

City of Hart, Michigan
CITY COUNCIL AGENDA
May 12, 2026, 7:30 PM
407 State St. – Council Chamber
NOTICE OF PUBLIC MEETING
REGULAR COUNCIL MEETING

1. Call to Order
2. Roll Call – Burillo, Cunningham, Hodges, Mullen, Root, Thomson, Klotz
3. Pledge of Allegiance
4. Approval of Agenda
5. Public Comments – **Public comment on any matter other than a scheduled public hearing. We ask that you please limit your comments to 3 minutes.**
 - a. Correspondence, Events, Presentations
 - i. *Hart Area Fire Department Update, Troy Maloney, Emergency Manager*
6. Consent Agenda:
 - a. Approval of Minutes from April 28, 2026
 - b. Bills, Claims, Payroll
 - c. Reports of Boards, Commissions, and Committees
 - d. Resolution 2026-13A *Correcting the certified street length for Act 51 compliance—no change to the underlying acceptance*
 - e. Department Reports – Police/BioPure/Public Works/Energy/♥C&E Dvlp./Parks & Rec
7. Ordinances
 - a. First Reading - Ordinance 1242.07, “Moratorium on Data Centers”
 - b. First Reading - Ordinance 1243.28f - Pervious Surfaces, 1243.22 – Native Vegetation, and 1243.22G - Tree Planting, Maintenance, and Removal
 - c. First Reading - Ordinance 1243.04 Limitations on Lot Splits
8. Action Items
 - a. *Resolution 2026-17 Opposing House Bills on Zoning Changes*
 - b. *Resolutions 2026-23 Deposit of Unclaimed Funds Held by the Police Department*
 - c. *Resolution 2026-24 Award Timber Harvest Bid for West Lever Rd Property*
 - d. *Resolution 2026-25 Approve Transfer of Surplus Vehicle to Hart Cemetery*
9. Discussion Items
 - a. Memo to Council Regarding The Starting Block
10. City Manager 6-month report
11. Communications from the Mayor and Council (Including board and committee updates)
 - a. Mayor Klotz: City Manager 6-month Review Information
12. Adjournment –

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**CITY OF HART
407 S. STATE ST.
HART, MI 49420
REGULAR MEETING OF CITY COUNCIL - COUNCIL PROCEEDINGS
APRIL 28th, 2026
MINUTES – Draft**

PRESENT: Mayor Amanda Klotz, Councilors Catalina Burillo, Jim Cunningham, Dean Hodges Andrew Mullen, and Betty Root

ABSENT: Karen Thomson

OTHERS PRESENT: City Manager – Nichole Kleiner, City Clerk/Treasurer – Karla Swihart, Energy Superintendent – Mike Schiller, Hart Police Chief – Juan Salazar, and Christine Juska

APPROVAL OF AGENDA:

- C. Burillo motioned to Amend agenda to remove action item C (Resolution 2026-17) and action item D (Resolution 2026-21) and was supported by J. Cunningham
 - Ayes: 6 Nays: 0 Absent: 1

PUBLIC COMMENTS:

- None

CORRESPONDENCE, EVENTS, PRESENTATIONS:

- None

CONSENT AGENDA:

- Approval of minutes from April 14th, 2026
- Bills, Claims, Payroll
- Reports of Boards, Commissions, and Committees
- Department Reports – Police/BioPure/Public Works/Energy/C&E Dvlp
 - A. Mullen motioned to approve the Consent Agenda, and was supported by B. Root
 - Ayes: 6 Nays: 0 Absent: 1

ACTION ITEMS:

- Resolution 2026-19 Authorize Agreement with Utility Financial Solutions for Electric Cost of Service and Pole Attachment Study
WHEREAS, the City of Hart operates a municipal electric utility and must periodically review its rates to ensure financial stability and equitable cost allocation; and
WHEREAS, Utility Financial Solutions LLC has submitted a proposal dated March 10, 2026, to complete an electric cost of service study, financial projection, rate design, and pole attachment study; and
WHEREAS, the Power Board has reviewed the proposal and recommends proceeding:
NOW THEREFORE BE IT RESOLVED THAT THE HART CITY COUNCIL hereby:
Authorizes the City Manager to enter into an agreement with Utility Financial Solutions LLC for these services.
 - A. Mullen motioned to approve Resolution 2026-19 and was supported by B. Root
 - Ayes: 6 Nays: 0 Absent: 1
- Resolution 2026-20 Establish Right-of-Way Permit Process & Administrative Authority
WHEREAS, Section 14.6 of the City Charter affirms the City’s right to use, control, and regulate the use of its streets, alleys, bridges, and public places; and
WHEREAS, Section 14.5 of the City Charter authorizes the City Council to grant revocable permits for utility use of public right-of-way on such terms and conditions as it determines; and

WHEREAS, the City desires to implement a consistent and efficient process for reviewing and managing work within the public right-of-way to protect public infrastructure and ensure compliance with applicable standards; NOW, THEREFORE BE IT RESOLVED BY THE HART CITY COUNCIL, hereby

Establishes a requirement that any person or entity seeking to perform work within the public Right-of-way shall first obtain a right-of-way permit from the City.

BE IT FURTHER RESOLVED THAT, the City Manager, or their designee, is authorized to review, approve, approve with conditions, or deny right-of-way permit applications consistent with the City Charter, applicable ordinances, and adopted standards:

BE IT FURTHER RESOLVED THAT such permits shall be revocable and subject to terms and conditions as determined necessary to protect the public health, safety, and welfare, and shall not be construed as a franchise or amendment to a franchise.

- C. Burillo motioned to approve Resolution 2026-20 and was supported by A. Mullen
 - Ayes: 6 Nays: 0 Absent: 1

- Resolution 2026-22 Bids for Plum Street Realignment Project

WHEREAS, the City of Hart solicited bids for the 2026 South Plum Street Road Realignment Project, which includes relocation of approximately 800 feet of roadway within the public right-of-way to align with future Safe Routes to School (SRTS) trail corrido: and

WHEREAS, one (1) bid was received for the project in the amount of \$47,994.0, with additional \$2,156 for seed and mulch; and

WHEREAS, a prior estimate for similar work provided by Wadel Stabilization in November 2025 totaled \$27,325; and

WHEREAS, the Safe Routes to School project has been delayed until Spring of 2027, reducing the immediate need for the roadway realignment; and

WHEREAS, City staff recommends rejecting the bid and rebidding the project in late fall with a Spring 2027 construction state to better align with the SRTS project and current market conditions;

NOW THEREFORE BE IT RESOLVED THAT THE HART CITY COUNCIL, hereby

Rejects the bid received for the 2026 South Plum Street Road Realignment Project and directs staff to rebid the project at a later date consistent with a Spring 2027 construction timeline.

- A. Mullen motioned to approve Resolution 2026-22 and was supported by B. Root
 - Ayes: 6 Nays: 0 Absent: 1

DISCUSSION ITEMS:

- City Website Update

The City received a letter from our current Website provider announcing his retirement at the end of 2026 with no one to takeover the business. With that being said the City is seeking a new Website designer/provider. Have so far met with two. More to come.

CITY MANAGER'S REPORT:

Status of ongoing projects:

- Hart Plaza Streetscape Project

WORK COMPLETED LAST WEEK:

Water main connected to the existing system on Main St., east of State St.

Water service installations completed on Main St. east of State St.

Storm sewer installed on State St. east of the road centerline.

ANTICIPATED WORK THIS WEEK

Removal of sidewalk and curb on Main Street, east of State St.

Site grading in preparation for curb concrete pour

Installation of electrical conduit

Installation of irrigation lines

Curb installation is currently scheduled for May 4th

- Water Tower ATT antenna project – ATT&T has provided the City with a consultant to help us get easements signed.
- Starting Block Ongoing discussion on what continued operations look like
- Utility and Police Union negotiations are ongoing

What's New:

- Brad Whitney has taken the lead in getting estimates to log the Lever Rd property which could provide the City with a source of revenue

Events

- Hart Lake Cleanup Day is Saturday at 9am at Hart Commons May 2nd.
- Hart Hill Bike Race May 9th
- Thrift and Gift Crawl May 15-16 throughout Hart and Pentwater

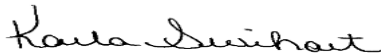
COMMUNICATIONS FROM THE MAYOR AND COUNCIL:

- None

ADJOURN:

- There being no further business to come before the Council, Mayor Klotz adjourned the meeting at 8:02pm. The next regularly scheduled meeting will be on May 14th, 2026, at 7:30 pm.

Respectfully Submitted,



Karla Swihart, City Clerk

Payables Date 05.13.2026	Description	Total	General +	DPW	Energy	BPTF	Water
A&M Bait Farms	Bait for Bait Cooler - JGP	\$ 117.00	\$ 117.00				
Brickley DeLong	Accounting Services	\$ 365.00	\$ 91.25		\$ 91.25	\$ 91.25	\$ 91.25
Cedar Crest Dairy	Ice Cream - JGP Campstore	\$ 486.27	\$ 486.27				
Charter Communications	Internet	\$ 110.00			\$ 110.00		
Cintas	Bathroom Supplies - Hart Commons	\$ 27.98	\$ 27.98				
City of Hart	Utilities	\$ 54,529.05	\$ 1,229.44	\$ 1,111.19	\$ 422.87	\$ 49,020.57	\$ 2,744.98
Dacott	Power Purchase Report	\$ 650.00			\$ 650.00		
DTE Energy	Utilities	\$ 3,164.75	\$ 636.62	\$ 417.57	\$ 459.37	\$ 1,503.35	\$ 147.84
Echo Publishing	AD - Planning Commission	\$ 178.00	\$ 178.00				
First Net	Police Modems	\$ 89.46	\$ 89.46				
Frontier	Phone Service - DAM	\$ 148.09			\$ 148.09		
Gracon Services	Extra Care Hours	\$ 1,760.00	\$ 586.67	\$ 293.33	\$ 293.33	\$ 293.34	\$ 293.33
Gracon Services	Ironscales- 1 YR	\$ 2,520.00	\$ 840.00	\$ 420.00	\$ 420.00	\$ 420.00	\$ 420.00
Great Lakes Cleaning Services	Cleaning Services - April 2026 CH/CC	\$ 1,200.00	\$ 1,200.00				
Huntington National Bank	Credit Card Statement - April 2026	\$ 5,887.43	\$ 2,348.26	\$ 545.20	\$ 2,114.02	\$ 737.77	\$ 142.18
Hydrocorp	Cross Connection Program	\$ 764.00					\$ 764.00
Klotz Auto Parts	Parts/Supplies	\$ 262.06			\$ 262.06		
Lara	LIEAF Payment	\$ 1,342.50			\$ 1,342.50		
Larson's ACE Hardware	Parts/Supplies - April 2026	\$ 1,740.45	\$ 124.56	\$ 387.60	\$ 214.72	\$ 1,013.57	
LEAF	Police Copier	\$ 49.61	\$ 49.61				
Model Coverall Service	Uniforms/Rugs - April 2026	\$ 143.68				\$ 143.68	
MPPA	Purchased Power - 4/28	\$ 31,629.86			\$ 31,629.86		
MPPA	Purchased Power - 5/5	\$ 30,641.37			\$ 30,641.37		
Mullen IT Service	Onsite IT Services	\$ 125.00				\$ 125.00	
Napa Auto Parts	Parts/Supplies - April 2026	\$ 241.79			\$ 147.84	\$ 93.95	
Oomen, Andy	Vehicle Repairs	\$ 635.00				\$ 635.00	
Pixel Grafix Studio	Chain of Custody Forms	\$ 415.00				\$ 415.00	
Power Line Supply	Parts/Supplies	\$ 1,167.50			\$ 1,167.50		
Power Line Supply	Parts/Supplies	\$ 30.25			\$ 30.25		
Power Line Supply	Parts/Supplies	\$ 60.00			\$ 60.00		
Power Line Supply	Uniforms	\$ 82.00			\$ 82.00		
Power Line Supply	Uniforms	\$ 82.00			\$ 82.00		
Power Line Supply	Parts/Supplies	\$ 4,898.25			\$ 4,898.25		
Power Line Supply	Parts/Supplies	\$ 31.64			\$ 31.64		
Prein & Newhof	2221059 BioPure Facility Construction	\$ 7,060.50				\$ 7,060.50	
Prein & Newhof	2250631 Downtown Streetscape	\$ 29,001.75	\$ 29,001.75				
Prein & Newhof	2250992 State St Reconstruction	\$ 20,896.01		\$ 20,896.01			
Pruitt, April	Utility Deposit Refund	\$ 44.35			\$ 44.35		
Republic Services	Solid Waste Contract	\$ 19,497.99		\$ 19,497.99			
Republic Services	Garbage Services - Washington Lot Dumpster	\$ 360.89		\$ 360.89			
Republic Services	Overage Fees - City Hall	\$ 114.61	\$ 114.61				
Republic Services	Garbage Services - JGP	\$ 197.21	\$ 197.21				
Republic Services	Garbage Services - Bike Trail	\$ 59.96	\$ 59.96				
Ricoh USA	Copier Overage Fees	\$ 138.92	\$ 138.92				
Rivers ACE Hardware	Parts/Supplies	\$ 232.98		\$ 118.67	\$ 114.31		
Syncwave	Internet	\$ 301.71		\$ 91.75		\$ 209.96	
Tanner Plumbing & Heating	Parts/Supplies	\$ 108.55	\$ 108.55				
UIS Scada	Maintenance -DAM	\$ 4,357.62			\$ 4,357.62		
USA BlueBook	Parts/Supplies	\$ 196.76				\$ 196.76	
Wadel Stabilization	Sewer Main Repair - 3 E Main St	\$ 700.00				\$ 700.00	
Wadel Stabilization	Crushed Concrete - 3 E Main St	\$ 440.39				\$ 440.39	
Wadel Stabilization	Drill 3 - 2" Lines	\$ 4,300.00			\$ 4,300.00		

Wadel Stabilization	Black Dirt - JGP	\$ 1,200.00	\$ 1,200.00				
Wilcor International Inc	JGP Campstore Merch	\$ 1,054.90	\$ 1,054.90				
Wilcor International Inc	JGP Campstore Merch	\$ 121.09	\$ 121.09				
Younglove, Hannah	Utility Deposit Refund	\$ 41.12			\$ 41.12		
	Sub-total	\$ 236,002.30	\$ 40,002.11	\$ 44,140.20	\$ 84,156.32	\$ 63,100.09	\$ 4,603.58
<u>HAND CHECKS/ACH/EFT</u>							
	Sub-Total Regular Bills/Hand Checks	\$ 236,002.30	\$ 40,002.11	\$ 44,140.20	\$ 84,156.32	\$ 63,100.09	\$ 4,603.58
Gross Payroll	PR 262	\$ 80,846.08					
Gross Payroll							
Gross Payroll							
	Sub-Total	\$ 80,846.08					
	GRAND TOTAL	\$ 316,848.38	\$ 40,002.11	\$ 44,140.20	\$ 84,156.32	\$ 63,100.09	\$ 4,603.58



City of Hart Police Department

407 State Street

Ph. (231)873-2488 Fax (231)873-0100

Hart, MI 49420-1259

Juan Salazar, Chief

TO: City of Hart Mayor, City Council, and City Manager
FROM: Juan Salazar, Chief of Police
DATE: April 14th, 2026

RECENT EVENTS

From Thursday, March 19th, 2026, through Wednesday, April 8th, 2026, the Hart Police Department received 87 complaints ranging from Well-Being Checks, Harassment Complaints, Larcenies, Suspicious Situations, Animal Complaints, Assault & Batteries, Medical Assists, Indecent Exposures, Peacekeeping's, Vehicle Violations, and Assist to Other Agencies.

