

**PLANNING COMMISSION  
121 N CHURCH STREET, HUDSON, MI  
PUBLIC HEARING  
January 22, 2024 at 6:30 p.m.**

**AGENDA**

**I. CALL TO ORDER:**

**II. ROLL CALL:**

**III. ORDERS OF THE DAY:**

- A. Conditional Use Permit: 209 Lafayette Street
- B. Conditional Use Permit: 600 Oak Street
- C. Conditional Use Permit: 370 Wilcox Street

**IV. ADJOURN SINE DIE:**

**PLANNING COMMISSION  
121 N CHURCH STREET, HUDSON, MI  
REGULAR MEETING  
January 22, 2024  
Immediately after the Public Hearing**

**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 November 27, 2023

**V. NEW BUSINESS:**

- A. Conditional Use Permit – 24-01 – 209 Lafayette Street - DayCare
- B. Conditional Use Permit – 24-02 – 600 Oak Street – Twisted Timber
- C. Conditional Use Permit – 24-03 - 370 Wilcox Street – Produce Stand

**VI. PUBLIC COMMENTS:**

**VII. CITY MANAGER'S REPORT:**

**VIII. COMMISSION COMMENTS:**

**IX. 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  
PUBLIC HEARING  
November 27, 2023 at 6:30 pm**

The Regular Meeting was called to order by Chairperson Brad VandeZande at 6:32 p.m.

ROLL CALL: PRESENT: Brad VandeZande, Rob Hall, Sean Williams and Jack Donaldson

ABSENT: Watson Clark and Willis Terrill

OTHERS: Eric and Andrea Hamilton, City Manager Charles Weir and City Clerk Jeaniene McClellan

**ORDERS OF THE DAY:**

**Conditional Use Permit: 607 Grove Street**

*The staff received only one comment from a home owner. They were ok with a day care being at 607 Grove Street.*

**Adjourn Sine Die:**

**PLANNING COMMISSION  
121 N. CHURCH STREET – HUDSON MI  
REGULAR MEETING  
November 27, 2023 following the Public Hearing**

The Regular Meeting was called to order by Chairperson Brad VandeZande at 6:32 p.m.

ROLL CALL: PRESENT: Brad VandeZande, Rob Hall, Sean Williams and Jack Donaldson

ABSENT: Watson Clark and Willis Terrill

OTHERS: Eric and Andrea Hamilton, City Manager Charles Weir and City Clerk Jeaniene McClellan

**ORDERS OF THE DAY:**

**Excuse Absent Members:**

Motion by Rob Hall, seconded by Jack Donaldson, to **approve to excuse absent members from the meeting.** CARRIED by voice vote.

**Minutes dated October 23, 2023:**

Motion by Rob Hall, seconded by Jack Donaldson, to **approve the minutes dated October 23, 2023 and place on file.** CARRIED by voice vote.

**NEW BUSINESS:**

**Conditional Use Permit 23-03: 607 Grove Street – Day Care:**

The City has received a request from Andrea Hamilton at 607 Grove Street to have a Day Care.

Motion by Sean Williams, seconded by Jack Donaldson, to **recommend to forward to Council to approve the Conditional Use Permit 23-03 to have a Day Care at 607 Grove Street.** CARRIED by voice vote.

**Easement Application for Utility or Public Road:**

The Planning Commission reviewed and added changes to the application at their meeting on October 23<sup>rd</sup>. The changes have been changed to the application and have been brought back to the commission for approval.

Motion by Sean Williams, seconded by Jack Donaldson, to **approve the easement application for utility or public road and forward to council for their approval.** CARRIED by voice vote.

**CITY MANAGER'S REPORT:**

- Ted Hutichson from the WWTP resigned on November 14<sup>th</sup> to work full time for the City of Morenci. Joshua Mattek has stepped up as the interim superintendent. We posted the job internally but no one turned in an application. We will open up to the public for the waste water operator's job.
- At the Lenawee Now meeting the city has a company interested in 10-20 acres at the industrial park.
- We are still working on the Employee Handbook and should have it finished by the first of the year.
- The City's audit came back today and it will go to the Council December 5<sup>th</sup> for approval.

**VISITORS BEFORE COMMISSION:**

No Visitors

**COMMISSION COMMENTS:**

**ADJOURNMENT:**

Motion by Rob Hall seconded by Jack Donaldson, to **adjourn the meeting at 6:42 p.m.**

ATTEST: \_\_\_\_\_

Jeaniene McClellan, City Clerk

CITY OF

HUDSON

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



## NOTICE OF PUBLIC HEARING

The Planning Commission will be holding a public hearing on Monday, January 22, 2024 at 6:30 p.m. at the Hudson City Office. The purpose of this hearing will be to hear comments and review three Conditional Use Permits; #1. 600 Oak Street, Twisted Timber Framing Inc. #2. 209 Lafayette Street, Day Care. #3. 370 Wilcox Street, Produce Stand.

