

## 2025 VILLAGE OF HILLMAN PLANNING COMMISSION ANNUAL REPORT TO THE VILLAGE OF HILLMAN COUNCIL

MEMBERS: Ron Floer, Chair, Matt Smith, 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, 2025 to December 31, 2025. 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 also reviews and follows the Master Plan.

The Village also received a MSHDA grant for \$50,000 in 2024 to update the Zoning and Master Plan. The Village has signed an agreement with Northeast Michigan Council of Governments (NEMCOG) to work on the Zoning and Planning, focusing on housing components. That process is ongoing into 2026.

There were ten zoning permits issued in 2025 with two left over and pending into the new year.

Meeting Summary:

February 3, 2025, planning meeting at 5 PM: Mellissa Chambers from the NEMCOG introduced herself and presented sample survey questions for updating the VOH Master Plan. A request for residential use in B-2 was talked about and a Special Use Permit for 24410 Veterans Memorial Hwy was issued for residential use in B-2. Meeting adjourned at 7 PM.

April 16, 2025, joint planning meeting at 6 PM: Hillman Twp and members of the VOH Planning Commission had a joint meeting to discuss the Hillman Twp and VOH joint Recreation Plan. The meeting participants were informed by NEMCOG's Nico Tucker that the plan is similar to the last one and he encouraged the boards to send updates and changes through email. Nico said he would clean up goals, delete duplicates and send a revised draft. The draft will be posted for 30 days. Village of Hillman participants left the meeting so Hillman Twp can finish their regular meeting.

April 21, 2025, planning meeting at 6 PM: This meeting was basically a report on Village activities. The Master Plan survey was discussed, and members were encouraged to take the survey. There was an update on wells, gravel at Emerick Park for camping pads, culverts on Second Street, fence around the Emerick Park pickleball court and a new furnace at Brush Creek Mill.

Dave Hornbacher informed the board members we would be working with Denise Klien on new Zoning chapters. Meeting adjourned at 6:20 PM.

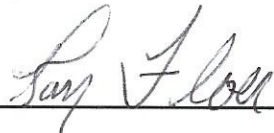
July 21, 2025, planning meeting at 6 PM: A public hearing on battery facilities and the update of zoning to address them was held during this meeting. The planning commission looked over an ordinance to address Battery Energy Storage Systems. The planning commission voted that an amendment to the zoning was needed and after the public hearing closed made a motion to recommend Ordinance 2025-01 to the Hillman Village Council for passage.

Next, the planning commission passed a resolution of adoption for the new Hillman Area Recreation Plan. The board passed Resolution 2025-01. Meeting adjourned at 6:17 PM.

August 25, 2025, planning meeting at 6 PM: Ann Williams was voted as secretary on the planning commission. Nico Tucker from NEMCOG attended to hand out updated Master Plan chapters. Nico advised that the Master Plan must align with MSHDA requirements. (Note: the updated Master Plan and Zoning are being paid for by a MSHDA grant) Some minor changes were suggested and the commission looked at the Hillman Master Plan survey results. The survey had plenty of input as 239 people participated in the survey. Meeting adjourned at 7:58 PM.

October 20, 2025, planning meeting at 6 PM: A special use request required a public hearing for a residence to be allowed in B-1 at 14710 State Street. It was determined there would be no adverse effects for the residential use in B-1. The planning commission approved the Special Use Permit for 14710 State Street as a single-dwelling residence. Meeting adjourned at 6:13 PM.

The planning commission is working on Master Plan and Zoning updates. This is a continuation of the MSHDA grant. NEMCOG is doing the work. The Village still has an outstanding grant for \$30,000 for long term planning due to the closure of Hillman Power.

Ron Floer:  Date: JAN. 29, 2026

Village of Hillman Planning Commission Chair