

# City Of Hart

407 S. State St

Hart, Mi 49420

Planning Commission

Thursday, November 5<sup>th</sup>, 2020

Minutes

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

**ABSENT:** Betty Root

**OTHERS PRESENT:** Lynne Ladner (City Manager), and Karla Swihart (Dep. Clerk), David Jirousek (Horizon Community), (Remote) Eva Kostal (Harbor House), Nicole Steel (HEART) and Sue Payne (Coldwell Banker)

Co-Chairman J. Cunningham called the meeting to order at 4 pm.

A motion was made by R. Splane to approve the agenda and supported by J. Wittman  
Ayes 6 Nays 0 Absent 1. The motion carried.

A motion to adopt the Sept 3, 2020, and Work Session Sept 22<sup>nd</sup>, 2020 meeting minutes by D. LaPorte and supported by G. Goldberg Ayes 6 Nays 0 Absent 1. The motion carried.

## **PUBLIC COMMENTS, CORRESPONDENCE, EVENTS, PRESENTATIONS:**

**Public Hearing:** Public hearing opened at 4:07 pm to discuss proposed zoning map amendment to rezone 218 Washington St, Hart, Mi (020-209-015-50) from B-1 Central Business District to A-Residential.

- A Residential is appropriate for this location as the houses to the east are zoned Residential.
- Questions regarding the cement slab. Would that have to tear up? Answer is No, due to parking in the back of the home, you would have to enter the house upstairs. Cement is not the issue, but the sign out front will be removed out front.
- Question about being a rental unit if bought. It's not conditional, but the ideal would want to sell as a signal family home.

A motion was made by G. Goldberg that The Planning Commission approve 218 Washington St from a B-1 Commercial to A Residential. And 2<sup>nd</sup> by D. LaPorte. Ayes 6 Nays 0 Absent 1. The motion carried.

**Public Hearing:** 2<sup>nd</sup> Public hearing opened at 4:20 pm regarding the proposed zoning map amendment to conditionally rezone 315 S State St parcel number 020-721-007-00 from A- Residential to B-2 General Business District.

D. Jirousek proposal, The owner proposes to use the building under the category of "Hotel and Motel," a permitted use within the B-2 General Business District, to accommodate a non-profit organization offering transitional lodging to women between the ages of 17 and 27. Several additional voluntary conditions have been offered for consideration and are generally summarized

- There shall be no more than six residents.
- Terms of occupancy shall not exceed 18 months in any 24- month period.
- An owner representative shall reside on the property.
- Guest stays shall be limited
- Building codes shall be satisfied

D. Jirousek recommends looking at the master plan, sees no issues with the rezoning, and recommends approval.

A motion to close the public hearing was made by R. Splane and 2<sup>nd</sup> by D. LaPorte  
Ayes 7, Nays 0, Absent 1. The Public hearing was closed at 4:34 pm.

**ACTION ITEMS:**

- A. Consider recommendation to The City Council regarding rezoning of 218 Washington St, Hart Mi from B-1 Central Business District to A- Residential.
- B. Consider recommendation to The City Council regarding conditionally rezoning of 315 S. State St, Hart Mi from A-Residential to B-2 General Business District.

A motion to recommend to The City Council the rezoning of 218 Washington St, Hart Mi from B-1 Central Business District to A-Residential was made by D. LaPorte and 2<sup>nd</sup> by J. Wittman  
Ayes 7, Nays 0, Absent 1. The motion carried.

A motion to recommend to The City Council Conditional rezoning of 315 S State St, Hart Mi from A- Residential to B-2 – General Business District was made by R. Splane and 2<sup>nd</sup> by G. Goldberg.  
Ayes 4, Nays 2, Absent 1. The motion carried.

**DISCUSSION ITEMS:**

- A. Discussion as to whether Planning Commission would be willing to entertain a conditional rezoning for 710 S State St Hart Mi #1235

A private company would like to purchase the building and uses would be some food baking/cooking and also some manufacturing and possibly even use some space as a warehouse.

The Planning Commission agreed to hear more regarding it as it is in the city's best interest to have the building sold and in use than to have it sit there empty. City Manager L. Ladner will get in touch with the company and have them put together more information to present to The Planning Commission.

**OTHER BUSINESS AND COMMUNICATIONS FROM THE COMMISSION MEMBERS:**

6:45 November 10<sup>th</sup>, there will be a drive-by celebration to say goodbye to a long time City Mayor Ron LaPorte and also City Council members whose terms are up.

A motion was made by J. Wittman to adjourn the meeting and supported by D. LaPorte  
All ayes, Nays 0, Absent 1. The motion was carried, and the meeting was adjourned at 4:50 pm

The next scheduled meeting is on December 3<sup>rd</sup> at 4 pm