On Wednesday, March 18th, 2026, the Hart Police Department was investigating an unrelated complaint when contact was made with a 22-year-old Shelby man, who matched the description of a hit-and-run suspect, in the area of Wood Street near Hart Street that occurred on Wednesday, March 4th, 2026. The man was interviewed and admitted to striking another vehicle and leaving, suspecting no damage had occurred to either vehicle. A report was submitted to the Oceana County Prosecutor's Office, who later authorized a summons for the man for leaving the scene of a crash.

On Thursday, March 19th, 2026, the Hart Police Department initiated a traffic stop on Oceana Drive near Polk Road, referencing a vehicle violation. When running the vehicle in LEIN (Law Enforcement Information Network), the vehicle did not have valid insurance. The operator, a 35-year-old Shelby woman, admitted to the insurance expiring on the vehicle. The operator was given the option to purchase current insurance on her vehicle at the time of the stop, or the vehicle would have to be towed. The operator refused to cooperate with the officer and left the scene. The officer initially began to pursue the vehicle, but due to an 11-year-old child being in the vehicle, the officer terminated the pursuit and followed the woman to her residence in Shelby. The woman arrived at her home, and she was taken into custody for Flee & Elude and Operating a Motor Vehicle without Insurance. The officer was assisted by the Shelby Police Department and the Oceana County Sheriff's Office.

On Sunday, March 22nd, 2026, Officer Moore attended the first service for Radiant Church. Officer Moore spoke with church staff and parishioners before and after the church service. I would like to thank Officer Moore for attending the service. Officer Moore has attended multiple church services within the city during his shift.

On Monday, March 23rd, 2026, the Hart Police Department was dispatched to the 300 block of Johnson Street, referencing an Assault & Battery. A 12-year-old girl alleges to have been assaulted by a 13-year-old girl, by being struck in the back, knocking her to the ground, and being struck in the face several times with a closed fist. The officer was able to retrieve surveillance footage of the incident, which corroborated the 12-year-old girl's allegations. The 12-year-old girl also had a visible injury to her wrist. A report was submitted to the Oceana County Prosecutor's Office, which later authorized a petition for the 13-year-old girl for Assault and Battery.

On Thursday, March 26th, 2026, the Hart Police Department located a 53-year-old Hart man in the area of 10 block of State Street who had a valid/active warrant for his arrest out of Oceana County. The officer ran the man via LEIN (Law Enforcement Information Network) and verified the warrant was still active/valid. The man was arrested and lodged at the Oceana County Jail without incident.

On Saturday, March 28th, 2026, the Hart Police Department was dispatched to the area of Oceana Drive near Tyler Road, referencing a Personal Injury Crash. The officer received multiple reports of a vehicle that had overturned after losing control. The driver, a 25-year-old Shelby man, was reported to still be in the vehicle. The man was assisted out of his vehicle by the responding officers. When speaking with the man, an odor of intoxicants was detected. The man also admitted to consuming alcohol before the crash. The man was transported to Trinity Health Lakeshore Hospital for further evaluation. Once cleared by the hospital, the man was arrested and lodged at the Ocean County Jail for Operating a Motor Vehicle While Intoxicated (Alcohol).

On Sunday, March 28th, 2026, the Hart Police Department conducted a traffic stop on Griswold Street near Polk Road, regarding an equipment violation. The driver, a 38-year-old Hesperia man, was run in LEIN (Law Enforcement Information Network) showing a valid/active warrant for his arrest out of Newaygo County. Newaygo County was contacted and wished the man to be lodged at the Oceana County Jail. The man was arrested and lodged at the Oceana County Jail without incident.

On Sunday, March 29th, 2026, & Thursday, April 2nd, 2026, the Hart Police Department conducted its annual departmental training at the West Shore Community College Reimer Regional Public Safety Training Center in Freesoil, Michigan. The training covered topics such as Taser Re-Certification (Lecture/Practical), Mandatory Firearms Lecture, Defensive Tactics (PPCT) (Lecture/Practical), First Aid/CPR/AED Re-Certification (Lecture/Practical), and an update on Building/Room Entry Training (Lecture & Practical). The training consisted of ten (10) hours each training day. We want to thank West Shore Community College for allowing our department access to its facilities to complete this training.



Respectfully,

J. Salazar,
Chief of Police



City of Hart Police Department

407 State Street

Ph. (231)873-2488 Fax (231)873-0100

Hart, MI 49420-1259

Juan Salazar, Chief

TO: City of Hart Mayor, City Council, and City Manager
FROM: Juan Salazar, Chief of Police
DATE: April 28th, 2026

RECENT EVENTS

From Thursday, April 9th, 2026, through Wednesday, April 22nd, 2026, the Hart Police Department received 75 complaints ranging from Medical Assists, Property Damage Crashes, Noise Complaints, Vehicle Violations, Suspicious Situations, Motorist Assists, Assist to Other Agencies, Harassment Complaints, Fraud Complaints, Alarms, Domestic Assaults, Trespassing, Assault & Batteries, and Juvenile Complaints.

On Friday, April 10th, 2026, the Hart Police Department conducted a traffic stop on West Main Street near Orchard Street, referencing a vehicle violation. A 56-year-old Hart woman was cited for Operating a Motor Vehicle on an Expired Registration, 30 days or more.

On Friday, April 10th, 2026, the Hart Police Department conducted a traffic stop on Polk Road near State Street for failing to stop at a stop sign. A 29-year-old Shipshewana, Indiana, man was cited for Failure to Stop at a Stop Sign.

On Saturday, April 11th, 2026, the Hart Police Department conducted a traffic stop on Polk Road near State Street for failing to stop at a stop sign. A 70-year-old Centerville, Ohio, man was cited for Failure to Stop at a Stop Sign.

On Thursday, April 16th, 2026, Sgt. Skipski presented a drug recognition class to the health students at Hart High School. D/Sgt. Skipski instructed students on drug recognition and new trends, and also presented visual displays of various drug paraphernalia. The class concluded with a question-and-answer session.

On Thursday, April 16th, 2026, the Hart Police Department was dispatched to the 600 block of Dryden Street, referencing an Assault & Battery Complaint. A 20-year-old Mears man, a 20-year-old Hart man, and a 19-year-old Hart man reported being assaulted by a 16-year-old Shelby juvenile. The juvenile was asked to leave the home, and before leaving, "spat" and struck, with a closed fist, the 20-year-old Hart man in the face/arm/chest area. The 19-year-old and 20-year-old Hart men attempted to intervene by separating the juvenile, at which time the juvenile struck both men on the side of the head with a closed fist. It should be noted that the 19-year-old Hart man sustained a broken nose as a result of this assault. A report will be submitted to the Oceana County Prosecutor's Office for his review.

On Thursday, April 16th, 2026, the Hart Police Department was dispatched to the 4000 block of Polk Road, regarding a 25-year-old Grand Rapids man who attempted to pass a fraudulent check at a local business. The man left the business before the officer's arrival, but was later located by responding officers. The man explained being homeless and being approached by several men in Grand Rapids asking if the man would cash the check in question, at which time the man would also receive a small compensation for cashing the check. An investigation is ongoing.

On Sunday, April 19th, 2026, the Hart Police Department was dispatched to the 4000 block of Polk Road, referencing a Domestic Assault. A 17-year-old Hart man reported being assaulted by a 22-year-old New Era woman while driving down the roadway. The man reported the woman being highly intoxicated and striking the man several times in the face with an unopened alcohol can. The man had obvious injuries to his face. The woman was arrested and lodged at the Oceana County Jail.

On Monday, April 20th, 2026, Sgt. Skipski attended the Hart Middle School track meet. D/Sgt. Skipski spoke with patrons, students, and athletes, checked sensitive areas, parking lots, and outlying areas, reassuring them of a safe and secure environment for all in attendance.

On Tuesday, April 21st, 2026, the Hart Police Department was dispatched to Polk Road near Comfort Drive, regarding a Property Damage Crash. A 16-year-old Hart girl was traveling westbound on Polk Road. A 65-year-old Hart man who was traveling eastbound on Polk Road attempted to turn into a local business, turning directly in front of the girl, causing this collision. The man was cited for failure to yield.

On Wednesday, April 22nd, 2026, Sgt. Skipski presented a computer safety/bullying class to students at Hart Middle School. Students were taught safety measures while utilizing computers, bullying prevention, and related case law, as well as proper responses to suspicious interactions while online. A question-and-answer session followed the presentation.

Respectfully,

J. Salazar,
Chief of Police





City of Hart Police Department

407 State Street

Ph. (231)873-2488 Fax (231)873-0100

Hart, MI 49420-1259

Juan Salazar, Chief

HART POLICE DEPARTMENT

YEAR-END REPORT

2025



HART POLICE DEPARTMENT



MISSION STATEMENT

The mission of the Hart Police Department is to provide community service specifically designed to maximize public safety and the quality of life for citizens who live, work and visit the City of Hart. Our mission is to partner with the community to solve problems and improve public safety fairly, impartially, transparently, and consistently.

The Hart Police Department is responsible for enforcing local laws/ordinances and enforcing the laws of the State of Michigan. The department is also responsible for responding to all medical calls, investigating complaints, parking issues, arrests and crashes within the City of Hart. Department officers also assist various County agencies in enforcing State Law.



Juan Salazar, Chief

City of Hart Police Department

407 State Street

Ph. (231)873-2488 Fax (231)873-0100

Hart, MI 49420-1259

HART POLICE DEPARTMENT

2025 REPORT

CHIEF OF POLICE:

Juan Salazar - 06 / 2007

FULL-TIME POLICE OFFICERS:

D/Sgt. Kevin Skipski – 02/1996

Officer Elizabeth Schoedel – 03/2020

Officer Kyle Moore – 10/2020

Officer Sean Robb – 11/2023

Officer Jack Hoekstra – 02/2025

PART-TIME POLICE OFFICERS:

Officer Brian Hintz – 07/2016

*No Longer with the Department



City of Hart Police Department

407 State Street

Ph. (231)873-2488 Fax (231)873-0100

Hart, MI 49420-1259

Juan Salazar, Chief

TO: Mayor, Council and City Manager

FROM: Juan Salazar, Chief of Police

2025 Year-End Report

This report reviews activities the Hart Police Department has been involved in over the 2025 calendar year. The report contains information on department personnel and compares crimes and complaints with previous years.

The Michigan Commission on Law Enforcement Standards (MCOLES), in the middle of 2024, began appropriating funds to support the implementation of required annual in-service training standards, Continued Professional Education (CPE), for all licensed law enforcement officers in the State of Michigan. (CPE) requirements ensures that all licensed law enforcement officers maintain a level of knowledge, skill, and ability necessary to enhance proficiency and professionalism throughout their career to appropriately serve the people of Michigan. The department receives \$1,000 per full-time equivalent officer from this MCOLES mandate. Each year, the department is required to minimally have twenty-four (24) hours of mandated training, with eight (8) hours being MCOLES-designated training and sixteen (16) hours of agency-selected training. The department currently utilizes Police One Academy Online to assist in meeting the above-mentioned mandates, along with attending in-person MCOLES (CPE) approved training. MCOLES has also approved our yearly department training as approved (CPE) training.

On Wednesday, February 5th, 2025, Officer Jack Hoekstra was sworn in as a new full-time police officer with the Hart Police Department. Officer Hoekstra has completed the field training program and is now on solo patrol. Officer Hoekstra has been doing a tremendous job and has been a great addition to the department. Officer Hoekstra replaced Officer Ingalls, who left the department in December 2024.

Officer Schoedel has been employed with the City of Hart Police Department for five (5) years. Officer Schoedel reached her five (5) year mark in March 2025. I want to thank Officer Schoedel for her continued dedication to the City of Hart residents and visitors. Officer Schoedel has been an asset to the department and is a valuable team member.

In late 2024, the Oceana County Prosecutor's Office implemented Karpel for criminal report submissions to their office. Karpel is a criminal case management platform that is utilized by prosecuting and district attorney offices throughout the United States. Karpel eliminates paper reports to be submitted to the prosecutor's office. Not being able to print each report, including attachments, for the prosecutor's office has saved unnecessary paper use. With this implementation of Karpel and being able to see the program in full use in 2025, officers are able to follow their investigations, their dispositions, and keep officers from having to continually enter the courthouse to drop off reports. This program has been well-received by our department.

Between Wednesday, February 5th, 2025, and Friday, February 7th, 2025, Officer Schoedel attended a recertification course in defensive tactics training in Human Factor's Research Group (formally known as PPCT; Pressure Point Control Training) at Delta College in Bay City, Michigan. Officer Schoedel, for the past three (3) years, has been instructing our officers on the proper use of force and how to use the minimal force when necessary to apprehend an individual. Additionally, Officer Schoedel will continue to train our officers yearly in defensive tactics during our annual departmental training.

In 2025, the Hart Police Department submitted 134 incident reports to the Oceana County Prosecutor's Office for review regarding criminal complaints, which do not include vehicle violation reports. The Oceana County Prosecutor's Office authorized 163 criminal charges as a result of these submitted reports. The Oceana County Prosecutor's Office received 969 incident reports from the Oceana County Sheriff's Office and 359 incident reports from the Michigan State Police, Hart Post. The Hart Police Department submitted the third-highest number of reports for review by the Oceana County Prosecutor's Office. It should be noted that there are a total of six (6) police departments in Oceana County.

The Hart Police Department has three (3) pursuit-rated vehicles: a 2016 Ford Interceptor SUV, a 2019 Ford Interceptor SUV, and a 2022 Ford Interceptor SUV. The decision to keep the 2016 Ford Interceptor SUV and not remove the vehicle from service was due to allowing an extra vehicle for use during city events and an extra patrol vehicle for use in case another patrol vehicle is in for service. D/Sgt. Skipski has also utilized the 2016 Ford Interceptor SUV during his School Resource Officer duties. All officers have utilized all vehicles well. In 2024, the 2022 Ford Interceptor SUV had the motor replaced. Ford covered 70% of the repairs for the 2022 SUV. Also in 2024, the 2019 Ford Interceptor SUV had the transmission replaced.

The Hart Police Department continually strives to train and keep updated on new and changing laws. The Hart Police Department continues to be involved in the West Michigan Criminal Justice Training Consortium. The department's commitment is 30% of the State Training Fund that the department receives during the year. The department continues to have instructors in Firearms, Defensive Tactics, Taser, First Aid/CPR, Active Shooter Response, Bleeding Control, and Skid Car through this consortium. The department held its annual department training on Sunday, March 30th, 2025, and Thursday, April 3rd, 2025, at the West Shore Community College Reimer Regional Public Safety Training Center in Freesoil, Michigan. Training consisted of Taser Re-Certification – Lecture/Practical, Mandatory Firearms Lecture, Defensive Tactics (PPCT) - Lecture/Practical, MILO (Multiple Interactive Learning Objective) Practical, and Skid Car Training (Lecture & Practical). The training consisted of ten (10) hours each training day. The department also completed its Firearms Qualifications, Spring and Fall qualifications, which consist of a day and night shoot. The department currently utilizes the Hart Long Rifles range to conduct its qualifications. The Hart Long Rifles allow the department to utilize the range at no cost.

