

**PLANNING COMMISSION
121 N CHURCH STREET, HUDSON, MI
REGULAR MEETING
January 27, 2025 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 December 23, 2024
- V. NEW BUSINESS:**
 - A. Capital Improvement Plan
 - B. Draft Master Plan
- 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
REGULAR MEETING
December 23, 2024 at 6:30 pm

The Regular Meeting was called to order by Chairperson Brad VandeZande at 6:38 p.m.

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

ABSENT: None

OTHERS: City Manager Charles Weir and City Clerk Jeaniene McClellan

ORDERS OF THE DAY:

Minutes dated November 25, 2024:

Motion by Rob Hall seconded by Will Terrill, to **approve the minutes dated November 25, 2024 with corrections and place on file.** CARRIED by voice vote.

NEW BUSINESS:

Tiny Homes:

The City Office received a phone call asking if the City has any ordinances on Tiny Home Communities.

Discussion only – This topic should be included in the master plan in case someone is serious about having a piece of property with several tiny homes on it. Our ordinance does allow a home as small as 520 and 600 square feet but it should follow the State of Michigan’s guidelines.

VISITORS BEFORE COMMISSION:

No Visitors

COMMISSION COMMENTS:

Comments made that Council should review the ordinances on “Chickens in town and Businesses in private homes”.

ADJOURNMENT:

Motion by Will Terrill, seconded by Jack Donaldson, to **adjourn the meeting at 6:58 p.m.**

ATTEST: _____

Jeaniene McClellan, City Clerk

Capital Improvement Plan 2025-2030

Plan Year 2025-2026				
Department	Project	Primary Funding Source	Projected Cost Estimate	Useful Life Years
DPW / Water	Meter Replacement	Utility Fund	\$15,000	10
DPW / Water	Lead Service Line Replacement	Utility Fund	\$40,000	50
DPW / Water	Scada Upgrade Phase 2	Utility Fund	\$40,000	15
DPW/Water	Hydrant Replacement	Utility Fund	\$15,000	50
DPW/Water	Phase 1 Dump Truck	Motor Vehicle Fund	\$90,000	25
WWTP	Boiler Replacement	Utility Fund / IncomeTax	\$250,000	30
WWTP	CIPP Sewer Maple Grove	Bond?	\$710,000	40
Streets	Major & Local Street Projects	Major & Local Streets Fund	\$300,000	10
Parks	Various Park Updates	General Fund	\$15,000	15
Sidewalks	Sidewalks & Trails	General Fund	\$30,000	40
ALS	Cardiac Monitor	ALS Capital Imp.	\$38,000	10
Fire Department	HVAC Unit	General Fund	\$10,000	20
Fire Department	Turnout Gear	Donations/General Fund	\$20,000	5
Hudson PD	HVAC / Water Heater /Garage doors opener	General Fund	\$25,000	20
Total for 2025-2026			\$1,598,000	

Plan Year 2026-2027				
Department	Project	Primary Funding Source	Projected Cost Estimate	Useful Life Years
DPW / Water	Meter Replacement	Utility Fund	\$15,000	10
DPW / Water	Lead Service Line Replacement	Utility Fund	\$40,000	50
DPW/Water	Hydrant Replacement	Utility Fund	\$15,000	50
DPW/Water	Phase 2 Dump Truck	Motor Vehicle Fund	\$60,000	25
WWTP	Bio Solids Mixing System	Utility Fund / IncomeTax	\$165,000	15
WWTP	Pickup Replacement	Motor Vehicle Fund	\$20,000	10
Fire Department	Fire Truck Replacement	General Fund/Finance/Inc	\$900,000	20 24 Month Build
Fire Department	Truck Equipment	Donations/General Fund	\$60,000	20
Fire Department	Turnout Gear	Donations/General Fund	\$9,000	5
Fire Department	SCBA Bottles	General Fund	\$9,000	2
Streets	Major & Local Streets Improvements	Major & Local Streets/Incc	\$300,000	10
Sidewalks	Sidewalks & Trails	General Fund	\$30,000	10
Parks	Various Park Updates	General Fund	\$15,000	15
ALS	New Ambulance	Cap. Imp./Grant/Finance	\$190,000	8 18 Month Build
Total for 2026-2027			\$1,828,000	

Note: Grant funding of projects will be utilized as much as possible.

