

City Of Hart

407 S. State St

Hart, Mi 49420

Planning Commission

Thursday, March 4th, 2021

Minutes

MEMBERS PRESENT: Gale Goldberg, Jim Cunningham, Jack Wittman, Peggy Wittman, and Rob Splane

ABSENT: Diane LaPorte, Betty Root

OTHERS PRESENT: Lynne Ladner (City Manager), and Karla Swihart (Dep. Clerk), David Jirousek (Horizon Community), and Nicole Steele (HEART)

J. Cunningham called the meeting to order at 4:01 pm.

APPROVAL OF AGENDA: G. Goldberg motioned to approve the agenda and supported by R. Splane

- Ayes: 5 Nays: 0 Absent: 2 (Laporte, Root) The motion carried.

APPROVAL OF MINUTES: G. Goldberg motioned to approve minutes from January 7th, 2021, with an amendment regarding the motion to recommend approve the AutoZone site plan to the City Council. The correction was not recommended to The city Council as the Site plan for AutoZone was already approved by the Planning Commission. and supported by R. Splane

- Ayes: 5 Nays: 0 Absent 2 (Laporte, Root) The motion carried.

PUBLIC COMMENTS, CORRESPONDENCE, EVENTS, PRESENTATIONS:

- Nicole Steel (HEART) stated that some covenants were governing the Industrial Park, D. Jirousek looked it over. The covenants referenced a commission that would oversee the district, which hasn't been meeting regularly. The suggestion was to have the City Council appoint a commission since any prior terms would have expired and go about amending the covenants. The reason for bringing this up is there is a developer interested in two of the sites, and the covenants restrict pole buildings which is what the developer is looking to build, so we want to get this cleared up before we can move forward. Reason for bringing it up to the Planning commission if this project can move forward just wanted the commission to be aware.

ACTION ITEMS:

- Approval of 2020 Annual Report.
D. Jirousek stated this is our 4th annual report. The purpose of the annual report is to recap the activities of the previous year and set goals for the upcoming year and be sent to the City Council for review.

2020 Reviews

1. 9.03.2020 Special Land Use and Site Plan Amendment. Deb Windell (Lakeside Family Fitness and Wellness Center). Request to approve a drive-through window in the B-1 Central Business District located at 37,39 & 45 S. State Street. Decision – Denial. Vote – 7-0
2. 11.03.20 Zoning Map Amendment. Sue Payne (OLTA Properties, LLC) Rezoning from Central Business District (B-1) to residential (A) for property located at 218 Washington Street. Decision – Recommendation of Approval. Vote – 6-0
3. 11.03.20 Zoning Map Amendment. Eva Kostal (Harbor House of Hart Ministry). Conditional rezoning from Residential (A) to General Business (B-2) for property located at 315 S. State Street. Decision – Recommendation of Approval. Vote – 4-2.

2020 Zoning Text Amendments – None

2020 Discussions

1. January 9, 2020: Off-Road Recreation Vehicle (ORV) and Golf Cart ordinance.
2. March 5, 2020: Medical and Recreational Marihuana.
3. June 4, 2020: Social Zones
4. September 3, 2020: Lakeside Fitness Drive-Thru, Harbor House Transitional Housing Program.
5. September 22, 2020: Harbor House Transitional Housing Program.
6. November 5, 2020: Potential request for conditional rezoning for 710 S. State St
7. December 5, 2020: Potential request for conditional rezoning for 710 S. State St

2021 Goals- To Discuss on March 4, 2021.

1. Medical and Recreational Marihuana Ordinances.
2. Master Plan Review.
 - G. Goldberg motioned to approve the 2020 Annual Report and Upcoming Goals to discuss on March 4th, 2021 meeting and Supported by R. Splane
 - Ayes: 5 Nays: 0 Absent: 2 (Laporte, Root) The motion carried

DISCUSSION ITEMS:

- J. Cunningham asked where we are with the Gales IGA building? City Manager L. Ladner said, Another business put an offer in on the building before La. Fiesta Chips was able to put in an offer.
- AutoZone's permits are all pulled and approved; they are hoping to start building in April.

OTHER BUSINESS AND COMMUNICATIONS FROM THE COMMISSION MEMBERS:

- None

ADJOURN:

- There being no further business to come before the Planning Commission, the meeting adjourned at 4:15 pm upon a motion by J. Wittman and supported by R. Splane. The next scheduled meeting will be held on April 1st at 4 pm.