The Hart Police Department continues to offer the TEAM program, Teaching, Educating, and Mentoring, to the 5th-grade students at the Hart Middle School. This program is very well received by the students and staff alike. The TEAM program ranges from K-12th grade and covers drug awareness, gun safety, and bullying. An annual TEAM golf outing is also held yearly to cover costs for the program. This year's golf outing was held at the Benona Shores Golf Course, and over \$5,900.00 was raised. I want to thank all the golfers and businesses in Oceana, Mason, and Muskegon counties for their continued support of the program.

The Hart Police Department continues participating in the Bulletproof Vest Program, which allows departments that qualify to be reimbursed 50% of the vest's total cost. In 2025, a bulletproof vest cost approximately \$1,048.00. The department has been part of this program for several years and has assisted in purchasing new bulletproof vests for full-time and part-time officers.

On Tuesday, August 5th, 2025, members of the Hart Police Department, along with many other police departments in Oceana County, attended the National Night Out event at Shelby Township Park. National Night Out is an annual community-building campaign that promotes police-community partnerships and neighborhood camaraderie to make our neighborhoods safer, more caring places to live. National Night Out enhances the relationship between the community and law enforcement while bringing back a true sense of community. Millions of communities from all fifty states, U.S. territories, and military bases worldwide participated in National Night Out on the first Tuesday of August.

On Saturday, November 1st, 2025, Officer Hoekstra participated in the annual Hometown Heroes event at Tractor Supply in Hart. Officer Hoekstra passed out coloring books along with junior police officer stickers. The Hart Police Department was also presented with a \$250 donation. This generous donation will be placed in our T.E.A.M. (Teaching, Educating, and Mentoring) School Resource Program fund.

On Saturday, December 13th, 2025, Chief Salazar and Santa Claus distributed presents and food to families in Hart and Hart Township thanks to the Roy's Kids program. The Roy's Kids program is a charitable program launched in 1994 by Roy Strait, retired Chief of Police of the New Era Police Department and Deputy with the Oceana County Sheriff's Office. Law enforcement assists Santa throughout Oceana County to deliver food and presents to children. I would like to thank Roy for allowing me to be part of such a great program year after year.

2025 NOTABLE INVESTIGATIONS

On Tuesday, March 4th, 2024, the Hart Police Department was dispatched to the 1000 block of Parmington Avenue, regarding an active structure fire. A 64-year-old Hart man reported boiling cooking oil on a flattop stove. The man entered the restroom area to tend to his foot, as he had recently undergone surgery. The man reported hearing a "popping" noise from the kitchen area. When entering the kitchen area, the man noted the cooking oil had boiled over in the pot, creating a small fire. The man retrieved a fire extinguisher, but the fire extinguisher was non-operational. The man awoke his wife, a 59-year-old Hart woman, and exited the residence as the fire became too big to control. The Hart Fire Department, Shelby-Benona Fire Department, and Pentwater Fire Department responded. The Oceana County Sheriff's Office and the Michigan State Police also assisted at the scene. No injuries were reported to law enforcement as a result of this fire. Several animals that were in the home were found deceased. At approximately 4:00 a.m. on Wednesday, March 5th, 2025, officers were dispatched to the 1000 block of Parmington Avenue, referencing a structure fire at the same home. The fire had rekindled, and the home at the time of the officer's arrival was fully engulfed. The Hart Fire Department, Shelby-Benona Fire Department, Pentwater Fire Department, and Ferry Township Fire Department responded. Unfortunately, the house was destroyed as a result of the rekindling.

On Tuesday, March 11th, 2025, the Hart Police Department was dispatched to Oceana Drive near East Main Street, referencing a Threat of Terrorism complaint. Mason/Oceana Central Dispatch had received a 911 call stating, "There is a bomb on my bus." Through investigation, it was determined that a 15-year-old juvenile had contacted Mason/Oceana Central Dispatch, alleging there was a bomb on his bus. The juvenile was interviewed and turned over to his parents. A petition was authorized by the Oceana County Prosecutor's Office for a 15-year-old juvenile for Threat of Bomb/Harmful Device and Lying to a Peace Officer.

On Tuesday, July 22nd, 2025, the Hart Police Department was dispatched to the 100 block of Apple Street, referencing a Well-Being Check. It was reported that the last contact made with a 59-year-old Hart woman was on Friday, July 18th, 2025. The complainant reported the woman being part of an online writing group, and it being unusual for the woman not to attend writing sessions. The officer arrived on the scene and had no answer at home. After speaking with several neighbors, the neighbors reported not seeing the woman as of Friday, July 18th, 2025. The officer gained entry into the home via an open rear door and announced his presence several times. A faint voice could be heard coming from inside the home. The woman was located in the living room area, face down, and was unable to get back on her feet. The woman had suffered a medical episode on Friday and had been in the same location since then. LIFE EMS responded to the scene and transported the woman to Trinity Health Mercy Hospital in Muskegon for further evaluation.

On Wednesday, August 20th, 2025, the Hart Police Department initiated a traffic stop on West Main Street near Orchard Street, regarding a vehicle violation. The officer requested the operator, a 58-year-old Norton Shores man, exit the vehicle after noting in plain sight a brightly colored bong on the passenger seat. As the man exited the vehicle, the officer noted a small, red circular container on the ground. A search of the vehicle noted further drug paraphilia. The officer seized a large bag and a small bag containing a white powder substance. The contents of the container tested positive for Cocaine. The man was arrested and lodged at the Oceana County Jail for Possession with Intent to Deliver.

On Sunday, October 5th, 2025, the Hart Police Department was notified by a resident on Plum Street of witnessing a catamaran flip over in Hart Lake, with the occupants all noted wearing life jackets, but were struggling in the water. Oceana County Sheriff's Office Marine Unit was requested to the scene for assistance. The Oceana County Sheriff's Office Marine Unit assisted the swimmers in flipping the catamaran back over. No injuries were reported to law enforcement.

On Thursday, October 2nd, 2025, at approximately 8:13 p.m., the Hart Police Department was dispatched to the scene of a hit-and-run personal injury crash involving a bicycle and a vehicle on 72nd Avenue, just north of Polk Road. Upon arrival, officers attended to a 17-year-old Hart man who was hit by a moving vehicle while riding his bicycle. The suspect vehicle, suspected to be a black in color Honda-style vehicle, left the scene before the responding officers' arrival. The man was transported to Trinity Health Mercy Hospital for treatment. A 39-year-old Shelby man was later arrested and lodged at the Oceana County Jail for Failure to Stop at the Scene of a Personal Injury Crash. The Hart Police Department was assisted at the crash scene by the Oceana County Sheriff's Department, Mason County Sheriff's Department, Hart Area Fire Department, and LIFE EMS.

On Wednesday, November 26th, 2025, the Hart Police Department was dispatched to the 2000 block of Comfort Drive, regarding a 2-year-old child who was swimming, had gone under the water, and was not breathing. Officers arrived on scene and began life-saving efforts with the child. Before LIFE EMS and Hart Fire First Responders' arrival, the child began shallow breathing, and a pulse was located on the child's neck. The mother, a 29-year-old Muskegon woman, was interviewed regarding this complaint. After the completion of an investigation, the Oceana County Prosecutor's Office authorized a warrant for the woman for Child Neglect 3rd Degree.

DETECTIVE SERGEANT / SCHOOL RESOURCE OFFICER:

D/Sgt. Skipski once again has been busy investigating complex complaints and providing direct assistance to the department's road patrol officers. Several major cases involved breaking and entering, weapon complaints, suspicious deaths, computer fraud, computer threats, and harassment, as well as a host of complaints that involved more detailed and time-consuming investigations and follow-up.

D/Sgt. Skipski assists with the training of our officers in the area of firearms, taser, CPR, firearms lecture, first aid, MILO, and skid car.

D/Sgt. Skipski, who is also the School Resource Officer, was involved in a multitude of various investigations throughout the campus of Hart Public Schools. Complaints ranged from threats of violence, computer crimes, hate crimes, larcenies, behavior issues, off-campus incidents, and assaults. The majority of these types of complaints are referred to the SRO for investigation and possible criminal prosecution.

D/Sgt. Skipski has participated in numerous Threat Assessments with various schools, which are designed to focus on the issue, its severity, and possible expulsion or suspension of students from school. Threat Assessments are very useful in evaluating a student by joining together with various staff members to give opinions and direct issues with the student.

D/Sgt. Skipski also presented numerous classes within the Hart Public Schools, focusing on Computer Safety and Crimes, CPR, First Aid, Sexting, Drug Identification and Safety, including the T.E.A.M. (Teaching, Educating And Mentoring) Program. TEAM has been presented to our 5th-grade students for the past 16 years and has recently been presented to our 4th-grade students for the past 2 years. The program is culminated with a formal TEAM graduation. The TEAM program is funded through a TEAM gold outing, which is typically held in September.

D/Sgt. Skipski has also participated in the Faculty Feud fundraiser for the Hart Drama Program, instructed the Skid Car for our high school Criminal Justice CTE students, and assisted with general campus security.

D/Sgt. Skipski also continues to bring the art of magic to Hart Public Schools by hosting several magic performances combined with a safety message to our students.

D/Sgt. Skipski attends sporting activities on campus, dances, prom, homecoming, as well as other events hosted by Hart Public Schools. This ensures a safe and fun environment for all in attendance. D/Sgt. Skipski has also been given the opportunity to speak with various sports teams at the beginning of their season, highlighting good sportsmanship, hard work, and effort.

D/Sgt. Skipski has worked closely with student leadership with continuing the Troy Moran Ride with Pirate Pride event at Hart High School. This enables the students to display their leadership and personal presentation skills to various organizations within the Hart area.

D/Sgt. Skipski also assists with the development of Incident Action Plans, which are written for each large event that Hart Public School hosts, including the revision of the entire Emergency Operations Plan for all schools in the School District. This includes training in active shooter, encompassing both the staff and student body.

D/Sgt. Skipski has played the role of mentor to many students throughout the campus of Hart Public Schools. Speaking with them regarding issues at home, school, and the pressures experienced in today's society. Students are given options to speak with D/Sgt. Skipski, while in school, when they are facing an issue or something that needs to be reported.

D/Sgt. Skipski attends monthly school board meetings, reports concerns, and also assists with fielding questions regarding school safety.

At the end of 2025, the Hart Police Department has six (6) full-time officers and one (1) part-time officer. The one (1) part-time officer is employed full-time with the Muskegon County Sheriff's Office.

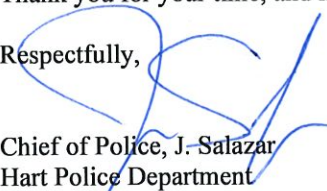
In 2025, there were 161 arrests and a total of 1,818 complaints or calls for service. In 2024, there were 219 arrests and a total of 1,903 complaints or calls for service.

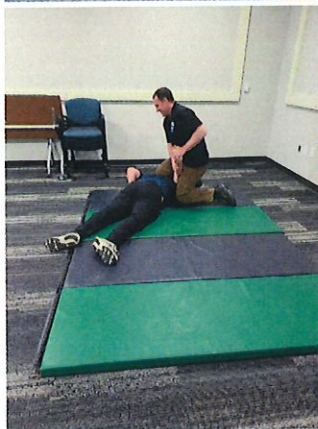
The following is a list of complaints received for 2025, along with the last two previous years.

<u>File Class:</u>	<u>2025</u>	<u>2024</u>	<u>2023</u>
Criminal Sexual Conduct	4	3	9
Assaults / Domestic Assaults	48	43	53
Felonious Assaults	5	4	8
Intimidation/Threats/Harassment	41	48	48
Arson	1	0	0
Breaking & Entering / Unlawful Entry	4	10	16
Larceny	54	74	87
Motor Vehicle Theft	1	1	1
Fraud / Check Complaints	20	10	20
Embezzlement	1	1	2
Malicious Destruction of Property	24	21	38
Obstruction of Justice	55	62	70
Disorderly Persons	32	44	44
Operating While Intoxicated	2	9	7
Traffic Violations:	97	117	120

Thank you for your time, and if you have any questions, please feel free to contact me.

Respectfully,


Chief of Police, J. Salazar
Hart Police Department





City of Hart Police Department

407 State Street

Ph. (231)873-2488 Fax (231)873-0100

Hart, MI 49420-1259

Juan Salazar, Chief

TO: City of Hart Mayor, City Council, and City Manager
FROM: Juan Salazar, Chief of Police
DATE: May 12th, 2026

RECENT EVENTS

From Thursday, April 23rd, 2026, through Wednesday, May 6th, 2026, the Hart Police Department received 67 complaints ranging from Medical Assists, Property Damage Crashes, Criminal Sexual Conducts, Juvenile Complaints, Retail Frauds, Noise Complaints, Suspicious Situations, Animal Complaints, Fraud Complaints, Assist to Other Agencies, Property Damage Crashes, and Family Trouble Complaints.

On Friday, April 24th, 2026, the Hart Police Department was dispatched to the 700 block of East Main Street, referencing a Criminal Sexual Conduct investigation. A 26-year-old Hesperia woman alleges to have been sexually assaulted by an 82-year-old Hart woman. An investigation is ongoing.

On Friday, April 24th, 2026, the Hart Police Department was dispatched to the 700 block of East Main Street, regarding a Medical Assist. A 12-year-old Hart girl and a 14-year-old Walkerville girl reported not feeling well, vomiting, and having difficulty breathing. Throughout the interviews, the girls later admitted to ingesting THC gummies that were provided to them by a 13-year-old Hart boy. The girls were transported to Trinity Health Lakeshore Hospital for further evaluation. An investigation is ongoing.

On Friday, April 24th, 2026, the Hart Police Department was dispatched to the 4000 block of Polk Road, referencing a Retail Fraud. A 25-year-old Hart woman is alleged to have attempted to steal a bottle of alcohol from a local business. Upon reviewing surveillance footage, the woman is noted within the footage placing a bottle of alcohol in her purse. When the woman is attempting to pay for other items, she is confronted and later is seen removing the bottle of alcohol from her purse, setting the bottle on the counter, and leaving the store. An investigation is ongoing.

On Thursday, April 30th, 2026, the Hart Police Department was dispatched to the area of State Street near Wigton Street, regarding a Malicious Destruction of Property complaint. A 60-year-old Hart man reported a 17-year-old Hart boy approaching their vehicle and, upon approaching the vehicle, began to strike the vehicle with a closed fist. The boy also began striking the passenger side window of the vehicle with a closed fist, shattering the window. The boy then ran from the scene. As the officers were investigating this complaint, a 44-year-old Hart woman approached the officer, stating that the boy had also broken a rear window to her home. The boy was located by the officer, denied damaging the passenger side window or rear window of a home, but admitted to being under the influence of alcohol. The boy was turned over to his parents without issue. A report was submitted to the Oceana County Prosecutor's Office, who later authorized a petition for the boy for Count #1: Malicious Destruction of Property and Count #2: Malicious Destruction of a Building.

