

HASTINGS-RUTLAND JOINT PLANNING COMMISSION

BARRY COUNTY, MICHIGAN

NOTICE OF PUBLIC HEARING ON PROPOSED AMENDMENT OF HASTINGS-RUTLAND JOINT PLANNING COMMISSION ZONING ORDINANCE AT NOVEMBER 19, 2025 MEETING

Please take notice the Hastings-Rutland Joint Planning Commission will hold a public hearing at its regular meeting on November 19, 2025, at 5:30 p.m., at the Rutland Charter Township Hall/offices located at 2461 Heath Road, within the Charter Township of Rutland, Barry County, Michigan to consider the following proposed amendments of the Zoning Ordinance of the Hastings-Rutland Joint Planning Commission (Rutland Charter Township Ordinance No. 2016-156; City of Hastings Ordinance No. 532):

1. Section 5.05 subsection A.4. pertaining to general lighting requirements is proposed to be amended with respect to the permissible height of lighting fixtures.
2. Section 5.06 subsection C.7. pertaining to general screening requirements is proposed to be amended to add a new sub-part c authorizing the Planning Commission to modify the preceding requirements of that subsection when the public benefit could still be achieved with a plan that varies from those requirements.
3. Section 6.05 subsection A and sub-part 2 therein pertaining to lot coverage in the MU Mixed Use District are proposed to be amended to increase the maximum permissible lot coverage, and to change the allowance for the Planning Commission to approve additional lot coverage if areas of slopes greater than a specified percentage will not be developed or graded.
4. Section 12.09 subsection C.1. pertaining to screening and landscaping of off-street parking areas is proposed to be amended to change the minimum required number of canopy trees for an off-street parking area with 11-20 parking spaces, and for off-street parking areas with more than 20 parking spaces.
5. Section 13.05 subsections B and C pertaining to permitted signs in the MU Mixed Use District and LI Light Industrial District are proposed to be amended to increase the permissible area of wall signs on buildings over 150,000 square feet in area; to provide that wayfinding and other informational signage is not included in the wall sign area limits; and to increase the permissible area of a pole sign and the permissible height of a ground-mounted sign.

Subsequent to this public hearing, at the same meeting or at a different meeting, the JPC will consider whether to recommend approval of the proposed Zoning

Ordinance text amendments and submit same for approval by the Rutland Charter Township Board and Hastings City Council, each of which by statute and agreement have the right of final approval and adoption. The JPC and Township Board/City Council reserve the right to revise the text of the proposed amendments as submitted for public hearing and/or as recommended by the JPC before final approval/adoption without a further public hearing, to the extent allowed by law.

The Tentative Text of the proposed amendments, and the existing JPC Zoning Ordinance/Zoning Map may be examined by contacting the Clerk of the City of Hastings or the Clerk of Rutland Charter Township at their respective offices during regular business hours on regular business days until and including the day of the hearing/meeting, and further may be examined at the hearing/meeting.

Written comments concerning the proposed amendments of the Zoning Ordinance may be submitted to the JPC in c/o the Hastings City Clerk at any time prior to this public hearing/meeting leaving sufficient time for the receipt and distribution of same to the JPC before the meeting, and may also be submitted to the JPC at this public hearing/meeting.

Necessary reasonable auxiliary aids and services will be provided at the hearing/meeting to individuals with disabilities, such as signers for the hearing impaired and audiotapes of printed materials being considered, upon reasonable notice to the Rutland Charter Township Clerk. Individuals with disabilities requiring auxiliary aids or services should contact the Rutland Charter Township Clerk.

HASTINGS-RUTLAND JOINT PLANNING COMMISSION

c/o Linda Perin, Hastings City Clerk

City of Hastings
201 E. State St.
Hastings, MI 49058
(269) 945-2468

Robin Hawthorne, Clerk
Rutland Charter Township
2461 Heath Road
Hastings, Michigan 49058
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**TENTATIVE TEXT OF PROPOSED AMENDMENTS OF HASTINGS-RUTLAND JOINT
PLANNING COMMISSION ZONING ORDINANCE PERTAINING TO GENERAL
LIGHTING AND SCREENING REQUIREMENTS, LOT COVERAGE IN THE MU
MIXED USE DISTRICT, SCREENING AND LANDSCAPING OF OFF-STREET
PARKING SPACES, AND SIGNS PERMITTED IN THE MU MIXED USE DISTRICT
AND LI LIGHT INDUSTRIAL DISTRICT (FOR PUBLIC HEARING AT HASTINGS-
RUTLAND JOINT PLANNING COMMISSION MEETING NOVEMBER 19, 2025)**

Format note---this Tentative Text is prepared in "legislative format": new verbiage proposed to be added is shown in bold type; any existing verbiage proposed to be deleted is shown lined-through.