Capital Improvement Plan 2025-2030

Plan Year 2027-2028				
Department	Project	Primary Funding Source	Projected Cost Estimate	Useful Life Years
DPW / Water	Meter Replacement	Utility Fund	\$15,000	10
DPW / Water	Lead Service Line Replacement	Utility Fund	\$40,000	50
DPW / Water	SCADA Upgrade Phase 2	Utility Fund	\$60,000	15
DPW/Water	Hydrant Replacement	Utility Fund	\$15,000	50
WWTP	Biogas Handling & Safety Equipment	Utility Fund	\$120,000	20
WWTP	Portable Used Generator	Utility Fund	\$40,000	20
Fire Department	5 SCBA and mask Replacements	General Fund	\$35,000	5
Fire Department	Replace 1970's Jaws of Life	General Fund	\$48,000	30
Hudson PD	New Patrol Vehicle	General Fund	\$60,000	8
Streets	Major & Local Streets Improvements	Major & Local Streets/ Income Tax	\$300,000	10
Sidewalks	Sidewalks & Trails		\$30,000	10
Parks	Various Park Updates	General Fund	\$15,000	15
ALS	Power Cot Lucas Devise	Cap. Imp.	\$35,000	5
Total for 2027-2028			\$813,000	

Plan Year 2028-2029				
Department	Project	Primary Funding Source	Projected Cost Estimate	Useful Life Years
DPW / Water	Meter Replacement	Utility Fund	\$15,000	10
DPW / Water	Lead Service Line Replacement	Utility Fund	\$40,000	50
DPW/Water	Hydrant Replacement	Utility Fund	\$15,000	50
DPW	Equipment (Leaf Truck or Backhoe)	Motor Vehicle	\$180,000	25
WWTP	RAS Recirculating Pump	Utility Fund	\$30,000	25
Streets	Major and Local Streets	Major & Local Streets/Income Tax	\$300,000	10
Sidewalks	Sidewalks	General Fund	\$30,000	10
Parks	Various Park Updates	General Fund	\$15,000	15
Total for 2028-2029			\$625,000	

Plan Year 2029-2030				
Department	Project	Primary Funding Source	Projected Cost Estimate	Useful Life Years
DPW / Water	Meter Replacement	Utility Fund	\$15,000	10
DPW / Water	Lead Service Line Replacement	Utility Fund	\$40,000	50
Streets	Major and Local Streets	Major & Local Streets/Income Tax	\$300,000	10
Parks	Various Park Updates	General Fund	\$15,000	15
Total for 2029-2030			\$370,000	

Note: Grant funding of projects will be utilized as much as possible.

City of Hudson, Michigan

Master Plan Update: 2025-2029

Draft COMMUNITY PROFILE

January 2025

Community Profile

This section of the Master Plan analyzes demographic and housing trends. For purposes of analysis, where appropriate, comparisons have been made with neighboring communities, Lenawee County as a whole, and, in some cases, the State of Michigan at large.

The two comparison communities are Adrian, the county seat of Lenawee County, and Hillsdale, a town about 15 miles northwest of Hudson in Hillsdale County. Both communities are larger than Hudson and are home to liberal arts colleges, but their geographic proximity to Hudson makes them effective points of comparison.

Data Sources

All data for 1990, 2000, 2010, and 2020 comes from the US Census Bureau's Decennial Census. Taken every ten years, the Census is considered the most reliable source of demographic and housing data. Many categories of information come from 100% head counts, while others are derived from sampling.

As this master plan update is being completed several years after the 2020 Decennial Census, values for 2023 are reported using its 2023 ACS 5-year data, which uses statistical sampling over a 5-year period to describe the average characteristics of population and housing over the period of collection. Information for smaller geographic regions generally have a higher margin of error in statistical sampling, yet the ACS is considered very reliable and is a dataset that we believe can give the most accurate portrayal of the changing population in the City. For this reason, estimates from the 2023 dataset are also included in the plan for Hudson and surrounding communities.

Population

Table: Population

	Hudson	Adrian	Hillsdale	Lenawee County	Michigan
1990	2,590	22,097	8,170	91,476	9,295,297
2000	2,499	21,574	8,233	98,890	9,938,444
2010	2,307	22,171	8,309	99,892	9,883,640
2020	2,415	20,645	8,036	99,423	10,077,331

Source: US Census Bureau

Age

Median Age in 2020:

Hudson: 33.8

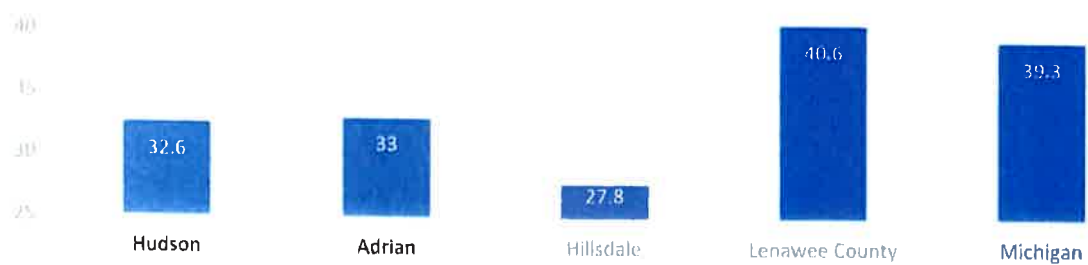
Adrian: 35.9

Hillsdale: 30.1

Lenawee County: 43.5

Michigan: 40.5

Figure 4.2: Median Age, 2014



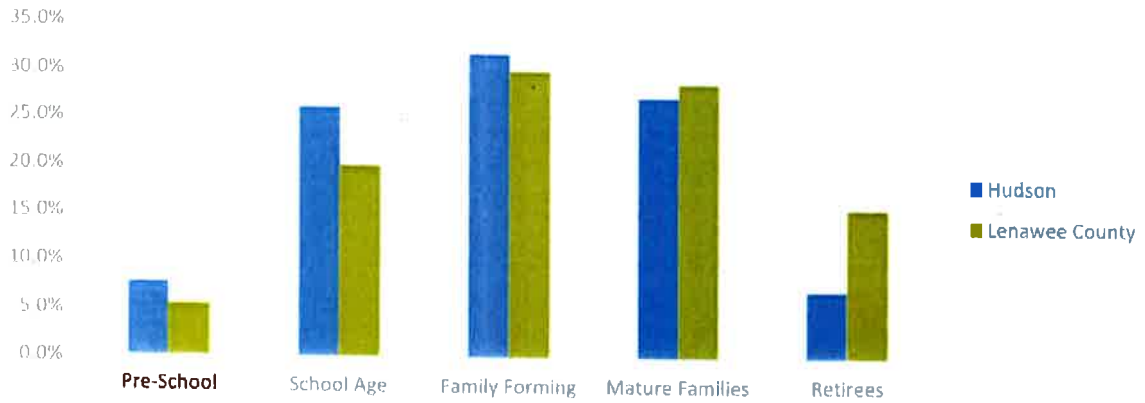
Source: US Census Bureau

2023 Age Structure:

	Hudson	Lenawee Co
• Under 5 (Pre School)	6%	5.1%

- 5 to 19 (School Aged) 21.2% 18.3%
- 20 to 44 (Family Forming) 37.1% 30%
- 45 to 64 (Mature families) 22.9% 26.9%
- Over 65 (Retirement) 12.4% (3% over 75) 17.9% (5.8% over 75)

Figure 4.3: Age Structure, 2014



Source: US Census Bureau

Households

Table: Average Household Size

	Hudson	Adrian	Hillsdale	Lenawee County	Michigan
1990	2.73	2.61	2.42	2.77	2.66
2000	2.65	2.45	2.33	2.61	2.56
2010	2.63	2.37	2.35	2.52	2.49
2020	2.53	2.26	2.31	2.41	2.45
2023	2.6	2.20	2.38	2.32	2.39

Source: US Census Bureau

Education

Table: Educational Attainment, 2023

	Hudson	Adrian	Hillsdale	Lenawee County	Michigan
Less than High School	11.1%	11.2%	6.4%	8.6%	8.1%
High School Graduate	43.0%	37.0%	40.5%	35.9%	28.2%
Some College	26.1%	21.1%	19.7%	22.9%	22.2%
Associate Degree	5.8%	8.3%	7.7%	10.4%	9.7%
Bachelor's Degree	9.1%	12.5%	12.8%	14.3%	19.3%
Advanced Degree	4.9%	9.8%	12.9%	8.0%	12.5%

Source: US Census Bureau

Income

Table: Median Income

	Hudson	Adrian	Hillsdale	Lenawee County	Michigan
1990	\$25,152	\$24,788	\$21,688	\$31,012	\$31,020
2000	\$41,122	\$34,203	\$34,695	\$45,739	\$44,667
2010	\$39,308	\$37,316	\$32,061	\$48,618	\$48,432
2020	\$48,250	\$35,320	\$41,435	\$57,314	\$59,234
2023	\$57,500	\$42,851	\$47,817	\$67,013	\$71,149

Source: US Census Bureau

Occupation

Table: Occupational Sectors, 2014 vs. 2023

	Hudson		Lenawee County	
	2014 %	2023 %	2014 %	2023 %
Management	26.3%	21.1%	28.8%	31.8%
Service	17.3%	16.4%	20.4%	18.9%
Sales and Office	23.6%	12.2%	23.9%	18.3%
Natural Resources, construction, and maintenance	8.9%	13.7%	9.1%	9.7%
Production	23.9%	36.7%	17.8%	21.2%
Total				

Employment rate of Lenawee County in 2023 is 56.6%, 58.2% in Hudson.