On Friday, May 1st, 2026, the Hart Police Department was dispatched to the area of Washington Street near State Street, referencing a hit-and-run crash. A 34-year-old Hart man was witnessed backing into a vehicle and leaving the area. The man was reported to be intoxicated and operating his employer's vehicle. The man was located and admitted to having consumed alcohol before operating his employer's vehicle, and also not having permission to use his employer's vehicle. The man was arrested and lodged at the Oceana County Jail for Operating a Motor Vehicle While Intoxicated (Alcohol), Leaving the Scene of a Crash, and Unlawful Use of a Motor Vehicle.

On Saturday, May 2nd, 2026, the Hart Police Department was dispatched to the 3000 block of 72nd Avenue in Hart Township to assist the Michigan State Police, Hart Post, on an unknown Disturbance. A 33-year-old Hart man was run in LEIN (Law Enforcement Information Network) and showed an active/valid warrant for his arrest out of the Michigan State Police, Hart Post. The man was taken into custody, and when searching the man, the officer located a small piece of aluminum foil in the man's pocket that contained a white, rock-like substance. The man admitted the substance to be Methamphetamine. A TRUNARC test was completed on the substance, which tested positive as Methamphetamine. The man was lodged at the Oceana County Jail.

On Sunday, May 3rd, 2026, the Hart Police Department was dispatched to the 100 block of Wigton Street, regarding a Juvenile Runaway. A 10-year-old boy ran away from home after becoming upset with his babysitters. The boy was located by the responding officer on Polk Road near Young Road. At the time of contact, the boy picked up a rock and began threatening the officer. The officer was able to remove the rock from the boy, at which time the boy became "dead weight" and failed to obey the officer's commands. The officer was able to place the boy in the rear of the officer's patrol vehicle, and while doing so, the boy had scratched, attempted to bite, and kicked the officer in the face. As the boy was in the rear of the officer's patrol vehicle, the boy also damaged three (3) filler panels of the rear cargo and the prisoner partitions of the patrol vehicle. The officer stood by with the boy at the Hart Police Department until his foster parents arrived on scene. The boy was turned over to his parents without incident. A report will be submitted to the Oceana County Prosecutor's Office for his review.

Respectfully

J. Salazar,
Chief of Police



**HART AREA PUBLIC LIBRARY
REGULAR BOARD MEETING MINUTES
April 13, 2026**

Minutes taken by Susie Gray, Assistant Director

CALL TO ORDER: 6:00 p.m.

ROLL CALL: Todd Metzler, Amanda Klotz, Mary Sloan, Juan Cortes, Penny Burillo, Kendra Larios-Mendez, Director Kathleen Rash, Assistant Director Susie Gray.

APPROVAL OF AGENDA: Motion by Metzler to approve the agenda as presented. Support by Sloan. Motion carried.

PUBLIC COMMENT: None

APPROVAL OF MINUTES: Motion by Metzler to approve the minutes of March 9, 2026. Support by Klotz. Motion carried.

SECRETARY'S REPORT: No report.

TREASURER'S REPORT: Nothing other than the Director's printed materials.

APPROVAL OF BILLS AND PAYMENTS: Motion by Cortes to approve the bills and payments for March 2026. Support by Klotz. Motion Carried.

ACCEPT FINANCIAL REPORTS: Motion by Metzler to accept financial reports for March 2026. Support by Sloan. Motion carried.

DIRECTOR'S REPORT: Written report presented. Discussion of current contract status. Rash is planning to attend the Elbridge Township meeting on Tuesday evening as requested by the township. Rash also reports that Joan LundBorg has purchased a commemorative brick in the downtown area on behalf of the library.

CITY REPORT: Downtown construction project is underway.

TOWNSHIP REPORT: Nothing to report.

UNFINISHED BUSINESS: None

NEW BUSINESS:

1. Standard of Ethics and Conduct Signing by all board members
2. Oath of Office (Burillo, Larios-Mendez)
3. Board Meeting Schedule FY 2026/27 Motion by Metzler to accept the meeting schedule with the cancellation of the June Meeting. Support by Klotz. Motion carried.
4. Election of Officers: Motion by Sloan to accept the slate of officers as follows: Chair-Burillo, Vice Chair-Klotz, Secretary-Cortes, Treasurer-Metzler. Support by Larios-Mendez. Motion carried.
5. Technology Acceptable Use Policy: Motion by Sloan to accept the changes proposed by director Rash to allow minors to use a guest pass to access the public computers. Support by Cortes. Motion carried.
6. Township Contracts: Motion by Cortes to reject the amended contract sent by Weare Township. Support by Sloan. Roll call vote: Larios-Mendez-yes, Klotz-yes, Sloan-yes, Metzler-yes, Cortes-yes. Burillo-yes. Motion carried.

Motion to adjourn by Metzler. Support by Klotz. Motion carried. The meeting was adjourned at 6:55 p.m.

NEXT MEETING: May 11, 2026 at 6:00 p.m.

Approved at meeting on: _____

Secretary

President

HART AREA FIRE

ADMINISTRATIVE BOARD

Meeting Minutes - April 23, 2026

The Hart Area Fire Administrative Board Meeting was called to order by Chairman Gary Beggs at 7:00PM. Others present for the meeting were, Jerry Schaner, Jake Whelpley, Jay McGhan, John Williams, Mike Powers, Bill Kolenda, Chief Fuehring and Undersigned.

Also present for the meeting was Assistant Chief Tim Tubbs.

Absent from the meeting was Larry Doran and Mike Potter.

A motion was made by Schaner and supported by Kolenda to approve the agenda with the addition of Front Parking Lot Bids added to New Business. Voice vote, All Yes, Motion Carried.

There were no comments from the audience members.

A motion was made by Schaner and supported by Williams to approve the minutes of the March 26, 2026 meeting as presented. Voice Vote, All Yes. Motion Carried.

Treasurer advised the we had total bills of \$27,107.28 for the month. A total of fund balance of \$918,539.63 for all accounts. Motion was made by Whelpley and supported by Schaner to pay the bills and accept the Treasurers report. Roll call vote, All yes. Motion carried.

Chief reported that the fire department has responded to 69 fire calls and 106 rescue runs so far in in 2026.

Chief advised he had contacted Weesies about cleaning up the yard and adding fertilizer. He advised they have already worked on the yard and he will talk with them on the fertilizer issue if we are going to do something with the water issue. After discussion Whelpley made a motion to have Weesies move forward with the fertilizer program, this was supported by Kolenda. Roll Call Vote, All Yes. Motion Carried.

Under New Business there was discussion on Truck 173 and how to move forward with that Truck. The department has a skid unit which was going to be put on truck 173. The bed on the truck was rusted and not in shape for the skid unit. Following discussion a motion was made by Schaner and supported by Whelpley to put the skid unit in truck 173 by making it a flat bed and a cost not to exceed \$7,000.00. Roll Call Vote. All Yes. Motion Carried.

There were two bids, from Hallack Contracting and from Wadel Stabilization for redoing the parking lot in front of the station. The work includes taking out the existing curb, removal of the black top and concrete to slope to the street. Construct new apron in front of the overhead doors, also construct new concrete for the front doors and flagpole. Following discussion a motion was made by Whelpley and supported by Powers to hire Hallack Contracting for this project. Roll Call Vote, All Yes. Motion Carried.

Chief will also talk with Hallacks in reference to doing something about the water that came into the building. Unsure what can be done but it needs to be addressed.

Whelpley asked about the AeroMed and at this time Aero Med Calls will go to the airport. They are looking at property at 34th and Taylor as a site to land but AeroMed has not approved that as yet. The problem with the church site is it is a vertical take off and landing.

There being no further business the meeting was adjourned at 7:21PM.

Respectfully Submitted,

Daniel Leimback, Sec/Treasurer

HART AREA FIRE DEPARTMENT

Bills for approval on April 23, 2026

Google	work station	Debit	\$16.80
Hansen Food		Debit	\$11.38
Leaders Marine		Debit	\$857.86
		Vehicle 181	
Axe & Irons	Wildland Turnout gear	18 sets	\$20,881.91
Advantage Fleet	Mirror Switch	Engine 142	\$143.07
MES Service Company LLC		SCBA Face Piece Melissa	\$406.59
Wex Bank	Marathon		\$1,086.10

Bills for approval	\$25,066.91
Pre - Approved Bills	\$ 2,040.37
Total	\$27,107.28

Michigan Class General Fund as of	4/22/2026	\$404,482.33
Michigan Class Capital Improvement as of	4/22/2026	\$357,503.94
Checking Account	as of 4/22/2026	\$ 151,133.68
Debit	as of 4/22/2026	\$ 5,419.68
	Total	\$ 918,539.63



CITY OF HART

407 S. STATE ST.

HART, MI 49420

Hart Heritage Preservation Group

April 8th, 2026

1) Call to Order

Andrew called the meeting to order at 3:02 pm.

a) Roll Call

- **Members present:** Sue Payne, Maria Rosas, Hannah Juhl, Noble Graham-Lattin, Andrew Mullen, Lisa Clark
- **Members Absent:** Catalina Burillo, Scott Beal, Dean Hodges, Emily Sigler, Rolando Salgado
- **Also Present:** Lindsay Brown, Gwen Adams, Russ Miller, Ann Pawli, Lloyd Miller

2) Approval of Agenda – Motion by Lisa, supported by Noble to approve the agenda. Motion carried.

3) Public Comments – Russ Miller asked if the board still holds the 501c and if it is up to date with the State of Michigan. Our 2024 and 2025 LARA were updated and we are current.

4) February Minutes – Motion by Lisa, support from Sue to file as presented

5) February Financials – Motion by Lisa, support from Sue to file as presented

6) Action Items –

- a. Motion by Maria to add Lloyd Miller as a new Hart Heritage Preservation Group board member. Supported by Noble. All in favor. Motion carries. Lloyd can now take a more controlled role for action items and meetings.

7) Updates/Discussion/ Ongoing Items

- b. Building Inspection Update- Andrew will call Jeffery (inspector) back as soon as meeting is over. He does need a check mailed to him for the \$5000.00 price the board approved. Inspector was recommended by Hallack Contracting. When we do our walk through Friday Andrew and Lloyd will take photos of problem areas for inspector to get an idea of what he is walking into. It was mentioned that the area is zoned residential not commercial. Unsure is that will be an issue in the future. Andrew will check at the next Planning Commission meeting.
- c. Motion by Lloyd to use next meeting to have Gwen facilitate a mission statement and vision workshop. Supported by Noble. All in favor. Motion carries.
- d. When looking at bank statements Lindsay discovered West Shore Bank has been charging us \$5.00 per returned mail item and charged us a large amount to get copies of statements printed as well. All City of Hart accounts are through Huntington Bank so it might be easier to use the same bank. Noble asked Lindsay to have Mark from Huntington look over our statements, do an account analysis and see what Huntington can offer us for the next meeting. Maria will also go to West Shore Bank and ask them to remove the fees.
- e. Church and hall on May 30th, Hall on June 13th and Church on October 24th so far besides City dates for Music on the Commons and Friday concert series. Make final decision on continuing indoor rentals after inspection.

8) Events-

- a. Music on the Commons- Thursdays June 25th – August 27th
- b. HHPG Car show and Taste of Asparagus June 13 Preservation Group will need to buy supplies for concessions if they want to keep the funds. If the funds go to Park & Rec then the City will purchase. Russ is donating 100 lbs. of pork for pulled pork sandwiches. Russ will help Chris cook it.
- c. Friday night concert series -Fridays July-August

d. This Friday 2PM walk through of the Historic District any board members are welcome.

9) Member comments – Gwen brought up the museum industry has had issues with funding being cut and this next budget the president has recommended removing more of those funds. More information is on the Michigan Museums Association website. Anne has been looking at grants for community gardens and as soon as we figure out plan and mission statement we can move forward with applying for grants.

10) Next Meeting- Wednesday, May 13th, 3PM

11) Adjournment – Motion by Lisa to adjourn meeting. Support by Noble. Motion carries. Meeting adjourned 4:11 PM by Andrew.

Respectfully Submitted,
Lindsay Brown

City Of Hart

407 S. State St
Hart, Mi 49420
Planning Commission
Thursday, April 2nd, 2026
Minutes

MEMBERS PRESENT: Lisa Clark, Jim Cunningham, Jim Evans, Cynitha Fout, Diane LaPorte, Andrew Mullen, and Betty Root

ABSENT:

OTHERS PRESENT: City Manager Nichole Kleiner,

- C. Fout called the meeting to order at 4:00 pm.

APPROVAL OF AGENDA:

- L. Clark motioned to approve the agenda and was supported by D. LaPorte
 - Ayes: 7 Nays: 0 Absent: 0

APPROVAL OF MINUTES:

- B. Root motioned to approve the minutes from January 8th, 2025, and was supported by A. Mullen
 - Ayes: 7 Nays: 0 Absent: 0

PUBLIC COMMENTS ON AGENDA ITEMS:

- NONE

ACTION ITEMS:

- Draft Ordinance Amendment: Moratorium on Data Centers (Section 1242.07)
Approve Draft and Authorize Public Hearing Notice for May 7, 2026

ORDINANCE NO. 26-

AN ORDINANCE TO AMEND CHAPTER 1242 OF TITLE FOUR OF PART TWELVE ON THE CODIFIED ORDINANCES OF THE CITY OF HART, MICHIGAN TO PLACE A TEMPORARY MORATORIUM ON CERTAIN USES AND DEVELOPMENTS, AND TO PROVIDE FOR SEVERABILITY PROVISIONS, REPEAL PROVISIONS, AND AN EFFECTIVE DATE OF THIS ORDINANCE.

THE CITY OF HART ORDAINS:

Section 1. Amendment of Section 1242.07. A new section, Section 1242.07 of Chapter 1242 of Title Four of Part Twelve of the Code of Ordinances of the City of Hart (the "City Code"), is hereby added to the City Code, which shall read in its entirety as follows:

1242.07 TEMPORARY MORATORIUM ON DATA CENTERS AND DIGITAL MINING USES.

A temporary moratorium on City consideration of applications for data centers and/or digital mining uses is hereby adopted under the following terms, conditions and limitations:

- (a) For purposes of this section, data centers are defined as secure buildings filled with computer servers that store, process and transmit data in support of internet functions and other digital services, and which are typically accompanied by networking equipment, water-fueled cooling systems (to prevent overheating), backup power systems and security systems, and which typically have minimal on-site staffing, limited customer visitation, and no retail activity. In addition, digital mining, also commonly known as cryptocurrency mining, is defined as a use involving a building or structure that is primarily occupied by computers used to mine digital currency, such as Bitcoin or cryptocurrency.
- (b) During the temporary moratorium, no City official, employee, agent, contractor, board, agency or commission shall receive, consider, review, approve, deny, or hold public hearings or a zoning or building applications for the use of any land, building or structure for a data center and/or digital mining use.

- (c) The temporary moratorium is effective as to all applications for data centers and/or digital mining uses received in the City on or after ____,2026.
- (d) The temporary moratorium shall remain in effect for six months and terminate on ____,2026, unless previously terminated, extended, or otherwise altered by the City Council. In addition, if the City adopts amendments to the Code of Ordinances of the City of Hart addressing data centers and/or digital mining use, the moratorium shall automatically terminate upon the effective date of the amending ordinance, unless otherwise extended by the City Council.
- (e) The provision of this section automatically expire and have no further effect after ____, 2026, the date of expiration, unless altered by the City Council.

