial Drive on September 4<sup>th</sup>, with nearly all construction except for paving and restoration expected to be complete by winter.
- Consumers Energy has now firmed up the schedule for the commencement of the Hudson Electrical Substation replacement, with the project starting on October 15<sup>th</sup>. There will be a temporary portable substation in place during construction.
- We received notification from the DEQ that our application for S2 Grant funding in the amount of \$191,700.00 has been approved in order to conduct a comprehensive wastewater inflow and infiltration study and analysis and project plan. We will next receive a grant agreement to approve, and can expect the funds to be available by January 2013, which is ahead of the spring thaw.

**COMMISSION COMMENTS:**

**ADJOURNMENT:**

Motion by Rob Hall, seconded by Nathan Van Wieren to **adjourn the meeting at 7:58 p.m.** There were no objections.

ATTEST: \_\_\_\_\_  
Judith A. Tanner