Drive Time

The ACS estimates that in 2023, the average time of travel to work was 27.6 minutes for Hudson workers, an increase of 1.9 minutes from 2014 numbers. A resident of Hudson could reach Hillsdale, Adrian, Addison, Morenci by car within that time within Michigan, and could reach I-80 in Ohio as well.

Housing Units

The first measure of Housing Units is how many there are and how fast the supply is growing. According to ACS estimates, there are 976 housing units available in the City of Hudson, the lowest number since 1990. As Figure 4.6 shows, Hudson's rate of housing stock growth, along with Hillsdale's and Adrian's, is declining, and at a faster rate. Lenawee County and the State are also experiencing slowed rates of growth, stagnating between 2010 and 2014. If the evidence pointing to a decreasing number of available housing units is accurate, the City needs to address the needs of its growing population by providing adequate numbers of housing units.

Housing Type

Table: Housing Type, 2023

	Hudson		Lenawee County	
	Number	Percentage	Number	Percentage
Single Family Detached	855	85.6%	34,567	79.0%
Single Family Attached	12	1.2%	723	1.7%
Two-Family	20	2.0%	1,319	3.0%
Multiple Family	106	10.6%	4,534	10.3%
Mobile Home	6	0.6%	2,604	2.7%
Other	0	0.0%	0	0.0%
Total	999		43,747	

Source: US Census Bureau

Housing Tenure

Housing Tenure describes how housing is occupied – by the owner, by a renter, or whether it is vacant.

Table: Housing Tenure, 2023

	Hudson		Lenawee County	
	Number	Percentage	Number	Percentage
Owner	649	66.7%	30,871	70.8%
Renter	242	24.8%	7,710	17.7%
Vacant	83	8.5%	4,996	11.5%
Total Units	974		43,577	

The value of the homes in Hudson is a key measure because housing prices are indicative of quality of life and the health of the economy. According to ACS estimates, the median home value in Hudson in 2023 was \$103,100, an increase of nearly 30% over the last decade. However, median home prices in Hudson are far below the county-wide median of \$181,100.

City of Hudson, Michigan

Master Plan Update: 2025-2029

Draft PUBLIC INPUT SURVEY RESPONSE

January 2025

Public Input Survey

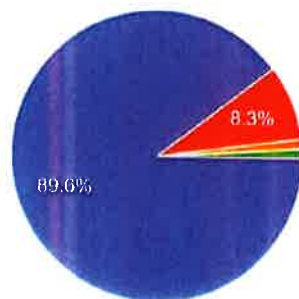
The City of Hudson is updating its Master Plan. As part of this process, the City issued a public input survey to stakeholders to assess existing community conditions and needs. This survey asked for opinions on specific questions related to demographics, existing City strengths and weaknesses, and future visioning.

A total of 96 responses were received. Links to the online survey were provided with utility bills, in the newsletter and on social media. Physical copies were made available at City Hall.

Section 1: Demographics + Background

Are you a City of Hudson resident?

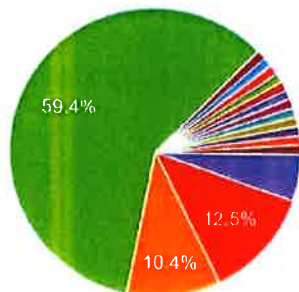
96 responses



- City Resident
- Township Resident
- Live Somewhere Else
- Used to live in town, now outside city limits

How long have you lived in the City of Hudson?