Section 2. Severability. The provisions of this ordinance are hereby declared to be severable. Should any provision, section or part of this ordinance be declared to be invalid by any court of competent jurisdiction, such decision shall affect only that provision, section or part thereof, and shall not affect or invalidate the remainder of the ordinance, which shall nevertheless continue to be in full force and effect.

Section 3. Publication and Effective Date. This Ordinance shall become effective ten (10) days after its publication or ten (10) days after publication of a summary of its provisions in a local newspaper of general circulation in the City of Hart. This Ordinance or a summary of its provisions shall be published within fifteen (15) days of adoption.

- J. Cunningham motioned to approve draft Moratorium on Data Centers, and to hold a Public Hearing on May 7th, 2026, and supported by A. Mullen

- Ayes: 7 Nays: 0 Absent: 0

- Draft Ordinance Amendments: (Green Infrastructure) Pervious Surfaces (Section 1243.28.F), Native Vegetation (Section 1243.22), and Tree Planting, Maintenance, and Removal (Section 1243.22.G)

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McKenna has compiled three options for green infrastructure based upon the Redevelopment Ready Community Guidelines. These options include the implementation of permeable pavers, native vegetation as a more common lawncare practice increases infiltration of water into the ground, decreasing the pressure on stormwater systems. Tree planting, removal, and maintenance standards support proper care and long-term management of green infrastructure. These three options appear to be the most easily implementable and administrable of the options outlined in RRC’s Guidelines and will meet RRC Certified Expectations for Green Infrastructure.

PROPOSED SECTION 1243.28 PERVIOUS SURFACES

A. Definitions.

- Pervious Durable Surface. A surface covering the ground that allows the infiltration of water into the ground and provides stormwater treatment and storage without a surface outlet. Also referred to as “permeable” or “porous”

B. Intent. The use of pervious surfaces in site and street design mimics natural ground water infiltration, decreases the amount of post-construction stormwater runoff, and implements Low Impact Development (LID).

C. Pervious Durable Surface types. City approved pervious paving materials are listed below:

- Grass Pavers: Used for areas with occasional parking. Not permitted for high-use areas.
- Permeable interlocking Concrete Pavers
- Permeable Pavement
- Permeable Clay Brick Pavers: Used for areas with pedestrian and vehicular traffic.
- Any type not listed but approved by the Department of Public Works Superintendent and the Approving Authority.

D. Benefits of Pervious Durable Surfaces (Source: ‘Introduction to Green Infrastructure Techniques and Opportunities’, Drummed Carpenter, PLLC):

- Eliminates or minimizes runoff.
- Recharges groundwater
- Traps suspended solids and pollutants.

- Melting water seeps through the pavement instead of freezing to increase slip and fall protection.
- Reduces surface temperatures and, therefore, the heat island effect.
- Eliminates the need for retention basins and water collection areas.
- Eliminates costs for retention basins, curbs, gutters, and other water collection installations
- In winter conditions, typically requires much less salt or other de-icing products than traditional pavement types.
- Lower installation costs (no underground piping, storm drains, or sloping/grading needed).
- Low life-cycle costs with an equal life expectancy to that of regular concrete (20 to 40 years when correctly installed).

PROPOSED SECTION 1243.22. F NATIVE VEGETATION

- A. The following unifying elements should be a part of every development within the A, A-1, A-2, B-1, and B-2 districts.
 1. Existing natural features, such as wetlands, woodlands, landmark trees, and scenic vistas, should be preserved and incorporated into the development or redevelopment.
 2. To screen uses from the roadway, undulating landforms and combination of trees, shrubs, perennials and grasses should be used instead of rigid berms and rows of evergreen trees.
 3. Building setbacks and landscape buffers should be designed as naturalized green spaces, incorporating sustainable storm water management features and creative use of vegetation.
 4. At least 60 percent of the landscape proposed should be composed of materials that are native (For a listing of species native to Lower Michigan, see MICHIGAN FLORA ONLINE at www.michiganflora.net) and hardy in both rural and suburban settings, inspire rural images and vistas, maintain a healthy condition in a street side environment and provide visual interest to highlight the rural character of the City.
- B. Low impact Development (LID) best practices shall be used in the development of any site or development within the districts listed above. The design of stormwater management systems shall respond to the natural drainage patterns on of the areas.
- C. All development shall be designed to incorporate and/or promote the preservation of the site's natural features and unique physical characteristics. A natural features preservation plan shall be submitted. This shall include an inventory of existing conditions. Green space enhancement plans for land area along public roads abutting the commercial development shall also be provided.

PROPOSED SECTION 1243.22. G TREE PLANTING, AND REMOVAL

Tree Planting.

- A. **Prohibited trees.** The owner of property abutting any street may, upon obtaining prior written permission from the Department of Public Works, plant trees in the curblawn and street right-of-way after which they shall become a City tree. The following species shall not be planted in the aforementioned locations: Populus Spp., (White Poplar or Aspen); Acer Negunda, (Box Elder); Ailanthus Altissima, (Tree of Heaven); Pyrus Calleryana, (Callery Pear); Acer Saccharinum, (Silver Maple); Catalpa, (Catalpa); Ulmus, (American, Winged, Slippery, Rock, Cedar, and Siberian elm); Juglans, (English Walnut, Butternut, Black Walnut); Robinia Pseudoacacia, (Black Locust); Salix Alba, (Willow); Alnus (Alder); Taxus, (Yew); Thuja, (Cedar); Sassafras Albidum, (Sassafras); Elaeagnus Andustifolia, (Russian-Olive); Morus Alba, (Mullberry); Prunus Serotina, (Black Cherry); Ginkgo Biloba, (Ginkgo or Maidenhair-female sex).
- B. **Spacing.** No trees shall be planted closer together than the following: small trees ,20 feet; medium trees, 30 feet; and large trees, 40 feet. Special landscape plantings may be excepted from this provision upon written approval by the Department of Public Works.
- C. **Utilities.** No street trees other than those species listed as small or medium trees may be planted under or within 10 lateral feet of any overhead primary electric wire.

- D. Distance from curb and sidewalk.** No trees may be planted any closer to any curb or sidewalk than the following distances: small trees, two (2) feet; medium trees, three (3) feet; and large trees, four (4) feet.
- E. Exempt trees.** Trees planted prior to the enactment of this chapter are exempt from the spacing provisions of this section.

Trees and Shrub Maintenance.

A. City Trees.

1. All maintenance performed on trees located in public places, curb lawns and street right-of-way will be performed by the City or its agent unless an exemption is made in writing by the Department of Public Works Superintendent. Pruning will be conducted according to the National Arborist Association's Pruning Standards for Shade Trees, revised 1988. Future revisions to the National Association's Pruning standards will be accepted as the current revised standard.
2. The minimum clearance of any overhanging portion thereof shall be eight (8) feet over sidewalks and 15 feet over all streets except major thoroughfares which shall have a clearance of 16 feet.

B. Street corner clearance and other visual obstructions.

1. No property owner shall maintain on their property any tree, shrub, hedge or other vegetation at a height greater than three feet above the surface of the street within a distance of 25 feet from the street right-of-way line or as otherwise determined by the Department of Public Works Superintendent or any designee thereof at an intersection corner. No person shall maintain any tree, shrub, hedge or other vegetation anywhere on his/her property which interferes with the clear view or traffic of drivers approaching an intersection.
2. Failure to prune trees, shrubs, hedges or other plantings as required in Subsection B (1) above may result in a written notice to comply from the Department of Public Works Superintendent.
3. The written notice to comply shall be served by certified mail to the last known address of the property owner.
4. The property owner shall have 21 days from receipt of the notice to comply. Prosecutions for violations of this section may be commenced by issuance of an appearance ticket. The Department of Public Works Superintendent or his/her designee is authorized to issue and serve such appearance tickets.
5. Any tree, shrub, or other planting planted on private property by physically obstructing by overhang or other means the public right-of-way, public street or sidewalk or obstructing streetlights, traffic signs or the vision of vehicular traffic shall be pruned by the City in accordance with this section.

C. Abuse or mutilation of trees. Unless specifically authorized by the Director of Public Works, or by ordinance, no person, firm, or corporation shall damage, cut, carve, transplant or remove any City tree or street tree nor attach any rope, wire, nails, advertising poster or other contrivance, nor set fire, nor permit any fire to injure such trees.

D. Overhead tree pruning by utility companies.

1. All line clearance tree trimming or other construction work requiring tree trimming to trees located in public places, curb lawns or street right-of-way by any utility shall be conducted in accordance with the standards set forth in this ordinance. Acts of God, the loss of utilities services due to weather and like emergencies constitute an exception to this subsection.
2. For nonemergency trimming of trees by a utility company, the utility shall provide written notice to the Department of Public Works Superintendent at least 15 days in advance of the tree trimming. Said notice shall provide the exact location of the proposed trimming. Trimming shall be conducted in accordance with this section and the direction of the Department of Public Works Superintendent.
3. Utility companies shall provide notice to adjacent house addresses of residents prior to curblawn tree pruning activities for nonemergency trimming.

- E. **Topping.** No Person, utility or other party may top any street tree, City tree or tree located at a public place. Trees severely damaged by storms or other causes, or certain trees under utility wires or other obstructions where other pruning practices are impractical may be exempted from this subsection at the determination of the Department of Public Works Superintendent.

Tree Removal.

- A. Only the City or its agent may remove street trees or City trees. Any other person requesting to remove street trees or City trees must obtain a permit from the Department of Public Works. City trees and street trees may be removed from the following reasons only:
1. Where the tree is at least 90% dead;
 2. Where the tree constitutes a public hazard;
 3. Where the tree is diseased;
 4. Where the trees are planted too closely together, or;
 5. Where necessary for the installation of public streets, infrastructure improvements or driveways after review by the Department of Public Works Superintendent.

ALTERNATIVE OPTION

Should the City not prefer all of the above options, an alternative is listed below regarding tree replacement requirements. These tree replacement standards would require developers to replace removed trees at a ratio of one (1) replacement for every five (5) removed trees. This alternative option may be added to Section 1243 as the City sees fit.

Tree Replacement Requirements

Trees shall either be replaced onsite at a ratio of one (1) replacement tree per five (5) removed trees, or a Payment in Lieu of Trees shall be made.

- A. Replacement trees shall comply with the following:
1. Deciduous replacement trees shall be a minimum three (3) inches DBH at planting
 2. Coniferous replacement trees shall be a minimum 10 feet in height
 3. Prohibited species listed in Section 1243 shall not be used as replacement trees.
 4. Replacement trees may be counted as required trees to meet other requirements of this section.
 5. Replacement trees shall be indicated on the Site Plan and planted in locations that, in the opinion of the Approving Authority, would have the greatest impact on reducing urban heat islands to make the City more resilient.
- B. Payment in Lieu of Trees. In lieu of planting trees on site, the applicant may pay a replacement fee per tree to the City of Hart to plant trees elsewhere within the City. The fee per tree shall be \$300 per tree.
- A. Mullen motioned to approve draft ordinance amendments and authorize Public Hearing on May 7th, 2026, and supported by B. Root
 - Ayes: 7 Nays: 0 Absent: 0

- Draft Ordinance Amendments: Land Division Act (Section 1243.04).
As of December 23, 2025, Governor Whitmer approved Senate Bill N. 23, which includes amendments to Section 560.108 of the Michigan Land Division Act. This amended Section 560.108 of the Land Division Act shall become effective 91 days after adoption, which is currently dated March 24, 2026. Below, we have copied the amended text of this Section for your convenience. The amended text is highlighted in **bold**.

****560.108 amended. THIS AMENDED SECTION IS EFFECTIVE MARCH 24, 2026. ****

560.108. amended Parent parcel or Parent tract; number of parcels resulting from division; limitations; requirements.

Sec. 108.

- (1) A division is not subject to the platting requirements of this act.
- (2) Subject to subsection (3), the division, together with any previous divisions of the same parent parcel or parent tract, shall result in a number of parcels not more than the sum of the following, as applicable:
 - (a) For the first 10 acres or fraction thereof in the parent parcel or parent tract, the following number of parcels:

- (i) **Beginning on the effective date of the amendatory act that added subsection (6). Until 1 year after that date, and subject to subsection (6), 4 parcels**
- (ii) **Beginning 1 year after the effective date of the amendatory act that added subsection (6), 10 parcels.**
- (b) For each whole 10 acres in excess of the first 10 acres in the parent parcel or parent tract, 1 additional parcel, for up to a maximum of 11 additional parcels.
- (c) For each whole 40 acres in excess of the first 120 acres in the parent parcel or parent tract, 1 additional parcel.
- (3) For a parent parcel or tract parcel of not less than 20 acres, the division results in a total of 2 parcels in addition to those permitted by subsection (2) if 1 or both of the following apply:
 - (a) Because of the establishment of 1 or more new roads, no new driveway accesses to an existing public road for any of the resulting parcels under subsection (2) or this subsection are created or required.
 - (b) One of the resulting parcels under subsection (2) and this subsection comprises not less than 60% of the area of the parent parcel or parent tract.
- (4) A parcel of 40 acres or more created by the division of a parent parcel or parent tract shall not be counted toward the number of parcels permitted under subsections (2) and (3) and is not subject to section 109, if the parcel is accessible.
- (5) A parcel or tract created by an exempt split or a division is not a new parent parcel or parent tract and may be further partitioned or split without being subject to the platting requirements of this act if all of the following requirements are met:
 - (a) Not less than 10 years have elapsed since the parcel or tract was recorded.
 - (b) The partitioning or splitting results in not more than the following number of parcels, whichever is less:
 - (i) Two parcels for the first 10 acres or fraction thereof in the parcel or tract plus 1 additional parcel for each whole 10 acres in excess of the first 10 acres in the parcel or tract.
 - (ii) Seven parcels or 10 parcels if one of the resulting parcels under this subsection comprises not less than 60% of the area of the parcel or tract being partitioned or split.
 - (c) The partitioning or splitting satisfies the requirements of section 109.
- (6) **Beginning on the effective date of the amendatory act that added this subsection, a parcel or tract may be partitioned or split at any time into a greater number of parcels or tracts than otherwise authorized by this section if the partitioning or splitting is authorized by and complies with standards set forth in an ordinance of the municipality or county having authority to approve or disapprove a division under section 109 (1).**
- (7) A parcel or tract created under the provisions of subsection (5) or of an ordinance described in subsection (6) may not be further partitioned or split without being subject to the platting requirements of this act, except in accordance with the provisions of subsection (5) or of an ordinance described in subsection (6).

WHAT DOES THIS MEAN?

One year after the effective date of an amendment, on March 24th, 2027, this amendment will increase the number of times a single parcel may be split for the first 10 acres, up from 4 parcels to 10 parcels. This means that a lot that is at least 10 acres large may be split into up to 10 different without going through the plat or site condominium process. The rates at which parcel splits are granted for whole parcels larger than 10 acres remain unchanged in the amendment.

In addition, a new subsection (6) was added to grant the authority to local communities that ability to grant even more land divisions per parcel than what the above regulations allow, so long as the proposed lot splits would still comply with local regulations. This grants local governments the ability to approve more land divisions than the maximums otherwise allowed by the State.

