

City of Hartford Planning Commission
Regular Meeting, Hartford City Hall
June 14th, 2021 Minutes

Called to Order: 7:32 p.m. by T. Kling

Members Present: J. Fuller, D. Langston, J. Kling, T. Kling, A. Morales, & N. Spoula

**noted that T. McGlothlin recently lost her husband, Yemi will get in touch with her.

Also Present: Yemi Akinwale, City Manager, Public Attendees

Approval of the Agenda: Motion made by D. Langston, seconded by A. Morales, to approve the June 14th, 2021 agenda as written. All present in favor, motion carried.

Approval of the Minutes: Motion made by N. Spoula, seconded by D. Langston, to approve the March 8th, 2021 meeting minutes as written. All present in favor, motion carried.

Public Comments Not on the Agenda:

Yemi's updates:

Prospect St. work has begun, grant approved, City chipping in 20%. Necessary detours are in place.

PFAS grant approved for 3 mil for work to begin on 65 ½ St hook up to City water.

Work will also begin on E. Main from Center to Olds, & E. Linden and Clark – sewer/water updates and minor road work.

T. Kling asked about Strawberry Festival – Yemi said everyone he spoke with really enjoyed it; a lot of fun had by all.

N. Spoula added that Thursday night's Concert in the Park had a great turn out, about 170 attended.

Public Hearing:

Motion made by J. Fuller, seconded by D. Langston, to recess regular meeting & open Public Hearing. All present in favor, motion carried.

**Review of application for a Variance request for 261 Heywood St., due to lot under 12,000 sq. ft. & is considered unbuildable. Alberto Reyes, the owner of the property, explained he bought the property last January with the intention of putting a house back on it and living there. There had been a home on the property that had burned. He didn't think there would be an issue rebuilding. He plans on putting a 24x48 1 story double-wide prefab on a slab. There is not enough room for a garage. Section 151-180 of ordinance requires lot to be 1200 sq. ft. to be buildable. Although this lot is shy of what is currently required size wise, it's a cleared corner lot, well maintained, & having a home on it will bring more tax revenue to the City, along with providing a nice new home for Mr. Reyes. This discussion also led the Commission to table for further discussion updating our current ordinances for similar future needs, per the request of J. Fuller.

Motion made by N. Spoula, seconded by A. Morales, to recess the Public Hearing & resume the Regular meeting. All present in favor, motion carried.

Motion by J. Fuller, seconded by D. Langston, to recommend the Approval of the variance for 261 Heywood to Hartford City Commission for final approval. All present in favor, per roll call, motion carried.

Old Business: None

New Business: Site Plan Review – Joyology 210 West Main St, Hartford, MI 49057, Applicant Brian Toma on behalf of BRT Capital 3, LLC

****Cody Newman**, architect for the project, presented the Site Plan. This will be a sale only facility, recreational & medical marihuana, no growing. All hi-tech security, minimum two carbon filters to guarantee no unwanted smells emitting. Will employ 20-25 people. Hours of operation between 9a-9p. The rear of the building will be available space for another business or retail tenant. They will landscape & remove the fence on the west end, keeping the south side fence. J. Fuller did express concern of any unwanted smell coming from the facility due to living near there. Cody assured him that there should be none, that the other facilities he has been in built similar to this one has had no complaints of any unwanted smells. The plans for the building & the update to the property are a definite improvement to the current area & surroundings. The new facility will bring new jobs to Hartford. After thorough review of the site plan, making sure it met all requirements, and thorough discussion of the facility, the commission was ready to make their recommendation.

Motion made by D. Langston, seconded by A. Morales, to recommend to the Hartford City Commission the approval of the Site Plan for Joyology at 210 West Main St., Hartford MI 49057. Per roll call, all present in favor, with the exception of two no's, one by J. Fuller due to not being Federally approved, the other by J. Kling due to not feeling the need for another provisioning center in town. With four members in approval, the motion carried.

Other Business: Tabled for our next meeting to look at reviewing and possibly updating some of our current ordinances & zoning requirements per the suggestion of J. Fuller. It has been some time since they have been reviewed.

Adjournment: Meeting adjourned by T. Kling at 8:50 P.M.

Respectfully submitted by: Jenine Kling, Vice Chair & Secretary