

**City of Hartford Planning Commission**  
**Regular Meeting, Hartford City Hall**  
**June 12th, 2023 Minutes**

**Called to Order:** 7:29p.m. by T. Kling

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

**Also Present:** Sanya Vitale, City Manager, and Public Attendee, Rick Stevens

**Approval of the Agenda:** Motion made by J. Fuller, seconded by A. Morales, to approve the June 12<sup>th</sup>, 2023 agenda as written. All present in favor, motion carried.

**Approval of the Minutes:** Motion made by N. Spoula, seconded by A. Morales, to approve the April 10<sup>th</sup>, 2023 meeting minutes as written. All present in favor, motion carried.

**Public Comments Not on the Agenda: Sanya Vitale, City Manager, Updates –**

\*Downtown projects are under way.

\*S. Parking Lot behind Kellog's is finished, with the exception of one area that has to be reworked.

\*Street Scape – The new planter/benches are coming. All of the old will be removed.

\*Clark & Linden streets project – under way. Big job.

\*Sewer line expansion is under way. Getting materials is still an issue.

\* Water Iron Removal Treatment plant – upgrading chlorinator.

\*City applied for 12.1 mil grant. This is our last chance to get maximum grants from the State. Using aprox. 6.5 mil to swap out old lead pipes to copper, the remaining grant \$ will be used to overhaul the water tower & water infrastructure including new meters for every property. Currently some meters are inside and some are outside. Two lead & copper letters going out, one about the surveying of property and one regarding investigation.

**Public Hearing:** None

**Old Business:**

\*T. Kling asked about the City Hall roof repair. It has been finished, membrane seal only. Should last 20 years. Good warranty.

**New Business: Site Plan Review – At 60165 CR 687/80-52-822-009-20:**

\*Rick Stevens would like to put in 24 storage pods and a new 6' chain link fence, which will match the existing fence. This property is zoned as General Business, making it allowable. Has ½ an acre which is well under limitations. These units will be separate from the storage units that are currently there. The fence will run along the property line. A bigger entrance will be made and will also be adding another gate at NE corner, because they plow & will need it for winter. T. Kling mentioned that this will make good use of the parking lot. J. Fuller had a question regarding security, barbed wire not allowed now. The existing fence does have barbed wire and Rick would like to have it on the new fence as well. It has proven to be a good deterrent. There will also be solar powered lights to brighten up the area. A. Morales wanted to know if there will be enough room for the cars pulling around from the car wash. Rick said there is plenty of room, should not cause a problem for the car wash traffic. After reviewing and discussing the plan, and making sure it met all requirements, all agreed that it was a good use of the property. T. Kling asked for a motion to be made to approve the site plan as presented.

\*J. Fuller made a motion to approve the Site Plan as proposed for 60165 CR 687/80-52-822-009-20, seconded by A. Morales. All present in favor, per roll call, motion carried.

\*T. Kling signed the application for the Site Plan & Review.

**New Business continued: Proposed Amendment to Ordinance no.134 Section 151.290 Transfer of Zoning Powers**

Sanya shared suggested amendments to be made to our existing ordinance based on the current planning laws issued by the State of Michigan's Planning & Zoning. The City has hired a new attorney who is working with Sanya to help with getting our ordinances compliant. There are questions the City Council has about them not being allowed to have the final say on items presented to the Planning Commission. There is nothing in the current ordinance that states the City Council has final approval, even though that's how we have been doing things for the past several years. Upon going over the suggested amendments/additions to the ordinance, J. Fuller expressed many concerns, the main one being that the verbiage in one section gives the power to the stakeholders, it's a Globalist push. Why outside participants? not registered voters. Very concerned that the changes being presented will take away individual rights. A. Morales agreed to an extent, along with other members, that some of the verbiage could be eliminated or reworded. After a lengthy discussion, Sanya noted the suggested updates we came to agreement on and will present those changes to the City Council. Once the City Council approves, we will need to create new bi-laws and then rewrite our standards.

**Other business:** None

**Adjournment:**

Motion made by N. Spoula, seconded by J. Fuller, to adjourn the meeting. All present in favor, motion carried.  
Meeting adjourned by T. Kling at 9:00 P.M.

Respectfully submitted by: Jenine Kling, Secretary