

City of Hartford
Planning Commission Meeting
September 9th, 2024, Proposed Minutes

Called to Order: 6:00pm by T. Kling

Members Present: Steve Ackerman, Peter Aranda, Gage Gardner, Jenine Kling, Tim Kling, & Adolfo Morales

Members Absent: Joe Deckard (see Other Business for update)

Also Present: Nicol Brown, City Manager; Terry Mavis, Calvary Pentecostal Church; Mandy Gauss, Sr. Proj. Mgr CESO

Approval of the Agenda:

Motion by Ackerman, seconded by Gardner, to approve the September 9th, 2024, agenda as presented.

Motion carried 6 - 0

Approval of the Minutes:

Motion by Gardner, seconded by Aranda, to approve the minutes of the August 12th, 2024 meeting.

Motion carried 6 - 0

Public Comments Not on the Agenda:

*Gardner – wanted to know if the City had a disaster plan, in case of emergencies. We do not have a plan, the state aids in assisting with any major disasters, or FEMA if needed.

*City Manager – The City was approved for a spark grant, for upgrades to Ely Park. Working with SW MI Planning Commission to bid out engineering services. Hoping to start sometime next year, April or May. Have 2 years to complete.

*City Manager – Grant for study, Project Compass, internet/broadband for our area, the task force in place. Meetings will be held, public sessions, surveys will be sent out. Surf Internet, fiber optics approved & will be laid. Plans will be offered to sign up and will be locked in for life, and will be up and running sometime next year.

Old Business:

*Discuss & Consider - By-Laws Review – Tabled until next meeting – Nicol would like to take a closer look at the other community's by-laws, red line and discuss, and then decide if we want to make any changes/additions to ours. Aranda offered to work with her on this; he has lots of experience in this area.

New Business:

*Discuss & Consider – 13 South Haver Street – Zoning Compliance Permit
Terry Mavis, representative for the church, went over their plans. Using existing donated building, convert for use as a fellowship hall. Fix roof, level it up, under pinned & sided, fix foundation with composite that looks like stone, put in handicap ramp to accommodate the elderly members, make acceptable looking. Will do all according to building code. Plan on water & sewer, building has a bathroom. Will be used once a month for special meetings. They will not be adding additional parking, not needed. They will be installing next to fence on the side where the day care center is. Buildings are 24x56. After hearing the plans and reviewing, it was decided that this update would be an improvement to the church property and surrounding area. Planning Commission does want to see a more permanent skirting, connection to water & sewer and make sure the setback requirements are met.

Motion by T. Kling, supported by Gardner, to approve the Zoning Compliance Permit Application for 13 South Haver Street, to renovate the portable classroom buildings into a new Fellowship Hall for the church members.

Motion Carried, per Roll Call 6 - 0

*Discuss & Consider - Rezoning Request for 61827 CR 687

Mandy Gauss, representative for Casey's Fuel station/store, presented detailed plans for the new gas station which will be located across the street from Shell Gas Station & McDonalds –a traffic impact study has been done, showed no issues. They are buying parcel #2 (Faulkner's), will be grading easement back. Purchasing corner part of the property requesting the change in zoning to light industrial. No truck parking on site. Storm retention pond is in place. This is a well-established business & will bring more jobs to the area. City Manager, said 1st step would need to have a public hearing and then forward to the City Commission for final approval.

Motion by Aranda, seconded by Gardner to schedule Public Hearing for the Rezoning Request at 61827 CR 687, October 14 at 6pm.

Motion Carried 6 - 0

Other business:

*T. Kling – Joe Deckard is resigning from the Planning Commission. He has too many personal obligations at this time and has submitted a letter of resignation.

Adjournment:

Motion by Gardner, supported by Ackerman, to adjourn the meeting at 6:36 pm

Meeting adjourned by T. Kling

Respectfully submitted by: Jenine Kling, Secretary