McKenna is concerned that the wording of Subsection 6 means that communities that have not proactively established their own cap on the number of splits have inadvertently triggered Subsection 6.

Hart does not have any cap on the number of splits, except for the minimum lot size in each district.

PROPOSED AMENDMENT

To address any concerns or unforeseen issues brought about by these amendments, McKenna proposes the following language to be added in Section 1243.04 of the City of Hart's Zoning Ordinance. Changes are highlighted in red.

1243.04 LIMITATIONS ON LOT SPLITS.

a) No lot, yard, parking area or other space shall be so divided, altered or reduced as to make it less than the minimum required under Zoning Code. If already less than the minimum required, it shall not be further divided or reduced. The Zoning Administrator may waive this provision to avoid legal action where the purpose of the conveyances is to make the property descriptions correspond to the actual occupancy of the property.

b) The City of Hart hereby elects to opt out of Section 108(6) of PA 58 of 2025, amending the Land Division Act (PA 288 of 1967), and shall not authorize land divisions beyond those otherwise permitted under the Act.

◦ D. LaPorte motioned Opt out of Section 108(6) of PA 58 of 2025, amending the Land Division Act (PA 288 of 1967), and shall not authorize land divisions beyond those otherwise permitted under the Act and supported by J. Evans

- Ayes: 7 Nays: 0 Absent: 0

- D-1 and D-2 Zoning Districts Memo Review and Consideration of Allowing Composting as Special Land Use in Either District.

D-1, Industrial District – 1252.01 Purpose

This district includes the older industrial areas within the City which are characterized by older buildings with minimal building setbacks and site improvements. Most generally recognized industrial uses are permitted along with accessory retail sales. As these older buildings are expanding and re-used, improvements should be made to protect nearby non-industrial uses from these industrial operations.

D-2, Industrial Park District – 1253.01 Purpose

This chapter contains regulations for the Hart Industrial Park which are based on the restrictive covenants adopted for the park. The purpose of these regulations is to develop an industrial area with uniform design standards.

CONCLUSION

Based on our analysis of the two zoning districts (D-1, Industrial District, and D-2, Industrial Park District), it is the opinion of McKenna that each district is distinct enough in intent and regulation that a combination of the two would be administratively challenging and potentially confusing for property owners and future applicants. The D-1 district is aimed at housing more intensive industrial uses and implements additional regulations in accordance with this intent, such as more restrictive setback requirements from residential zones. The difference in regulations would lead to a number of nonconforming properties should the districts be combined.

◦ D. LaPorte motioned that D-1 and D-2 do not get combined and supported by A. Mullen

- Ayes: 7 Nays: 0 Absent: 0

◦ D. LaPorte motioned to add composting as a special land use in either D-1 or D-2 District and supported by L. Clark

- Ayes: 7 Nays: 0 Absent: 0

DISCUSSION ITEMS:

- Consideration of Resolution Opposing State Legislative Package Impacting Local Zoning Authority
The purpose of this memo is to provide background information and request the Planning Commission's consideration of recommendation to City Council regarding a package of bills currently moving through the Michigan House that would significantly limit local zoning authority. This information was provided by the Michigan Municipal League. Attached for your review are a summary of the legislation and a sample resolution for consideration.

The pending bill package would establish statewide standards that preempt many local zoning regulations. In effect, it would shift key land use decisions from local governments to the State.

Potential Impacts to the City of Hart

If adopted, the legislation would have the following implications for local planning and zoning:

- **Loss of Local Control**
The City's ability to make zoning decisions based on local conditions would be significantly reduced, with the State setting many regulatory limits.
- **Minimum Allowance for Smaller Lots and Homes**
The City could not require lot sizes larger than approximately 1,500 square feet of homes larger than 500 square feet.
- **Duplexes and Accessory Dwelling Units (ADUs) by right**
Duplexes and ADUs would be permitted in most residential districts with limited local review
- **Mobile Homes in Residential Areas**
Local ordinances would be restricted from prohibiting mobile homes in many residential zones.
- **Reduce Parking Requirements**
Parking standards would be capped, generally limiting requirements to no more than once space per unit for multifamily developments.
- **State-Controlled Setbacks and Site Standards**
The State would establish maximum setback requirements, limiting local flexibility in site design.
- **Accelerated Approval Timelines**
The City would be required to act on site plan within 60 days and would have reduced ability to require additional studies or review
- **Changes to Protest Petition Processes**
The legislation modifies how residents can formally oppose development proposals.

Summary

In practical terms, this legislation would substantially reduce the City's ability to:

- Manage growth and development patterns
- Protect neighborhood character
- Apply standards tailored to Hart's unique conditions

Legislative Bill Package

- **HB 5529 (Grant) Land Division Act Lot Size:** Prohibits local ordinances from requiring a minimum parcel or lot size greater than 1,500 square feet for detached single-family residence where the subdivision is accessible and will be served by public water and sewer
- **HB 5530 (Wortz) Lot Size** Prohibits a minimum parcel size greater than 1,500 square feet for detached single-family residence where the parcel is accessible and will be served by public water and sewer
- **HB 5531 (Neeley) Study Requirements:** Allows local units for government to require reasonably necessary studies in reviewing a site plan application after initial approval. Creates a 60-day decision shot clock after receipt of a site plan for a local unit of government.
- **HB 5532 (Aragona) Protest Petitions:** Expands the qualifying petition area to 300 ft and sets a 60% signature threshold.
- **HB 5581 (Kunse) Dwelling Size:** Prohibits a minimum area requirement greater than 500 square feet for a dwelling.
- **HB 5582 (Grant) Parking Requirements:** Mandates parking requirements at no more than one space per dwelling unit for multifamily residential use of property. Allows mobile homes in any residential zones.
 - **"Mobile home"** means a structure that is transportable in 1 or more sections, built on a chassis, and designed to be used as a dwelling, with or without a permanent foundation, when connected to the required utilities, and includes

the plumbing, heating, air-conditioning, and electrical systems contained in the structure.

- **HB 5583 (Longjohn) Setback Requirements:** Mandates setbacks requirements at 15 feet or less from the front property line and five feet from the side or rear for dwellings or outbuildings if the local unit of government is located in whole or part within a metropolitan statistical area (MSA) or is located adjacent to a MSA area.
- **HB 5584 (Andrews) Duplex by Right:** Creates a statewide definition of “duplex” Mandates duplexes are a permitted use in any district where single family residences are allowed and not subject to any procedures different from a single-family residence.
- **HB 5585 (Meerman) Accessory Dwelling Units:** Creates a statewide definition of “accessory dwelling unit” (ADU). Mandates ADUs are permitted by right in residential zoning districts and not subject to a public hearing. ADUs are prohibited from density calculations, additional parking requirements, and owner occupancy requirements. Allow mobile homes in any residential zone.
 - L. Clark motioned to present Opposition to Michigan House Bill 5529-5532 and 5581-5585 Regarding Local Municipal Zoning Authority and supported by D. LaPorte
 - Ayes: 6 Nays: 0 Absent: 0 Abstained: 1
- Housing Rental Code Ordinance and Enforcement
Not discussed.

OTHER BUSINESS and COMMUNICATION FROM COMMISSION MEMBERS:

- None

PUBLIC COMMENTS GENERAL:

- NONE

ADJOURN:

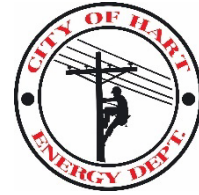
- There being no further business to come before the Planning Commission, the meeting adjourned upon a motion by A. Mullen and supported by D. LaPote. The next meeting scheduled will be held on May 7th, 2026

Karla Swihart

Karla Swihart
City Clerk



CITY OF HART – ENERGY DEPARTMENT
SPECIAL POWERBOARD At CITY HALL
407 STATE STREET, HART, MICHIGAN
MONDAY APRIL 13th, 2026
8:30 am – MINUTES –DRAFT



Present: Members: Jim Evans, Gayle Forner, Mike Powers, Bill Volpp, and Nick Wadel

Absent: Dean Hodges and Karen Thomson

Others present: Energy Superintendent – Mike Schiller, City Manager – Nichole Kleiner, City Clerk – Karla Swihart

Call to Order: Mr. Powers called the meeting to order at 8:30 am.

Agenda/Minutes:

- Mr. Volpp motioned to accept the current agenda, and was supported by Mr. Forner
- Mr. Volpp motioned to accept the minutes of February 2nd, 2026, and was supported by Mr. Wadel

Public Comment, Events, Correspondence:

- None

Superintendent Mike Schiller's Report:

- Diesel Plant operations, Emissions passed so moving forward, waiting on the metering to be able to report to MPPA which should be here this week and Newkirk will install.
- There are issues with the cell router at powers substation Newkirk will also be replacing those devices.
- Farbee Mechanical will be back on the 1st of May to start the automation side of the project at the diesel plant.
- The Dam is challenging right now with all the rain, UIS is coming in to adjust the computers to dump the water out faster.
- Spring projects – Plum Street transposer components to get rid of.

Action Items:

- Authorize Superintendent Schiller to conduct a cost of service study with Utility Financial Services (UFS)
The board authorizes Schiller to engage with UFS for a cost of service study
· Ayes: 5 Nays: 0 Absent: 2
- Authorize Superintendent Schiller to hire Utility Financial Services (UFS) for a Pole Attachment Study
The board authorizes Schiller to hire UFS not to exceed \$7500.00 for a Pole Attachment Study.
· Ayes: 5 Nays: 0 Absent: 2

City Managers Report

- Date Centers – The City Manager provided updates regarding data center developments and related infrastructure considerations.

Discussion Items:

- Pole Attachment cleanup notifications sent – Frontier is asking the City for a right-of-way permit, before the City would issue one, there are several communication lines around the City that need to be cleaned up. Notification was sent to Frontier along with address of lines, and issues that need to be addressed before the City would issue a right-of-way permit.
- MPPA Credit Risk Assessments – Discussion was held regarding the Michigan Public Power Assessment and its implications for the Utility's operations and financial standing.

Comments from the Power Board:

- None

Adjournment:

- Mr. Powers has motioned to adjourn the meeting at 9:10am. All Ayes

Next Meeting:

- May 4th, 2026 at 8:30am

Respectfully Submitted,

Karla Swihart, City Clerk



SPECIAL MEETING MINUTES

Call to Order: Deborah Windell called the meeting to order at 1:00 pm. Voice rollcall was taken.

Members Present: Mayor Klotz, Maria Rosas, Tracey Lipps, Hannah Juhl, Deborah Windell, Hannah Juhl, Caleb Griffis

Absent: Bill Hegg, S. Hegg

Others Present: Lisa Clark, Sharon Hallack, Chad Gale, Andrew Mullen, Dawn Mullen, Sue Payne, Christina Juska, Gale Forner, Jacob Eckholm, Marie DeRuiter, Ben Striegle

Approval of Agenda: Motion by J. Adams, supported by H. Juhl to accept the agenda. Motion carried.

Public Comment:

3 E Main – Development Proposals Discussion

Jacob Eckholm, Development Lead with Wolverine Building Group on behalf of Lofts on Main project presented an overview of the 3 building, 60-unit, market rate apartment proposal for the site. Q&A by the board and public.

Ben Streigle, Development Lead for Heyboer Bro Co for Water Street Apartments presented an overview of the 3-building, 60-unit, market rate apartment proposal for the site including additional renderings of what the buildings could look like. Q&A by the board and public.

Action Items:

- a. Motion by D Windell to enter closed session pursuant to MCL 15.268(1)(d) to consider the potential sale and redevelopment of the property located at 3 E Main Street. Support by T Lipps. Motion carried.
- b. Motion by D Windell, supported by H Juhl to end the closed session and return to public hearing. Motion carried.
- c. Motion by Mayor Klotz, supported by J Adams to recommend Lofts on Main as the preferred developer to city council. Roll call vote: ayes (6), nays (1), absent (2). Motion carried.

Public Comments: None

Member Comment: None

Adjournment: Meeting adjourned at 5:55 pm.

Respectfully submitted by Nichole Kleiner, City Manager



CITY OF HART

407 S. STATE ST.

HART, MI 49420

Hart Economic and Redevelopment Team (H.E.A.R.T.)

April 8th, 2026

1) Call to Order

Andrew called the meeting to order at 2:00 pm.

a) Roll Call

- **Members present:** Andrew Mullen, Sue Payne, Catalina Burillo (late) Hannah Juhl(late), Maria Rosas, Noble Graham-Lattin, Lisa Clark, Emily Sigler, Rolando Salgado
- **Members Absent:** Scott Beal, Dean Hodges
- **Also Present:** Lindsay Brown

2) Approval of Agenda – Motion by Lisa to approve the agenda. Supported by Noble. All in favor. Motion carried.

3) Public Comments – None

4) Member Comments- Andrew said the IT industry is in a world of hurt still with data centers taking up all data and costs going sky high. Rolando stated meta ads are evolving now and the city may want to keep up on that before they go up in cost like google ads. Emily stated local businesses social media are starting to get more active now that spring is here. Lisa reporting on Planning Commission there is a couple of public hearings coming up May 7th a 6-month moratorium on data centers and the land division act we are wanting approval to opt out of. We want to opt out so that the State cannot take control and make decisions over our regulations and ordinances. (i.e. lot sizes) Also asking state representative to not vote yes on a bunch of resolutions. Catalina said Trinity Health is a sponsor of the mezzanine floor of the new Shelby Rec facility opening at the beginning of May. Maria reported she is waiting for workers to get here and hours will change once they do. TIFA made a recommendation on the developer of the Ceres property. Hannah remodeled inside of her coffee shop in six days and is back operational. Reported downtown construction has not slowed them down at all. New location at West Shore building is coming along still. Sue doesn't have a big update for the real estate business. Noble reporting retail of floral industry has slowed down some. He is choosing not to raise costs right now due to tariffs, hoping to get inventory from local farms. First event at new venue is Hart Prom on April 25th. Just passed final building inspection. Hosting a small group this evening for a private tour and 'thank you' for your support.

5) February Minutes – Motion by Noble, support by Roe to file as presented.

6) February Financials – Motion by Noble, support by Roe to file as presented.

7) Action Items –

- a) Motion by Noble to approve Karla Swihart & Lindsay Brown as authorized signers and approval to execute the Huntington commercial card agreement along with the approval to be authorized to establish a commercial card program with Huntington for the Hart Economic & Redevelopment Team. Supported by Maria. All in favor. Motion carries.
- b) Motion by Lisa to approve an amount of \$100.00 for a “grand prize” gift certificate from HEART for the annual Thrift & Gift Crawl to a participating Hart business. Supported by Hannah. All in favor. Motion carries.

8) Updates/Discussion Items

- a) Development & Business Support Committee Update- Pulled list of all City of Hart owned parcels and Marie is going to research each parcel and see what it is zoned and if it would be a good location to market to developers. Discussed 3 E Main developer plan chosen by TIFA to recommend to City Council. Meetings are the 3rd Wednesday of the month at 2PM on the community center.

