

RESOLUTION 2026-04

**TO OPPOSE STATE PREEMPTION OF LOCAL ZONING AUTHORITY THROUGH THE
PROPOSED HOUSING READINESS PACKAGE**

WHEREAS, the City of Hastings is granted the authority to regulate land use and local zoning by the Michigan Zoning Enabling Act; and

WHEREAS, the City of Hastings Master Plan, developed, reviewed, and approved by the City of Hastings through a democratic and public forum, has established the following housing-related goals to 1) Maintain existing housing stock and infrastructure 2) enact and enforce ordinances to ensure housing is safe and adequate, 3) raise awareness of housing needs and issues within the community, 4) provide for a wide variety of housing types, sizes, and densities, and 5) encourage residential development within areas targeted for growth and investment; and

WHEREAS, the City of Hastings has established a housing steering committee to study and recommend changes to the zoning ordinance to increase housing diversity, which has led to the approval of accessory dwelling units and two-family structures by right in certain zoning districts, as well as the creation of a three-four family dwelling overlay zoning district; and

WHEREAS, the City of Hastings has worked cooperatively with multiple developers to establish Planned Unit Developments that both create housing at affordable rates and fit the character and history of the neighborhoods; and

WHEREAS, due to these efforts in the past five years, the City has approved seven projects that include 497 new housing units and are actively considering two additional housing site plans before the City Planning Commission; and

WHEREAS, the City of Hastings has used traditional PILOT agreements, Workforce Housing PILOTs, traditional and housing brownfield TIF financing, tax incentives, and supported grants to assist with furthering its mission to improve and expand housing options in the City of Hastings; and

WHEREAS, the preemption of local planning and zoning authority through the proposed "Housing Readiness" legislative package would significantly set back the positive impact of the city's actions to improve housing opportunity in the City; and

WHEREAS, housing is more than a commodity to be manufactured, it is the building block of our neighborhoods and communities, and the preservation of zoning authority at the local level is essential for the realization of our community's self-established goals;

NOW, THEREFORE, BE IT RESOLVED, that the City of Hastings City Council formally opposes House Bills 5529 through 5532, as well as House Bills 5581 through 5585, and any related proposed legislation that preempts or limits local zoning and land use authority; and

BE IT FURTHER RESOLVED, that the Hastings City Council urges the Michigan Legislature to vote against the bills in their current form and to engage with local governments toward developing more effective housing policy that respects local control; and

BE IT FURTHER RESOLVED, that the City Clerk is directed to transmit copies of this resolution to Governor Gretchen Whitmer, Senator Thomas Albert, and Representative Gina Johnsen, the Michigan Municipal League, and other appropriate legislative leadership.

A motion to adopt the foregoing resolution being offered by Member Rocha, with support by Member Devroy:

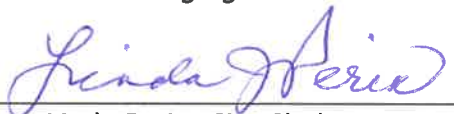
YEAS: Barlow, Bergeron, Devroy, McLean, Resseguie, Rocha, Stenzelbarton and Tossava

NAYS: None

ABSENT: Brehm

MOTION DECLARED ADOPTED.

I hereby certify that the foregoing resolution was adopted at a duly held and attended regular meeting the 13th day of April 2026 by the City Council of the City of Hastings, by a vote of eight (8) voting in favor thereof, one (1) members being absent, and zero (0) members voting against.


Linda Perin, City Clerk