

2024 VILLAGE OF HILLMAN PLANNING COMMISSION ANNUAL REPORT TO
THE VILLAGE OF HILLMAN COUNCIL

MEMBERS: Ron Floer, Chair, John Post, Diania Smith, Joe Bouchey and Dave Hornbacher-Village President.

Dear Hillman Village Council:

This is the annual report from the Village of Hillman Planning Commission to the Hillman Village Council reporting activities for calendar year January 1, 2024 to December 31, 2024. The Planning Commission met four times discussing various items.

The Planning Commission reviews the Zoning Ordinance for any needed changes. These reviews are on a continuous basis. The Planning Commission follows the Master Plan. The Village received a grant from the State Land Bank to tear down two homes and get the property ready for redevelopment. The Village also received a MSHDA grant for \$50,000 to update the Zoning and Master Plan. The Village has signed an agreement with NEMCOG to work on the Zoning and Planning focusing on housing components.

Meeting Summary:

February 19, 2024 Planning meeting at 5 PM. James Paczkowski addressed the Planning Board about a proposal for change of use for his location on South State Street. Mr. Paczkowski does demonstrations of pallet nailers at the facility. There would not be any manufacturing. The board agreed to do a B-2 overlay at the site. Citizens having chickens in the Village was discussed, and it was agreed to have Denise Cline the Village zoning consultant, guide the Village through that.

The proposed bakery/café at 300 State Street was addressed. The Board reviewed the “finding of facts” for the new bakery. The proposed site plan was agreed to with the following conditions:

1. Site plan is contingent upon the Zoning Board of Appeals allowing a 25 foot setback.
2. The Planning Commission approves a 16.5% minimum transparency for the front building façade.
3. Outdoor dining requires a special use permit approval.

Some concerns about parking and water runoff were brought up.

Meeting adjourned at 7:15 PM.

April 15, 2024 Planning meeting at 6 PM: The meeting began with the board adding appointment for Chairman being added to the agenda. Ron Floer was appointed and voted in as Planning Board Chair.

The next item was a special land use permit for 330 State Street to allow outdoor dining. A public hearing was conducted and the finding of fact #02-2024 was reviewed in the public meeting. The finding of fact found the use was compatible, and public comment was taken. The public hearing was closed, and the board returned to regular order. The board approved the special use permit based on the findings of fact from report #02-2024.

Meeting adjourned at 6:40 PM.

July 15, 2024 Planning meeting at 6 PM. The meeting started with approval of the previous meeting minutes, and then the board made a motion to go into a public hearing on an industrial overlay for assembly of pallet nailing machines and allowing commercial storage. A finding of fact was read and all questions were answered (document #3-2024). The finding of fact met all zoning requirements. The board then made a motion to go from the public hearing and go back into the regular meeting at 6:15 PM.

The board approved a recommendation to pass ordinance 2024-05 with the deletion of wood pallet assembly and apply conditional rezoning for an industrial overly. This was requested be owner Jim Paczkowski at 14797 South State Street based on the finding of fact #03-2024 with following offered conditions. Uses allowed: 1. Storage; 2. Demonstration of automatic nail guns

machines and sales; 3. Pallet machine assembly. All uses in the underlying B-1 district are still in place. All in favor. Motion carried. The ordinance was sent to the Village Council. Meeting adjourned at 6:25 PM.


October 21, 2024 meeting at 6 PM. The minutes from the July 15, 2024 were approved. Chairman Ron Floer opened the floor for Karl Miller and Marie Ochs. They had purchased a lot on County Street and would like to build a pole barn/garage on the property. Zoning says that persons cannot not build a garage or pole barn on a parcel unless there is a principal residence on the property. If this was allowed there would be garages and pole barns all over the Village being used as storage and no homes. They understood the reasoning after having the ordinance requirements explained.

Dave Post, Village Manager, announced that the Village had received a \$50,000 planning grant to review and update zoning and the master plan.

The meeting adjourned at 6:30 PM.

The planning commission will be discussing updating zoning and the master plan in 2025. There may also be more planning as the Village may be receiving grant after NEMCOG (Northeast Michigan Council of Governments) has puts in a request to the Federal Economic Development Administration. This grant will help with long-term planning due to the closure of Hillman Power.

Ron Floer



Date: JAN 30, 2025

Village of Hillman Planning Commission Chair