- b) Marketing & Talent Promotion Committee Update- Group focused on sponsorship ideas for Hart Sparks. There will be 2 separate donation options. One for residents (smaller amounts) and one for businesses with different tier levels. Plan on sending out blast to all local and surrounding towns businesses since a lot of people who come to Hart Sparks are from surrounding areas. Put QR codes in all businesses for regular donations.
- c) Match on Main Update- Lindsay provided update. We had two businesses submit applications and we must have final applications submitted by April 20th. The two businesses are The Monarch and Birch & Blossom. Catalina questioned the Monarchs application as they do not own the buildings yet. Lindsay let everyone know that is part of the application if they are not the owners, they must show permission from owner. Also, there is a purchase agreement in place for purchase in Jan 2027.

9) Events

a) Hart Lake Clean up day with Hart Rotary will be May 2nd at 9:00 AM. Annual Thrift & Gift Crawl will be May 15-16th and will include Pentwater this year. Derby Days put on by the Shelby Optimist Club will be May 2nd. May 8th Just Us Media is putting on an AI workshop. Hart Hills Bike Race will be May 9th and Celebrate Trail Day with Oceana Bike & Boat will be April 25th

10) Staff Report- New banners were delivered and will be put up next week by DPW. Nichole and Lindsay did find banners were already in TIFA budget, so HEART board did not have to pay. Music on the Commons bands have all been booked and we were able to get sponsors for each night. We were able to raise \$4000.00 in sponsorships. Booking food truck for each week now. Charging \$50. Bringing thank you cards to next meeting to sign for all the sponsors.

11) Member comments- Hannah brought up Tinman, now that the chalets are gone and it is a parking lot again there needs to be some kind of safety barrier between the Tinman and the parking lot. Possibly remove 2-3 parking spots and create a green space. Issue is being brought up at the next TIFA meeting as they requested the parking lot be returned.

12) Next Regular Meeting Wednesday, May 13th at 2pm.

13) Motion by Catalina to adjourn meeting. Supported by Noble. Meeting adjourned at 3:00 PM.

Respectfully Submitted,
Lindsay Brown

AMENDMENT TO RESOLUTION 2026-13A

*City Council
City of Hart, Michigan
Oceana County*

CORRECTION TO LEGAL DESCRIPTION / STREET LIMITS FOR COMFORT DRIVE

WHEREAS, the City Council adopted Resolution 2026-13 on March 10, 2026, certifying Comfort Drive for inclusion in the City Street System under Act 51, P.A. 1951, as amended; and

WHEREAS, it is necessary to correct the certified length of Comfort Drive for Act 51 reporting purposes;

NOW, THEREFORE, BE IT RESOLVED:

1. That Section 1 of Resolution 2026-13 is hereby amended to include the following corrected centerline description of Comfort Drive:

Comfort Drive as shown on the plat of Comfort Estates, Part of Section 19, T15N R17W, City of Hart, Oceana County, Michigan, extending from Polk Road northerly to the road end, a total distance of 0.265 miles (or 1,401 feet), as located within the City of Hart, Oceana County, Michigan.

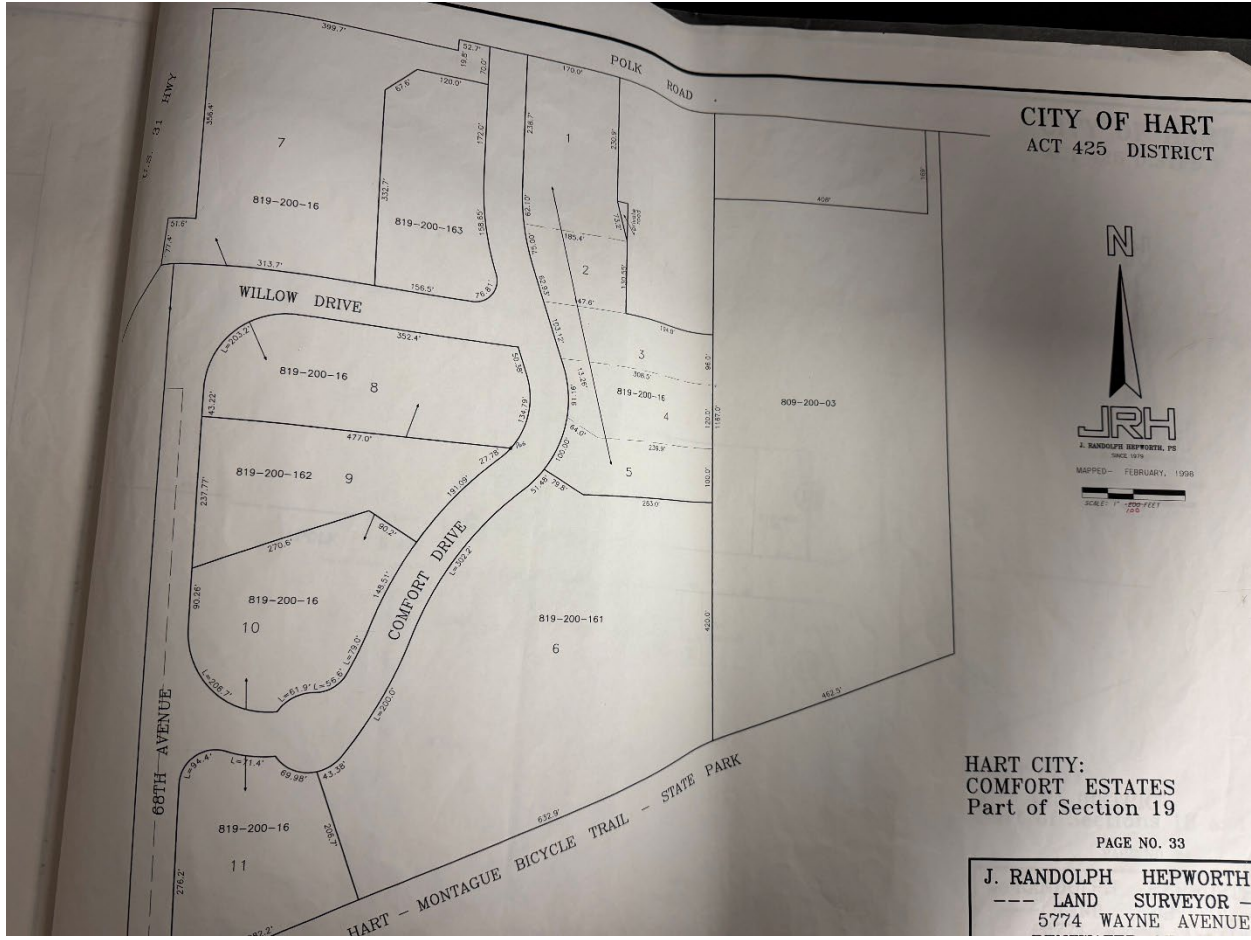
2. That all other provisions of Resolution 2026-13 remain in full force and effect.
3. That this addendum is adopted for the purpose of correcting the street limits and ensuring compliance with Act 51 reporting requirements.

Adopted at a regular meeting held on May 12, 2026

Moved by _____, supported by _____, and thereafter adopted by the Hart City Council at a regular meeting held on _____, 2026

Ayes: _____ Nays: _____ Absent: _____

Karla Swihart, City Clerk



CITY OF HART
ACT 425 DISTRICT



HART CITY:
COMFORT ESTATES
Part of Section 19

PAGE NO. 33

J. RANDOLPH HEPWORTH
--- LAND SURVEYOR ---
5774 WAYNE AVENUE

CITY OF HART

COUNTY OF OCEANA, MICHIGAN

At a regular meeting of the City Council of the City of Hart, held at the City Hall, 407 State Street, within the City, on the ____ day of ____, 2026, at 7:30 p.m., Local Time.

PRESENT: Members: _____

ABSENT: Members: _____

The following preamble and ordinance was offered by Member _____ and seconded by Member _____.

ORDINANCE NO. 2026-02

AN ORDINANCE TO AMEND CHAPTER 1242 OF TITLE FOUR OF PART TWELVE OF THE CODIFIED ORDINANCES OF THE CITY OF HART, MICHIGAN TO PLACE A TEMPORARY MORATORIUM ON CERTAIN USES AND DEVELOPMENTS, AND TO PROVIDE FOR SEVERABILITY PROVISIONS, REPEAL PROVISIONS, AND AN EFFECTIVE DATE OF THIS ORDINANCE.

THE CITY OF HART ORDAINS:

Section 1. Amendment of Section 1242.07. A new section, Section 1242.07 of Chapter 1242 of Title Four of Part Twelve of the Code of Ordinances of the City of Hart (the “City Code”), is hereby added to the City Code, which shall read in its entirety as follows:

1242.07 TEMPORARY MORATORIUM ON DATA CENTERS AND DIGITAL MINING USES.

A temporary moratorium on City consideration of applications for data centers and/or digital mining uses is hereby adopted under the following terms, conditions and limitations:

- (a) For purposes of this section, data centers are defined as secure buildings filled with computer servers that store, process and transmit data in support of internet functions and other digital services, and which are typically accompanied by networking equipment, water-fueled cooling systems (to prevent overheating), backup power systems and security systems, and which typically have minimal on-site staffing, limited customer visitation, and no retail activity. In addition, digital mining, also commonly known as cryptocurrency mining, is defined as a use involving a building or structure that is primarily occupied by computers used to mine digital currency, such as Bitcoin or cryptocurrency.
- (b) During the temporary moratorium, no City official, employee, agent, contractor, board, agency or commission shall receive, consider, review, approve, deny or hold public hearings on any zoning or building applications for the use of any land, building or structure for a data center and/or digital mining use.
- (c) The temporary moratorium is effective as to all applications for data centers and/or digital mining uses received in the City on or after [REDACTED], 2026.
- (d) The temporary moratorium shall remain in effect for six months and terminate on [REDACTED], 2026, unless previously terminated, extended, or otherwise altered by the City Council. In addition, if the City adopts amendments to the Code of Ordinances of the City of Hart addressing data centers and/or digital mining uses, the moratorium shall automatically terminate upon the effective date of the amending ordinance, unless otherwise extended by the City Council.
- (e) The provisions of this section automatically expire and have no further effect after [REDACTED], 2026, the date of expiration, unless altered by the City Council.

Section 2. Severability. The provisions of this ordinance are hereby declared to be severable. Should any provision, section or part of this ordinance be declared to be invalid by any court of competent jurisdiction, such decision shall affect only that provision, section or part thereof, and shall not affect or invalidate the remainder of the ordinance, which shall nevertheless continue to be in full force and effect.

Section 3. Publication and Effective Date. I, the undersigned, the duly qualified and acting City Clerk of the City of Hart, Oceana County, Michigan, do hereby certify that the foregoing Ordinance amendments and additions were adopted by City of Hart at a regular City Council meeting properly held on the _____ day of _____, 2026; and that the meeting with held in compliance with notice provisions and all other requirements of Act 267 of the Public Acts of 1976, as amended. I hereby certify that I published the Ordinance amendments and additions in the Oceana Echo on the _____ day of _____, 2026. This Ordinance of a summary of its provisions shall be published within fifteen (15) days of adoption.

Section 4. I hereby certify this to be a true and correct copy of the document on file with the office of the City of Hart Clerk.

AYES: _____

NAYS: _____

ORDINANCE DECLARED ADOPTED.

Karla Swihart, City Clerk
City of Hart

CITY OF HART
ORDINANCE NO. 2026-01

ZONING ORDINANCE AMENDMENT
Green Infrastructure Standards

First Reading: _____ Second Reading & Adoption: _____ Publication: _____

Effective Date (ten days after publication): _____

THE CITY OF HART ORDAINS THAT CHAPTER 1243 OF THE CITY OF HART ZONING ORDINANCE IS HEREBY AMENDED TO ADD THE FOLLOWING SECTIONS:

CHAPTER 1243 GENERAL PROVISIONS

1243.28 PERVIOUS SURFACES.

A. Definitions.

1. *Pervious Durable Surface.* A surface covering the ground that allows the infiltration of water into the ground and provides stormwater treatment and storage without a surface outlet. Also referred to as “permeable” or “porous.”

B. Intent. The use of pervious surfaces in site and street design is intended to mimic natural groundwater infiltration, decrease post-construction stormwater runoff, and implement Low Impact Development (LID) practices.

C. Permitted Pervious Surface Types. City-approved pervious paving materials include:

1. Grass pavers (for occasional parking; not permitted for high-use areas);
2. Permeable interlocking concrete pavers;
3. Permeable pavement;
4. Permeable clay brick pavers (for pedestrian and vehicular traffic);

5. Other comparable materials as approved by the Department of Public Works Superintendent and the Approving Authority.

D. Benefits. Pervious surfaces provide the following benefits:

1. Reduce or eliminate stormwater runoff;
2. Recharge groundwater;
3. Trap suspended solids and pollutants;
4. Improve winter safety by reducing surface ice;
5. Reduce surface temperatures and heat island effects;
6. Reduce need for retention basins and stormwater infrastructure;
7. Lower long-term lifecycle costs when properly installed.

1243.22(F) NATIVE VEGETATION.

A. Applicability.

The following standards shall apply to all development within the A, A-1, A-2, B-1, and B-2 zoning districts.

B. General Standards.

1. Existing natural features, including wetlands, woodlands, landmark trees, and scenic vistas, shall be preserved and incorporated into development where feasible.
2. Screening shall utilize naturalized forms including landforms, trees, shrubs, grasses, and perennials rather than rigid berms or monoculture plantings.
3. Setbacks and landscape buffers shall function as naturalized green spaces incorporating sustainable stormwater management.
4. A minimum of sixty percent (60%) of landscape materials shall consist of native species appropriate to Lower Michigan, selected for durability, visual interest, and compatibility with rural and suburban conditions.

C. Low Impact Development (LID). Low Impact Development (LID) best practices shall be used in the development of any site or development within the districts listed above. The design of stormwater management systems shall respond to the natural drainage patterns of the area.

D. Natural Features Preservation Plan. A plan shall be submitted identifying existing natural features and site conditions. The plan shall demonstrate how development preserves or enhances these features. Green space enhancements along public road frontages shall be included.

1243.22(G) TREE PLANTING, MAINTENANCE, AND REMOVAL.

Tree Planting

A. Prohibited Species. The following species shall not be planted within public rights-of-way or curblawn areas: *Populus* spp., *Acer negundo*, *Ailanthus altissima*, *Pyrus calleryana*, *Acer saccharinum*, *Catalpa*, *Ulmus* spp., *Juglans* spp., *Robinia pseudoacacia*, *Salix alba*, *Alnus* spp., *Taxus* spp., *Thuja* spp., *Sassafras albidum*, *Elaeagnus angustifolia*, *Morus alba*, *Prunus serotina*, and female *Ginkgo biloba*.

B. Spacing Requirements.

1. Small trees: minimum 20 feet apart;
2. Medium trees: minimum 30 feet apart;
3. Large trees: minimum 40 feet apart; Exceptions may be approved by the Zoning Administrator.

C. Utilities. Only small or medium trees may be planted within 10 lateral feet of overhead primary electric lines.

D. Distance from Infrastructure. Minimum distance from curb or sidewalk:

- Small trees: 2 feet
- Medium trees: 3 feet
- Large trees: 4 feet

E. Exemptions. Trees planted prior to adoption are exempt from spacing requirements.

Tree and Shrub Maintenance

A. City Responsibility.

1. Maintenance of trees in public areas shall be performed by the City unless otherwise approved.
2. Minimum clearance: 8 feet over sidewalks, 15 feet over streets (16 feet on major thoroughfares).