*Jeaniene McClellan*  
City Clerk

# CITY OF HUDSON

## APPLICATION FOR CONDITIONAL USE PERMIT

Application No: \_\_\_\_\_

Site Plan Fee: \$75.00

PLEASE PRINT OR TYPE (Use back of application if more space is needed)

I/We Carmel Camp of 809 Lafayette St. Hudson NJ 07424, hereby requests a Conditional Use Permit.

Property Owner: William + Carmel Camp

Telephone Number: (517) 448-7475

Address of Property Involved: 809 Lafayette St. Hudson NJ 07424

Legal Description: Single Family home

I/We are requesting a Conditional Use Permit for the following reason(s): 1 How for the past 31 years ran a inhome licensed Day Care service oriented

Dated: 10-30-2023

Carmel Camp  
Applicant Signature

(Do Not Write Below This Line)  
FOR CITY OFFICE USE ONLY

At the meeting of the Planning Commission held on \_\_\_\_\_, the above described Conditional Use Permit was considered and it was recommended that the Council:

( ) Grant ( ) Deny ( ) Other: \_\_\_\_\_

For the following reasons: \_\_\_\_\_

At the meeting of the Council held on \_\_\_\_\_, the above described Conditional Use Permit was: ( ) Granted ( ) Denied ( ) Other: \_\_\_\_\_

For the following reasons: \_\_\_\_\_

Copy to: Applicant  
City Clerk  
Building Inspector

# CITY OF HUDSON

## APPLICATION FOR CONDITIONAL USE PERMIT

Application No: \_\_\_\_\_

Site Plan Fee: \$75.00

PLEASE PRINT OR TYPE (Use back of application if more space is needed)

I/We Arthur Appelgren of 600 OAK ST., hereby requests a Conditional Use Permit.

Property Owner: Arthur D Appelgren

Telephone Number: 517-403-2987

Address of Property Involved: 600 OAK ST

Legal Description: Lots 1, Block 13, Cobb's Addition to the Village of Hudson according to the plat thereof, as recorded in Liber 56 of Deeds Page 799 Lenawee County Records

I/We are requesting a Conditional Use Permit for the following reason(s): I operate a home based Service Business out of my home and maintain my office for said business as required by LARA Licensing for Records and Tool Storage.

Note at the time of purchase an Insurance Business was at this location. Real estate Agents said this property was designated for Business.

Dated: 11-3-2023

[Signature]  
Applicant Signature

(Do Not Write Below This Line)  
FOR CITY OFFICE USE ONLY

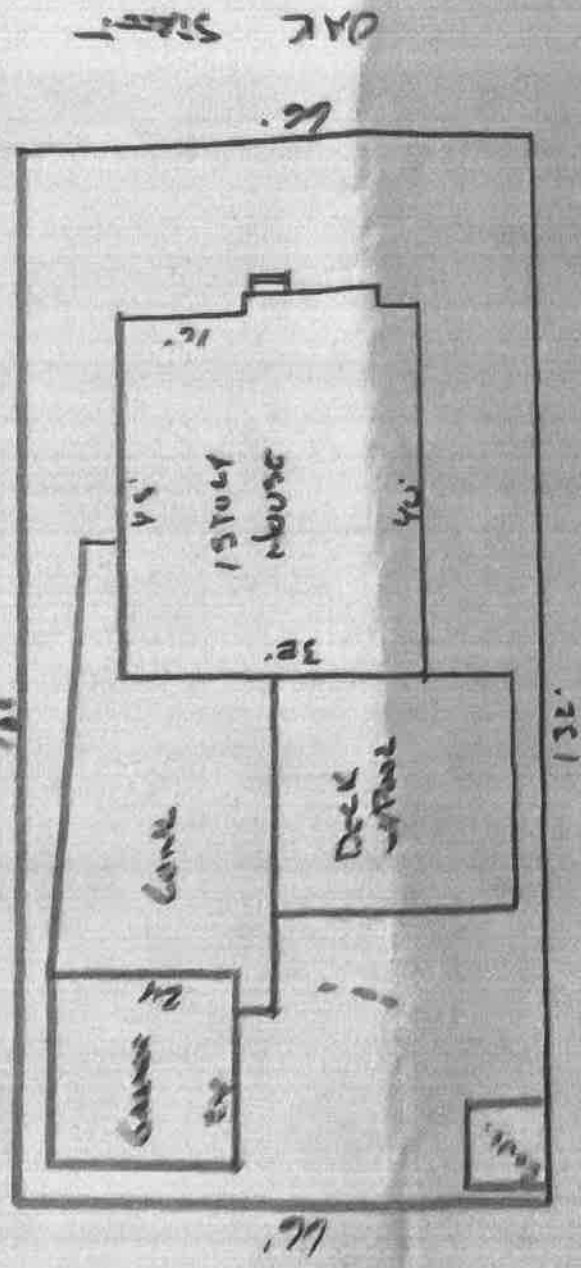
At the meeting of the Planning Commission held on \_\_\_\_\_, the above described Conditional Use Permit was considered and it was recommended that the Council:  
( ) Grant ( ) Deny ( ) Other: \_\_\_\_\_