ITEM 1

**PROPOSED AMENDMENT OF SECTION 5.05 PERTAINING TO GENERAL
LIGHTING REQUIREMENTS**

Section 5.05, subsection A.4. of the Zoning Ordinance of the Hastings-Rutland Joint Planning Commission, pertaining to general lighting requirements, is proposed to be amended to read as follows:

- "4. Lighting fixtures shall have 100% cut-off above the horizontal plane at the lowest part of the point light source and light rays shall not be emitted by the installed fixture at angles above the horizontal plane. No light fixture shall be mounted higher than ~~20~~ **33** feet above the ~~average grade of the site~~ **grade at the pole**, or ~~45~~ **23** feet when the ~~subject site~~ abuts a residential district."

ITEM 2

**PROPOSED AMENDMENT OF SECTION 5.06 PERTAINING TO GENERAL
SCREENING REQUIREMENTS**

Section 5.06, subsection C.7. of the Zoning Ordinance of the Hastings-Rutland Joint Planning Commission, pertaining to general screening requirements, is proposed to be amended to add a new sub-part c reading as follows (introductory paragraph is included for context, but existing sub-parts a and b are not included in this tentative text because they are not proposed to be amended):

- "7. Screening. Except as otherwise provided in this Ordinance, all premises used for commercial or industrial purposes shall be screened from adjoining premises located in any adjoining residential district by either of the following:

- c. The Planning Commission shall have the authority to modify the preceding requirements for screening when the public benefit could still be achieved with a plan that varies from the above."

ITEM 3

PROPOSED AMENDMENT OF SECTION 6.05 PERTAINING TO LOT COVERAGE IN MU MIXED USE DISTRICT

Section 6.05, subsection A. and sub-part 2 therein of the Zoning Ordinance of the Hastings-Rutland Joint Planning Commission, pertaining to lot coverage in MU Mixed Use District, is proposed to be amended to read as follows (the other existing sub-parts are not included in this tentative text because they are not proposed to be amended):

- "A. Lot coverage shall be limited to a maximum of ~~50%~~ **70%**. The ~~50%~~ **70%** maximum may be increased with approval from the Planning Commission by 5% for each of the following completed items:
2. Areas of slopes greater than ~~20%~~ **50%** will not be developed or graded. (Note: A ~~twenty~~ **fifty**-percent slope equals one foot rise over five ~~two~~ feet of run)."

ITEM 4

PROPOSED AMENDMENT OF SECTION 12.09 PERTAINING TO SCREENING AND LANDSCAPING OF OFF-STREET PARKING SPACES

Section 12.09, subsection C.1. of the Zoning Ordinance of the Hastings-Rutland Joint Planning Commission, pertaining to screening and landscaping of off-street parking areas, is proposed to be amended to read as follows:

- C. In addition to required screening around off-street parking and loading areas, all off-street parking areas containing more than 10 parking spaces shall provide the following landscaping within the parking lot envelope, described as the area including the parking lot surface and extending 18 feet from the edge of the parking lot:

- "1. ~~Two canopy trees shall be required for each 90 square feet of total of the paved driveway and parking lot surface, provided that in no case less than two trees shall be provided. A minimum of 2~~ **canopy trees are required for an off-street parking area with 11-20 parking spaces, and one additional canopy tree is required for every 20 parking spaces or increment thereof for an off-street parking area with more than 20 parking spaces.** Utilizing landscape islands in the interior of the parking lot for tree plantings shall be encouraged, but not required."

ITEM 5

PROPOSED AMENDMENT OF SECTION 13.05 PERTAINING TO PERMITTED SIGNS IN THE MU MIXED USE DISTRICT AND LI LIGHT INDUSTRIAL DISTRICT

Section 13.05, subsections B and C, of the Zoning Ordinance of the Hastings-Rutland Joint Planning Commission, pertaining to permitted signs in the MU Mixed Use District and LI Light Industrial District, are proposed to be amended to read as follows:

- "B. Wall signs on building walls facing a public right-of-way or parking area, with a sign area not exceeding 20% of the building wall area upon which affixed, or 90% of the width of the wall, but subject to a total area limit of 200 square feet; except for buildings over 150,000 square feet in area the total area limit is ~~550~~ **800** square feet. **Wayfinding and or informational signage shall not be included in the above stated standards.**
- C. One pole sign or one ground-mounted sign in accordance with Option 1 or Option 2 in the table below; provided a permissible business use on a corner lot shall be permitted one ground-mounted sign on each street frontage in accordance with Option 1 or Option 2 in the table below:

Minimum Setback (feet)	Sign Type	Area (square feet)	Height (feet, including any base)
Option 1 10	Pole	32	10
OR			
	Ground-mounted	50	6
Option 2 20	Pole	75 100	20
OR			
	Ground-mounted	100	6 14