

**PLANNING COMMISSION
121 N CHURCH STREET, HUDSON, MI
REGULAR MEETING
July 22, 2024 at 6:30 p.m.**

AGENDA

- I. CALL TO ORDER:**
- II. ROLL CALL:**
- III. PLEDGE OF ALLEGIANCE:**
- IV. ORDERS OF THE DAY:**
 - A. Excuse Absent Member(s)
 - B. Setting the Agenda
 - C. Approval of the Minutes dated June 3, 2024
- V. NEW BUSINESS:**
 - A. Solar Panel Ordinance
 - B. Renting to Parents or Children - Exemption
- VI. PUBLIC COMMENTS:**
- VII. COMMISSION COMMENTS:**
- VIII. ADJOURNMENT:**

Jeaniene McClellan, City of Hudson

**Minutes for this meeting will be available for public review at the
Hudson City Office – 121 N. Church Street, Hudson, MI
PLEASE CALL CITY OFFICE IF YOU CANNOT ATTEND**

NOTE: Anyone planning to attend the meeting who has a need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the city clerk's office at (517) 448-8983 forty-eight (48) hours prior to the meeting. Staff will be pleased to make the necessary arrangements to provide necessary reasonable accommodations.

**PLANNING COMMISSION
121 N. CHURCH STREET – HUDSON MI
SPECIAL MEETING
June 3, 2024 at 6:30 pm**

The Regular Meeting was called to order by Chairperson Brad VandeZande at 6:30 p.m.

ROLL CALL: PRESENT: Jack Donaldson, Rob Hall, George Race, Will Terrill, Sean Williams and Brad VandeZande

ABSENT: None

OTHERS: Dan Rogers – Hudson Area Schools, City Manager Charles Weir and City Clerk Jeaniene McClellan

ORDERS OF THE DAY:

Minutes dated March 25, 2024:

Motion by Jack Donaldson seconded by Will Terrill, to **approve the minutes dated March 25, 2024 and place on file.** CARRIED by voice vote.

NEW BUSINESS:

Driveway – 219 Pleasant Street:

On May 22, 2024, a zoning permit was pulled for a new driveway off Maple Street for the property owner at 219 Pleasant Street. The driveway will have a culvert at the street with river rock, 20' at the entrance and will be 12-13' at the end of the driveway. The total length will be 100' long. Driveway will be 4" – 6" thick with a thicker base and crushed stones on top.

Motion by Sean Williams, seconded by Will Terrill to **approve the new driveway at 219 Pleasant Street.** CARRIED by voice vote.

Driveway – Variance – Lincoln School:

Lincoln School will be adding a circle driveway at the end of Tiffin Street for the parents to drop off and pick up their children. This will be a one way only and the south entrance will be 41' and the north entrance will be some where around 27'.

Motion by Rob Hall, seconded by Jack Donaldson to **approve to allow Lincoln School have the new driveway off Tiffin Street with the variances.** CARRIED by voice vote.

Solar Panel – new ordinance:

The members were given a copy of the proposed new ordinance for solar panels inside the city limits. The only discussion was about the “removal the system in its entirety”+- if the system stopped working or was abandoned for a period of six months.

Under Item 3 (e) changing the word from shall to may, then the members will approve to forward to council.

Motion by Rob Hall, seconded by Sean Williams to **approve the new ordinance with the amendments on solar panels and forward to Council for their approval.** CARRIED by voice vote.

455 Tiffin Street - Sidewalk:

The owner at 455 Tiffin Street asked if he could remove the sections of sidewalk that dead ends into the hill in front of his house. During the winter the water will freeze and he is afraid of someone slipping and falling.

No vote was taken but the members agreed since the sidewalk will not be continued on Tiffin Street due to all the cables, wires and poles in the way the owner may remove the sections of sidewalk at his expense.

CITY MANAGER'S REPORT:

- Tractor Supply has started to lay the bricks for the building.

VISITORS BEFORE COMMISSION:

No Visitors

COMMISSION COMMENTS:

ADJOURNMENT:

Motion by Will Terrill, seconded by Jack Donaldson, to **adjourn the meeting at 7:22 p.m.**

ATTEST: _____

Jeaniene McClellan, City Clerk

ORDINANCE NO. 404-24

An ordinance to amend the Code of the City of Hudson by adding a new article which shall be designated as Article IV 19-68 of Chapter 19 of said Code.

THE CITY OF HUDSON ORDAINS:

Chapter 19 Article IV 19-68. Solar Energy Systems

Sec. 1 Definitions

Solar Energy Systems small- means a single residential or small business-scale solar energy conversion system consisting of roof panels, ground mounted solar arrays, or other solar energy fixtures, and associated control, conversion electronics, and will be used to produce utility power primarily on-site for users or customers.

Sec. 2

Solar Energy Systems as follows:

1. **Intent.** The intent of this section is to permit and encourage the development of solar energy systems within the City of Hudson while ensuring that such systems do not become a nuisance to neighbors or the community.
2. **Roof-Mounted Solar Energy Systems.** Roof-mounted Solar Energy Systems of any capacity are permitted in all districts, subject to the following:
 - a. Solar panels may be mounted on the roof of a principle or accessory structure capable of supporting the panels weight.
 - b. The presence of solar panels on a rooftop shall not increase the overall height of a structure by greater than five (5) feet as measured from the highest point of the structure to the top of the panels. Panels shall not exceed an angle of 45-degrees, from either a flat roof or a horizontal line that is parallel to the eave line for pitched roofs. For pitched roofs with an angle greater than 45-degrees, solar panels shall be mounted flush with the surface of the angled roof.
 - c. Solar panels shall not project beyond the roof edge.
 - d. Site plans shall not be required for roof-mounted panels. Such systems shall be approved administratively, subject to building, mechanical and electrical permits and inspections.
 - e. In residential districts, roof-mounted panels are prohibited from being placed on the front yard facing side of a residence, however solar shingles or other integrated solar systems that are similar in appearance to shingles may be permitted on the roof in the front yard facing side of residence if approved by the zoning administrator.
3. **Ground-Mounted Solar Energy Systems.** Ground-Mounted Solar Energy Systems are permitted as follows:

General Requirements. All ground-mounted solar energy systems shall be subject to the following requirements.

- a. Solar collection panels and related equipment, including batteries, shall meet the setback requirements for structures in the district in which they are placed.
- b. Solar collectors shall be placed such that concentrated solar radiation or solar glare will not be directed onto nearby properties or roadways. Traffic safety and adjacent properties shall be protected from unreasonable glare and radiation.
- c. The area around ground-mounted solar panels shall be screened with ground cover vegetation, maintained for the duration of the operation until the site is decommissioned, except where panels are part of a parking lot canopy. The Planning Commission may waive screening and landscaping standards that interfere with solar collection, provided that such a system is not readily visible from a residential property.
- d. The height of the ground-mounted solar panels shall not exceed fourteen (14) feet from grade to the highest point of the panel. If the panel is located on a berm, the height shall be measured from the base of the berm.
- e. If a ground-mounted solar energy system ceases to operate or is abandoned for a period of six months or is deemed by the zoning official to be unsafe or not in compliance with the Hudson City Code, the property owner shall repair and restore the system to good working order within a reasonable time set by the zoning official or, if no longer operating or no longer in compliance with federal, state, or local codes, the property owner shall remove the system. This may include removing posts, equipment, panels, foundations, and other items that may be deemed unserviceable, unsafe or a nuisance by the city zoning official.
- f. Solar energy systems shall not be installed in the front or required side yard.
- g. Solar energy systems shall be accessory to a principal use on the site.
- h. Solar energy systems shall comply with the maximum lot coverage provided in Section 19-67 in the district in which they are placed.

Sec. 3 Penalty: Violations are subject to the penalties in Section 19-157.

Sec. 4 Severability:

The various parts, sections and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section, or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby.

Effective Date:

This Ordinance shall become effective on

[] Emergency Ordinance

Introduced: _____

Summary of Minutes Published: _____

Enacted: _____

Vote: _____ Yes: _____ No: _____ Abstain: _____

Ordinance Published: _____

Effective Date: _____

Approved: _____

Mayor

Attest: _____

City Clerk

CITY OF

HUDSON



121 North Church St.
Hudson, MI 49247
Phone: 517-448-8983
Fax: 517-448-7339

Re:

CERTIFICATE OF TRANSFER OF OWNERSHIP, DISCONTINUANCE AS A RENTAL UNIT OR REASON FOR BEING NON-OWNER OCCUPIED

_____ is the owner of _____.

- A. This property was sold by Warranty deed or Land Contract.
Sold to _____ on _____, 20(____).
Provide copy of Land Contract.
- B. This property is no longer being used as a rental unit effective the _____ day of _____, 20(____). This property is now owner occupied, or is not being occupied at all.
- C. This is the owner's second home and is only occupied by the owner of record on a periodic bases.
- D. This property is occupied by Mother Father Son or Daughter (and families).
Their name is: _____.
- E. This is a commercial business, vacant property or has been totally or partially destroyed to the extent that it is not usable/habitable.

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Under the penalties of perjury, I certify that the above information is correct to the best of my information, knowledge and belief.

Signature: _____ Date: _____

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Notice: Owner must notify the enforcement official within seven (7) days if the identity of any occupant changes and or if any change in use occurs.