For the following reasons: \_\_\_\_\_

At the meeting of the Council held on \_\_\_\_\_, the above described Conditional Use Permit was: ( ) Granted ( ) Denied ( ) Other: \_\_\_\_\_

For the following reasons: \_\_\_\_\_

Copy to: Applicant  
City Clerk  
Building Inspector





**MORTGAGE CERTIFICATE**  
NOT A BOUNDARY SURVEY

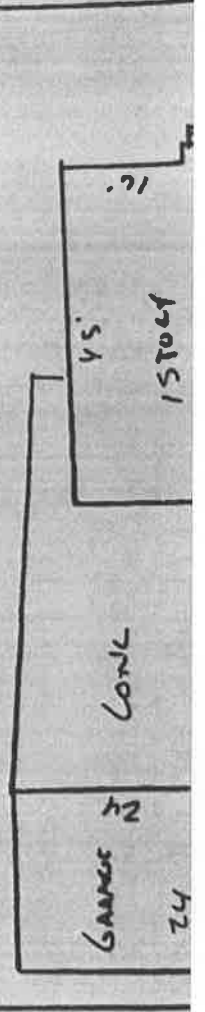
**PROPERTY DESCRIPTION:**

Land in the City of Hudson, Lenawee County, State of Michigan, described as follows:

Lots 1, Block 13, Cobb's Addition to the Village (now City) of Hudson, according to the plat thereof, as recorded in Liber 56 of Deeds, Page 799, Lenawee County Records.

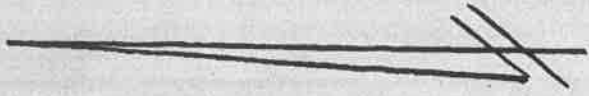
MAPLE STREET

132'



LENDER

BANK OF LOANMEER  
135 E. NAAMEE  
ADELAI, N. 49221



PROPERTY OWNER

APPLEGATE, ARTHUR D.  
600 OAK ST  
HUDSON, N. 49227

SCALE 1" = 30'

DRAWN JAD

DATE 19 SEPTEMBER 1977

Sub # 399.971M

**DUE NORTH SURVEYING**  
404 CLINTON, JONESVILLE, MI 49250  
(517) 849-9677 FAX (517) 849-0075

I HEREBY CERTIFY THAT THIS MORTGAGE CERTIFICATE SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE PREMISES HEREON DESCRIBED AND THAT THERE ARE NO VISIBLE ENCROACHMENTS, EASEMENTS OR RIGHT OF-WAY ACROSS SAID PREMISES EXCEPT AS SHOWN ON THIS REPORT.

SIGNED

*[Handwritten Signature]*  
PSA41093

SEAL

*[Handwritten Signature]*

# CITY OF HUDSON

## APPLICATION FOR CONDITIONAL USE PERMIT

Application No: \_\_\_\_\_

Site Plan Fee: \$75.00

PLEASE PRINT OR TYPE (Use back of application if more space is needed)

I/We Joseph + Rachel Yeider of Hudson, hereby requests a Conditional Use Permit.

Property Owner: Rachel + Joseph Yeider

Telephone Number: 517-300-3215 - 517-425-0645

Address of Property Involved: 370 Wilcox St

Legal Description: Self Serve Produce Stand

I/We are requesting a Conditional Use Permit for the following reason(s): Produce + Pumpkin Stand

Dated: 11-2-23

Rachel Yeider  
Applicant Signature

(Do Not Write Below This Line)  
FOR CITY OFFICE USE ONLY

At the meeting of the Planning Commission held on \_\_\_\_\_, the above described Conditional Use Permit was considered and it was recommended that the Council:

Grant       Deny       Other: \_\_\_\_\_

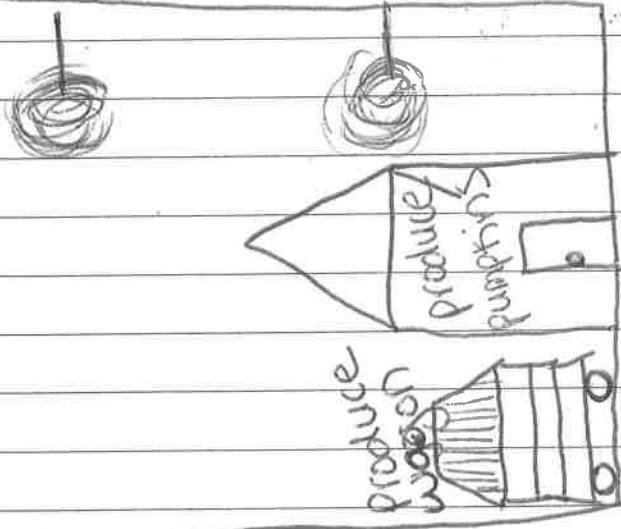
For the following reasons: \_\_\_\_\_

At the meeting of the Council held on \_\_\_\_\_, the above described Conditional Use Permit was:  Granted       Denied       Other: \_\_\_\_\_

For the following reasons: \_\_\_\_\_

Copy to:      Applicant  
                 City Clerk  
                 Building Inspector

McClellan St



Wick St