96 responses

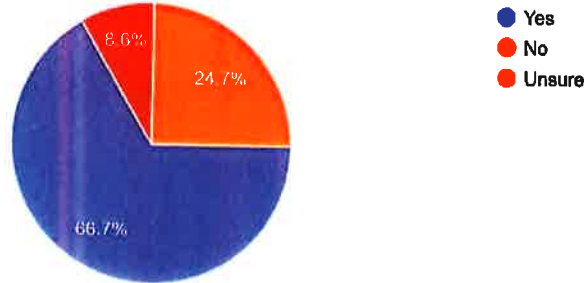


- Less than 1 year
- 1-5 years
- 5-10 years
- Over 10 years
- Always
- 58 years
- 22 years
- I lived in City for 32 yrs

1/2 ▼

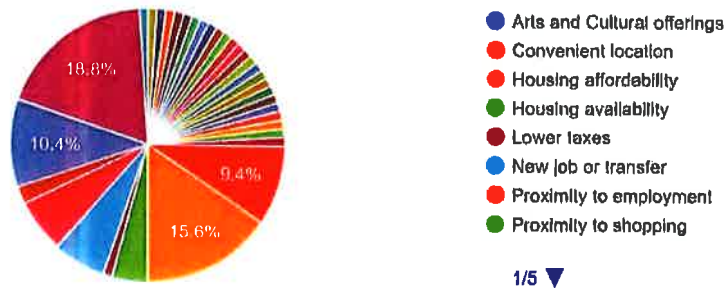
If you live in the City of Hudson do you expect to continue doing so in the future?

93 responses



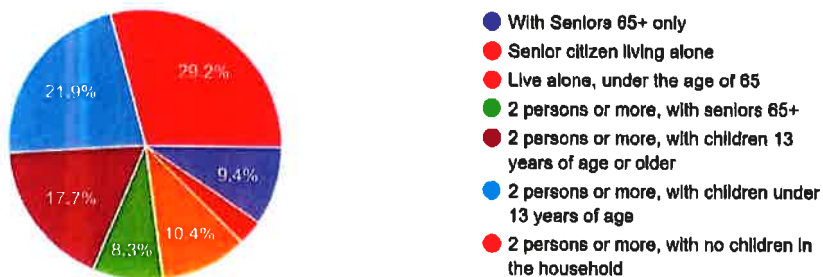
If you or your family chose to move to the City of Hudson, please share the primary reasons why you or your family did so.

96 responses



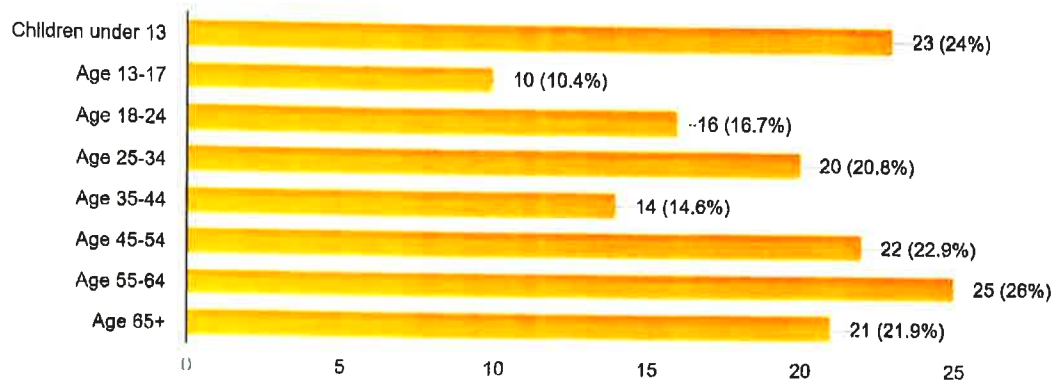
Which of the following categories best describes your household?

96 responses



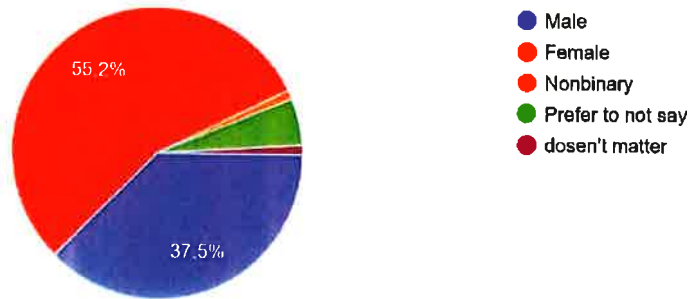
Please indicate the ages of members in your household. Choose all that apply.

96 responses



What is your gender?