B. Visibility and Clearance.

1. Vegetation shall not obstruct visibility at intersections or along streets.
2. Property owners shall correct violations within 21 days of notice.
3. The City may prune vegetation obstructing public rights-of-way.

C. Protection of Trees. No person shall damage, remove, or attach materials to City trees without authorization.

D. Utility Trimming. Utility companies shall comply with City standards and provide notice prior to non-emergency trimming.

Tree Replacement Requirements

A. Replacement Standard. Trees removed shall be replaced at a ratio of one (1) tree per five (5) removed trees or through a payment in lieu.

B. Replacement Specifications.

1. Deciduous: minimum 3-inch caliper;
2. Coniferous: minimum 10 feet in height;
3. Prohibited species shall not be used;

4. Replacement trees may count toward other landscape requirements.

C. Placement.

Replacement trees shall be shown on the site plan and located to maximize environmental benefit and reduce heat island effects.

D. Payment in Lieu.

A fee of \$300 per tree may be paid to the City in lieu of planting, to be used for tree planting elsewhere within the City.

SEVERABILITY. The provisions of this ordinance are hereby declared to be severable. Should any provision, section or part of this ordinance be declared to be invalid by any court of competent jurisdiction, such decision shall affect only that provision, section or part thereof, and shall not affect or invalidate the remainder of the ordinance, which shall nevertheless continue to be in full force and effect.

PUBLICATION AND EFFECTIVE DATE. I, the undersigned, the duly qualified and acting City Clerk of the City of Hart, Oceana County, Michigan, do hereby certify that the foregoing Ordinance amendments and additions were adopted by City of Hart at a regular City Council meeting properly held on the _____ day of _____, 2026; and that the meeting with held in compliance with notice provisions and all other requirements of Act 267 of the Public Acts of 1976, as amended. I hereby certify that I published the Ordinance amendments and additions in the Oceana Echo on the _____ day of _____, 2026. This Ordinance of a summary of its provisions shall be published within fifteen (15) days of adoption.

I hereby certify this to be a true and correct copy of the document on file with the office of the City of Hart Clerk.

CITY OF HART
ORDINANCE NO. 2026-03

ZONING ORDINANCE AMENDMENT
Land Division Act Compliance

First Reading: _____ Second Reading & Adoption: _____ Publication: _____

Effective Date (ten days after publication): _____

THE CITY OF HART ORDAINS THAT SECTION 1243.04 OF THE CITY OF HART ZONING ORDINANCE IS HEREBY AMENDED TO READ AS FOLLOWS:

CHAPTER 1243 GENERAL PROVISIONS

CHAPTER 1243 GENERAL PROVISIONS

1243.04 LIMITATIONS ON LOT SPLITS.

a) No lot, yard, parking area or other space shall be so divided, altered or reduced as to make it less than the minimum required under this Zoning Code. If already less than the minimum required, it shall not be further divided or reduced. The Zoning Administrator may waive this provision to avoid legal action where the purpose of the conveyances is to make the property descriptions correspond to the actual occupancy of the property.

b) The City of Hart hereby elects to opt out of Section 108(6) of PA 58 of 2025, amending the Land Division Act (PA 288 of 1967), and shall not authorize land divisions beyond those otherwise permitted under the Act.

SEVERABILITY. If any section of this ordinance is held invalid, such invalidity shall not affect the remaining provisions.

PUBLICATION AND EFFECTIVE DATE. This ordinance shall take effect ten (10) days after publication.

I, the undersigned, the duly qualified and acting City Clerk of the City of Hart, Oceana County, Michigan, do hereby certify that the foregoing Ordinance amendments and additions were adopted by City of Hart at a regular City Council meeting properly held on the _____ day of _____, 2026; and that the meeting with held in compliance with notice provisions and all other requirements of Act 267 of the Public Acts of 1976, as amended. I hereby certify that I published the Ordinance amendments and additions in the Oceana Echo on the _____ day of _____, 2026.

I hereby certify this to be a true and correct copy of the document on file with the office of the City of Hart Clerk.

Karla Swihart, City Clerk

A motion was made by _____ and supported by _____.

___ ayes ___ nays ___ absent

RESOLUTION 2026-17

City Council

City of Hart, Michigan

Oceana County

OPPOSE HOUSE BILLS 5529–5532 AND 5581–5585

WHEREAS, local governments in Michigan are granted authority under state law to plan and regulate land use in a manner that reflects the unique needs, infrastructure, and character of their communities; and

WHEREAS, local officials are best positioned to balance housing needs with infrastructure capacity, public safety, environmental considerations, and long-term community planning goals; and

WHEREAS, House Bills 5529–5532 and 5581–5585, currently under consideration in the Michigan Legislature, would impose statewide zoning mandates that preempt local authority on matters including, but not limited to, duplexes, accessory dwelling units (ADUs), minimum lot sizes, setbacks, and minimum dwelling sizes; and

WHEREAS, these bills would limit the City’s ability to implement zoning standards tailored to local conditions and infrastructure capacity; and

WHEREAS, while the City of Hart supports efforts to address housing availability and affordability, effective solutions require collaboration with local governments and recognition of community-specific needs; and

WHEREAS, one-size-fits-all mandates risk undermining thoughtful local planning efforts, infrastructure investments, and community-supported development strategies.

NOW, THEREFORE, BE IT RESOLVED THAT:

The City of Hart hereby opposes House Bills 5529–5532 and 5581–5585 and any similar legislation that would preempt local zoning authority.

The City of Hart urges the Michigan Legislature to work collaboratively with local governments to develop housing solutions that respect local planning and infrastructure realities.

The City of Hart reaffirms its commitment to supporting housing solutions that are locally driven, balanced, and responsive to community needs.

The City Clerk is directed to transmit a copy of this resolution to the Governor, State Representative Curt VanderWall, State Senator Jon Bumstead, and the Michigan Municipal League.

Moved by _____, supported by _____, and thereafter adopted by the Hart City Council at a regular meeting held on _____, 2026

Ayes: _____ Nays: _____ Absent: _____

Karla Swihart, City Clerk

Legislative Bill Package

- **HB 5529 (Grant) Land Division Act Lot Size:** Prohibits local ordinances from requiring a minimum parcel or lot size greater than 1,500 square feet for detached single-family residence where the subdivision is accessible and will be served by public water and sewer. *Hart's current minimum = 6,000 SF*
- **HB 5530 (Wortz) Lot Size:** Prohibits a minimum parcel size greater than 1,500 square feet for detached single-family residence where the parcel is accessible and will be served by public water and sewer.
- **HB 5531 (Neeley) Study Requirements:** Allows local units of government to require reasonably necessary studies in reviewing a site plan application. Limits circumstances of when additional information can be required for the same application after initial approval. Creates a 60-day decision shot clock after receipt of a site plan for a local unit of government.
- **HB 5532 (Aragona) Protest Petitions:** Expands the qualifying petition area to 300 ft and sets a 60% signature threshold.
- **HB 5581 (Kunse) Dwelling Size:** Prohibits a minimum area requirement greater than 500 square feet for a dwelling. *Hart = 720 SF min*
- **HB 5582 (Grant) Parking Requirements:** Mandates parking requirements at no more than one space per dwelling unit for multifamily residential use of property. Allows mobile homes in any residential zone. *Hart = 2 spaces for 1st dwelling unit + 1 space for each additional dwelling unit*
 - **"Mobile home"** means a structure that is transportable in 1 or more sections, built on a chassis, and designed to be used as a dwelling, with or without a permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained in the structure. *THIS IS SAME AS HART'S DEFINITION*
- **HB 5583 (Longjohn) Setback Requirements:** Mandates setback requirements at 15 feet or less from the front property line and five feet from the side or rear for dwellings or outbuildings if the local unit of government is located in whole or part within a metropolitan statistical area (MSA) or is located adjacent to a MSA area. *We say 25-ft < OK on jr streets* *We say 15' + 5' (20-ft total)*
- **HB 5584 (Andrews) Duplex by Right:** Creates a statewide definition of "duplex." Mandates duplexes are a permitted use in any district where single family residences are allowed and not subject to any procedures different from a single-family residence. *OK allowed in Hart*

- **HB 5585 (Meerman) Accessory Dwelling Units:** Creates a statewide definition of “accessory dwelling unit” (ADU). Mandates ADUs are permitted by right in residential zoning districts and not subject to a public hearing. ADUs are prohibited from density calculations, additional parking requirements, and owner occupancy requirements. Allows mobile homes in any residential zone. !

not allowed currently

RESOLUTION 2026-23
City Council
City of Hart, Michigan
Oceana County

**DISPOSITION AND DEPOSIT OF UNCLAIMED FUNDS HELD BY THE HART
POLICE DEPARTMENT**

WHEREAS, the Hart Police Department currently holds certain monies in its property room associated with closed or inactive cases in which the funds were found, and no rightful owner has been identified or has come forward to claim them; and

WHEREAS, the following case numbers and amounts have been identified for disposition:

- Case No. 24-0931 – \$5, Case No. 24-0757 – \$60, Case No. 24-0465 – \$1, Case No. 25-1310 – \$60, Case No. 25-1088 – \$1, Case No. 24-1030 – \$4, Case No. 22-1367 – \$370, for a total of \$501; and

WHEREAS, an additional amount consisting of approximately 100 pennies is also held in the property room with no associated report or identifiable owner; and

WHEREAS, reasonable efforts have been made to identify and locate any rightful owners, and no claims have been made; and

WHEREAS, it is in the best interest of the City to authorize the proper disposition of these unclaimed funds.

NOW, THEREFORE, BE IT RESOLVED THAT the Hart City Council hereby authorizes the Hart Police Department to release and deposit the above-referenced funds, totaling approximately \$502, into the City's General Fund; and

BE IT FURTHER RESOLVED THAT the Chief of Police or his/her designee is authorized to complete any necessary documentation to effectuate this transfer.

Moved by _____, supported by _____, and thereafter adopted by the Hart City Council at a regular meeting held on _____, 2026

Ayes: _____ Nays: _____ Absent: _____

Karla Swihart, City Clerk

RESOLUTION 2026-24
City Council
City of Hart, Michigan
Oceana County

AWARD TIMBER HARVEST BID FOR WEST LEVER ROAD

WHEREAS, the City of Hart solicited bids for the harvesting of approximately 479 trees located on the City-owned 41-acre parcel off West Lever Road; and

WHEREAS, the City received the following bids:

- Northwest Hardwoods, Inc. – \$31,651.00
- Atwood Timber & Lumber, Inc. – \$27,125.00; and

WHEREAS, Northwest Hardwoods, Inc. submitted the highest responsible bid; and

WHEREAS, the City Council finds it to be in the best interest of the City to authorize the award of the timber harvest bid and deposit the proceeds into the General Fund under “Sale of Property.”

NOW, THEREFORE, BE IT RESOLVED that the Hart City Council hereby authorizes the City Manager to award the timber harvest bid to Northwest Hardwoods, Inc. in the amount of \$31,651.00 for the harvesting of trees identified on the City-owned property off West Lever Road.

BE IT FURTHER RESOLVED that proceeds from the timber harvest shall be deposited into the City’s General Fund under “Sale of Property.”

Moved by _____, supported by _____, and thereafter adopted by the Hart City Council at a regular meeting held on _____, 2026

Ayes: _____ Nays: _____ Absent: _____

Karla Swihart, City Clerk

RESOLUTION 2026-25
City Council
City of Hart, Michigan
Oceana County

APPROVE TRANSFER OF SURPLUS VEHICLE TO HART CEMETERY

WHEREAS, the City of Hart Department of Public Works currently owns a 2008 Ford F250 XL Super Duty, VIN 1FTNF215X8ED66038, with approximately 67,225 miles; and

WHEREAS, the vehicle is no longer needed for City operations and has been determined to be surplus property; and

WHEREAS, the estimated fair market value of the vehicle is approximately \$3,445 according to Kelley Blue Book, however the vehicle is not considered suitable for regular road driving and will be transferred in as-is condition with no warranties expressed or implied; and

WHEREAS, Councilmember Mullen, who serves on the Hart Cemetery Board, shared that the Hart Cemetery needs a vehicle for maintenance and work on the cemetery property; and

WHEREAS, the City Council finds that transferring the vehicle to the Hart Cemetery Board for continued public use and maintenance purposes serves a valid public purpose and is in the best interest of the community;

NOW THEREFORE BE IT RESOLVED that the Hart City Council hereby declares the following vehicle surplus property:

2008 Ford F250 XL Super Duty
VIN: 1FTNF215X8ED66038

BE IT FURTHER RESOLVED that the City Council approves the transfer of the vehicle to the Hart Cemetery Board for nominal consideration of \$1.00, in as-is condition, with no warranties expressed or implied.

BE IT FURTHER RESOLVED that the Mayor and City Clerk are authorized to execute all documents necessary to complete the transfer of ownership.

Moved by _____, supported by _____, and thereafter adopted by the Hart City Council at a regular meeting held on _____, 2026

Ayes: _____ Nays: _____ Absent: _____

Karla Swihart, City Clerk

City of Hart
Memorandum

To: Hart City Council
From: Nichole Kleiner, City Manager
Date: May 12, 2026
Re: Discussion Regarding The Starting Block

The Starting Block was established in 2008 as one of Michigan's first shared-use commercial kitchen incubators intended to support entrepreneurship, food-based business development, and job creation. The City acquired the building at 1535 Industrial Park Drive for approximately \$400,000 using MEDC/CDBG and federal grant funding totaling approximately \$500,000.

Under the original lease-management agreement, The Starting Block was expected to maintain operations, fulfill grant obligations, create jobs, maintain a governing board and manage succession planning, and ultimately become self-sustaining. The agreement also contemplated transfer of ownership after 15 years contingent upon fulfillment of obligations and remaining in good standing. The lease expired approximately two years ago and has not been renewed.

Over the last 17 years, the City has continued to provide significant support to the organization through ownership of the facility, utilities, lawn care, snow removal, roof replacement, and other indirect operational support amounting to approximately \$30,000 per year. Utilities were only recently transitioned away from the City beginning in 2025.

While The Starting Block continues to provide value as one of only a small number of USDA-certified shared-use commercial kitchens in Michigan and currently houses several small businesses, the organization is currently facing several challenges including:

- inability to replace its director,
- lack of a long-term operational plan,
- board frustration regarding organizational direction,
- and increasing building maintenance needs.

Financial statements provided by the organization indicate approximately \$125,000 in cash reserves, which may allow operations to continue in the short term. However, the City remains responsible for a publicly owned building with ongoing maintenance and capital needs and there is currently no active lease agreement governing expectations between the parties.

Given the City's long-term financial involvement and ownership responsibilities, I am requesting Council direction regarding potential next steps. Discussion options may include:

- requiring The Starting Block Board to submit a long-term operational sustainability plan within a defined timeframe,
- evaluating the fair market value and future redevelopment potential of the property,
- holding a public informational meeting regarding the status and future of The Starting Block,
- creating a stakeholder or advisory group to explore restructuring or preservation efforts,
- negotiating a new lease agreement with defined operational expectations,
- or discussing long-term transition or exit strategies.

At this time, I am seeking Council feedback regarding the City's desired role moving forward and whether continued public support of the current model aligns with Council priorities and community expectations.