

City of Hartford Planning Commission
Regular Meeting, Hartford City Hall
September 11th, 2023 Minutes

Called to Order: 7:30p.m. by T. Kling

Members Present: S. Ackerman, J. Kling, T. Kling, A. Morales, & N. Spoula

Members Absent: J. Fuller

Also Present: Linnea Rader, Interim City Manager, & Public Attendees

Approval of the Agenda: Motion made by N. Spoula, seconded by A. Morales, to approve the September 11th, 2023 agenda as written. All present in favor, motion carried.

Approval of the Minutes: Motion made by J. Kling, seconded by N. Spoula, to approve the July 10th, 2023 meeting minutes as written. All present in favor, motion carried.

Public Comments Not on the Agenda: Linnea Rader, Interim City Manager, Updates:

- *Linnea introduced herself and we all welcomed her to our planning meeting.
- *Advertising for a new City Manager is going out, hoping to have someone in place before the end of year.
- *Things are going well in the city; projects are moving along.
- *T. Kling mentioned the Clark & Linden streets progress – it’s going very well & should be completed soon as long as the weather remains good. It will be very nice when done. With school starting, buses have been rerouted, and it’s been working fine.
- *Deputy City Clerk interviews are taking place. Have had several great candidates apply, multiple are bilingual which is a plus. Hiring is also taking place in the Police Dept. One young candidate looks very hopeful.
- *T. Kling brought up the need for an Ordinance Officer. Linnea said yes and stated this person can’t be a resident. There’s still discussion on how this position will be filled, maybe divided out to meet the needs as they arise.
- *Beauty salon fire update - now need structural engineer to evaluate the damage to see what needs to be done.
- *Update – A re-bid is needed for the destruction of 106 Center St. property, re: Blight Elimination grant.
- *Public Works update – Dan has been filling in 20/hrs. per week, Ricky will hopefully be taking over.
- *Wastewater update – contracting with the City of Buchanan.
- *J. Kling inquired about the new planters/benches up town, Linnea said that it’s been delayed, kind of fell through.

Public Hearing: None

Old Business:

- *Linnea shared that Rick Stevens has all the new storage pods in place & the fence is completed. Looks great.

New Business:

***Discuss & Consider Request for Site Plan Review 332 West Main Street – Irish Design & Build.**

Pat & Adam Bryant, with Irish Design & Build, were present to answer any questions and gave a brief overview of the Site Plan presented. The application had been submitted & a copy was provided. The new building will be a gas station/convenience store, with the addition of adding a Little Ceasar’s. They will have a block wall in the back as added protection. A kitchen will be in the back. There will be a retention pond on the back property as required. Dumpster area will be concealed. The old building will remain up until the new has been completed to keep business going and will be taken down in the Spring. A new canopy will be put up later as well. Plans are to shingle the roof, but final decisions have not been made yet. Signage still needs to be approved. After further review & discussion of the plan, making sure it met all requirements, and all questions were answered, it was agreed to move forward with approval.

Motion made by A. Morales, to approve the Site Plan as presented for 332 West Main Street – Irish Design & Build, seconded by S. Ackerman. Per roll call, all present in favor, motion carried.

***Discuss & Consider Public Hearing Date on Proposed Amendment to Ordinance #134 Sections 151.290; 151.291; 151.292; and 151.293 Planning Commission and add New Zoning sections 151.294; 151.295; 151.296; 151.297; 151.298; 151.299; and 151.300 Compliance with the Michigan Planning Enabling Act, 2008 PA 33.**

Linnea provided a new copy of the amended ordinance, modified & simplified by our city's attorney, Nick Cursio. The updated draft presented was reviewed and T. Kling read through each section to make sure everyone understood, answering any questions if needed. A couple typos were found, and Linnea noted them for correction. All updates looked good, and all agreed to move forward with setting the Public Hearing date.

A. Morales made a motion to Approve a Public Hearing for the Proposed Amendment to Ordinance as stated above for October 9th, 2023, seconded by N. Spoula. All present in favor, motion carried.

***Discuss & Consider Public Hearing Date for Proposed Amendment to Ordinance no.134 Section 151.305; and 151.306; Authorize the City Commission to Serve as the Zoning Board of Appeals**

The updated copy provided of the above proposed amended ordinance was discussed and reviewed. T. Kling read through each section again to make sure there were no further questions. All updates looked good, and all agreed to move forward with setting the Public Hearing date.

N. Spoula made a motion to Approve a Public Hearing for the Proposed Amendment to Ordinance as stated above for October 9th, 2023, seconded by S. Ackerman. All present in favor, motion carried.

Other business: None

Adjournment:

Motion made by N. Spoula, seconded by J. Kling, to adjourn the meeting. All present in favor, motion carried.

Meeting adjourned by T. Kling at 8:24 P.M.

Respectfully submitted by: Jenine Kling, Secretary