96 responses



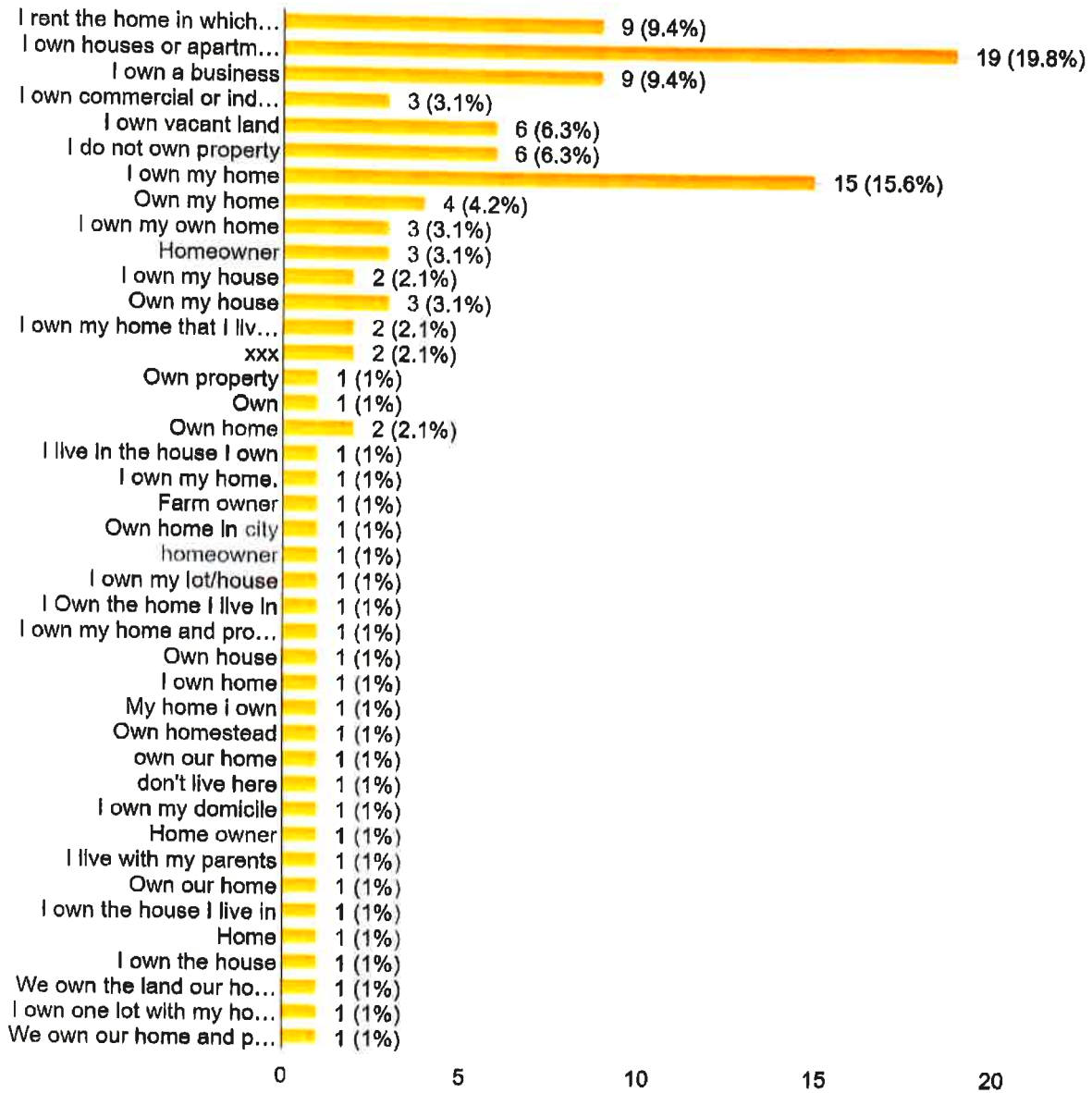
Please describe your current living situation.

96 responses



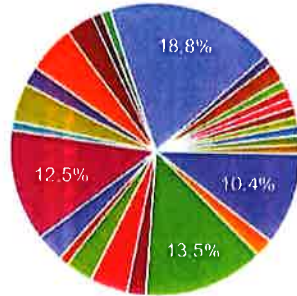
Please describe your current land/property ownership situation. Choose all that apply.

96 responses



Which of the following best describes your current occupation?

96 responses

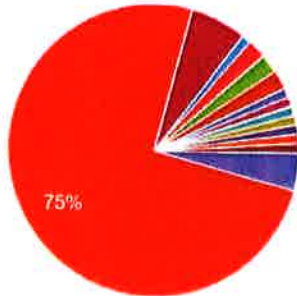


- Management, Business, Engineering
- Computer, Mathematical
- Architecture, Engineering
- Life, Physical, Healthcare or Social Sci...
- Community, Social Service
- Legal
- Education, Training, Library
- Arts, Design, Entertainment, Sports,...

