

**City of Hartford Planning Commission**  
**Regular Meeting, Hartford City Hall**  
**August 8th, 2022 Minutes**

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

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

**Also Present:** Yemi Akinwale, City Manager; Frank Dockter, City Commissioner; & Paul Sendhu, owner of the Marathon Gas Station

**Approval of the Agenda:** Motion made by D. Langston, seconded by J. Fuller, to approve the August 8<sup>th</sup>, 2022 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 April 11<sup>th</sup>, 2022 meeting minutes as written. All present in favor, motion carried.

**Public Comments Not on the Agenda:** Yemi's updates

5 West Main St. – A company out of Detroit submitted a proposal, which was accepted by the County Land Bank, to construct a new building on the vacant corner. They will fix & stabilize the existing building, fix the roof, and plan to create a 3-story building. The top floors will be residential, and the bottom floors will be commercial.

The Sewer/water projects on Linden & Clark St are being postponed until next year, 2023. The contractor is signed – price remains the same for now.

The PFAS water project is still ongoing. Mike Chappel, City Commissioner, has offered to help out.

**Public Hearing: Rezoning Request for Parcel #80-52-011-002-00, located at 5 South Haver St. from B-1 Commercial to R-2 Residential, and a variance to build on 8,844 square feet parcel.** A Public Notice was put in the paper & posted prior to this hearing, along with letters that were sent out to all the neighbors near the property.

**Motion to Recess Regular Meeting:** Motion made by J. Fuller, seconded by D. Langston, to recess the Regular Meeting & open the Public Hearing. All present in favor, motion carried.

**Public Hearing:**

Paul Sendhu, the owner of the Marathon Gas Station, would like to build a small, two-story duplex for his family on this property. Dimensions 45' x 32', no garage, wood framed structure with a crawl space, no basement. They can either park in front or use the existing garage next door which is located on his other property. May have a stairway on the outside with access to the upper level, but plan design may change pending approval of the rezoning. Legally, 12,000 square feet is required for any new builds, however, as pointed out by T. Kling, most of the properties in town have smaller square footage. J. Fuller expressed concerns from two neighbors of the property who were unable to attend the public hearing. Mr. Birmele, owner of the funeral home across from the property, and Jeff's sister who lives behind the property, worried that there might be parking issues, that there wasn't enough room for parking in front. T. Kling stated that the lot is 67' x 132' which should allow for plenty of room for them to park up front. Everyone agreed that parking should not be an issue or cause any traffic flow problems.

The lot as it stands is overgrown and pretty much an eyesore. Having a new residence there would improve the look of the property & also bring in tax revenue for the City.

**Motion to Close the Public Hearing:** Motion made by D. Langston, seconded by J. Fuller, to close the Public Hearing and open the Regular Meeting. All present in favor, motion carried.

**Old Business:**

The building of the new church on North Center St. fell through due to a conflict that arose.

**New Business: Recommendation to the City Commission to approve/deny the Zoning request**

Motion made by J. Fuller, seconded by A. Morales, to recommend to the City Commission to approve the request of the Rezoning of Parcel #80-52-011-002-00 located at 5 South Haver St. from B-1 Commercial to R-2 Residential, with a variance to build on 8,844 square feet parcel. Per Roll Call, all present in favor, with one request to abstain from voting by S. Ackerman, motion carried.

**Other Business:**

S. Ackerman raised a question regarding the process of letting the City know about a street light that is out. Just need to have the pole number & street name and let them know, and someone will be out to fix it.

T. Kling wanted to extend a warm welcome to Steve for joining the Planning Commission. We look forward to having him as a member.

**Adjournment:** Meeting adjourned by T. Kling at 8:03 P.M.

Respectfully submitted by: Jenine Kling, Vice Chair & Secretary