1/4 ▼

How do you get to work?

96 responses

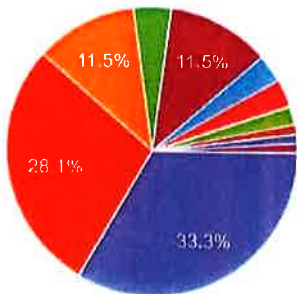


- Walk
- Drive
- Take Public Transportation
- Rideshare
- Work from Home
- Bicycle
- not applicable
- Retired

1/2 ▼

How far to do you travel for work?

96 responses

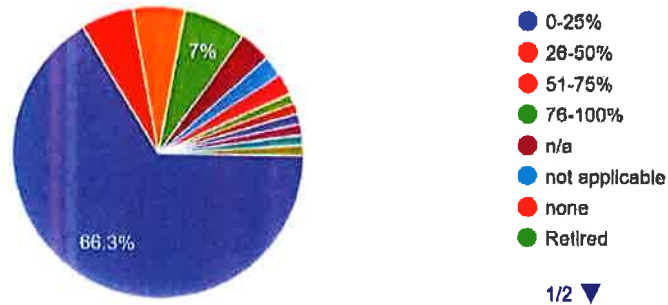


- 0-5 miles
- 6-25 miles
- 26-50 miles
- More than 50 miles
- I do not travel for work
- no answer
- n/a
- not applicable

1/2 ▼

If you are currently employed, what percentage of your working time do you spend working from home?

86 responses



Section 2: Understanding Hudson's Strengths and Weaknesses

If you could describe the City of Hudson in a few words or a phrase, what would it be?

96 responses

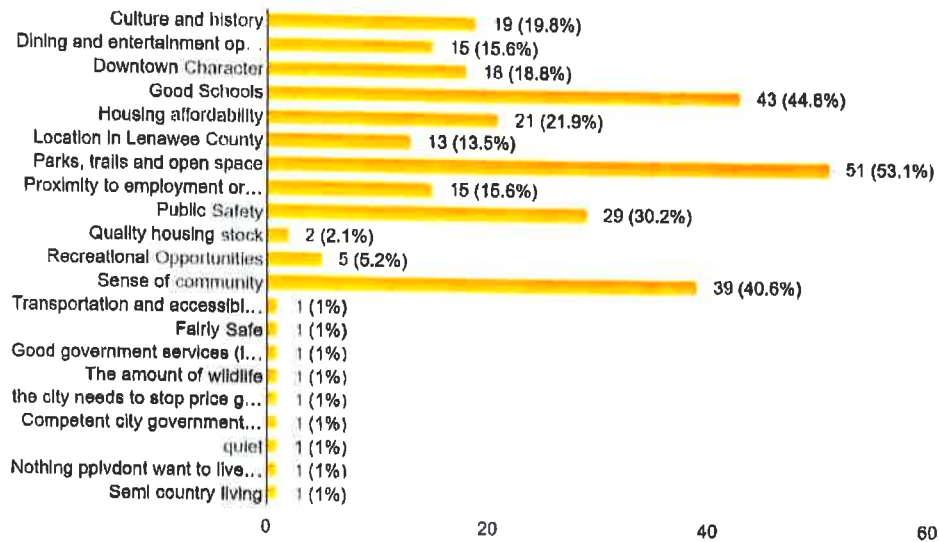
- Small town big heart
- Small
- Small town big heart
- Great city, horrible management
- A nice small town
- Old
- Small town lifestyle
- Nice town - bad government
- Need to clean up the City.
- Small town is like a family but stuck in the past.
- Friendly Small Town
- Home town feel.
- Everyone knows everyone
- High taxes and money spent on not needed items like trails over roads
- Safe
- Lack of enforcing city ordinances
- City with potential but needs work
- Small town charm. Great school district as community hub.
- Small, but not charming

Inconvenient, high taxes for no reason, terrible roads
Pleasant, quiet place to live
Political bullshit
Convenient, safe but needs help in some areas
rural town
Small town
Better off than Morenci or other neighboring communities, but less attractive and polished than Tecumseh- although the bike paths were a definite major improvement!!
Nice town City Taxes Required
Family friendly, supportive community
A small town with potential
I like the City of Hudson. The city works to keep the city clean.
Needs cleaned up!
Walking path was the best thing for this town
It's ok.
Expensive to live in
A clean, quiet, and nice looking small town.
Nice community
historical, safe, supportive, great schools
Overpriced water
Small town with second and third generation citizens. Enough businesses to be self-sufficient - except a hospital.
A place full of history and friendly people surrounded by nature and it's beauty
Quiet.
Friendly Community
Affordable place to live with decent city services.
Small community
Small town, best place to live
It's a nice small town.
Small town in the country
Welcoming
dilapidated/ roads are rubble/over taxed/water is outrageous
Small town values
Town going down hill ... streets, tree program...city ability to manage...I love this town BUT...
Nice, safe, family oriented place to live.
small town, wish there was more participation as a whole
Full of heart, also full of drugs.
Pleasant little town
lacks things to do
Friendly, welcoming, calm
Small town, big heart
Small town of fearful people
Good ole boy system
A lot has changed
comfort, home
Not much to offer.

Nice sized, small town
N/A
Small cozy mostly quiet town
Charming, but expensive.
Sense of community
Community
Good spirit in improving overall but limited in general diversity and inclusion of demographics and opinions.
Sufficient
YOU have to pay City Tax on top of Property Taxes
Quite and small
quiet
Expensive busy town
A caring community
Quiet redneck little town
mismanaged and lack luster
Too many rentals that are not kept up a tidy. Last week with us North Carolina early on in the night in Arizona and Nevada we're looking at a.
Miss mismanagement of money, high water, bills, poor streets, high taxes
Needs better roads and restaurants
Nice small town
A City in Decline
Expensive
Quaint town, roads could improve
Small Town Big Heart is perfect
Small town with not a lot to do.
Nice, small town with a good number of businesses.
Up until 3 years ago, it was a 'beacon of home" - currently on the way to being another Prattville.
Quiet town with nice people and good selection of amenities.
Bedroom community

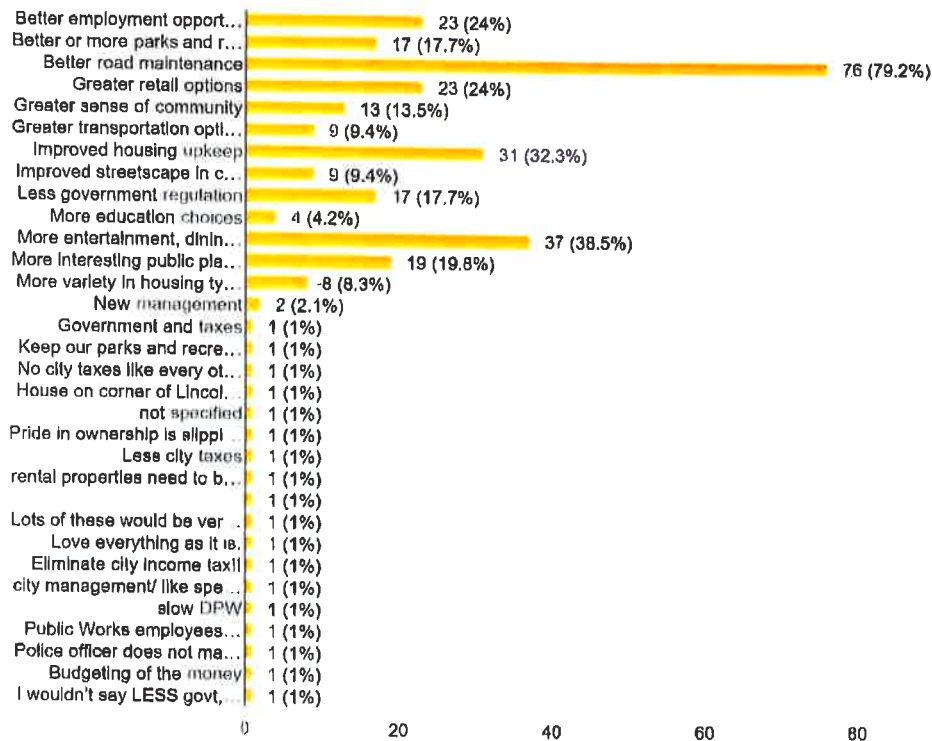
What would you say are the City of Hudson's best features?

96 responses



What could be Improved In Hudson?

96 responses



Section 3: Identifying Priorities for the Future

Please indicate how concerned you are with the following issues within the City of Hudson:

