

City of Hartford Planning Commission
Regular Meeting, Hartford City Hall
January 11th, 2021 Minutes

Called to Order: 7:31 P.M. by T. Kling

Members Present: Per Roll Call: J. Fuller, D. Langston, J. Kling, T. Kling, & N. Spoula

Also Present: Yemi Akinwale, City Manager & public attendees

Agenda Amendment: T. Kling moved New Business: Site Plan Review – Catholic Church Expansion, to first order of business due to presenter having long drive back, get done sooner.

Approval of the Agenda: Motion made by D. Langston, seconded by J. Fuller, to approve the January 11th, 2021 agenda as amended. All present in favor, motion carried.

Approval of the Minutes: Motion by N. Spoula, seconded by D. Langston, to approve the August 10th, 2020 minutes as written. All present in favor, motion carried.

New Business (Part A): Site Plan Review – Immaculate Conception Catholic Church Expansion

The commission received a copy of the application the church submitted with a detailed description of the addition and renovation to be completed, along with copies of the Site Plan. The Site plan was presented by Steve Teitsma, civil engineer for the project. He explained that due to the congregation growing in size the church decided they were in need of expanding to properly accommodate the growth. The expansion would include utility upgrades & other needed renovations. Steve also stated that if there was enough money left over after expansion/renovation the church will use it to pave the west side parking lot. T. Kling stated he had been given earlier access to the plans in order to make sure they met all Site Plan Check List requirements and concluded the plans met all requirements. He briefly went over all points with the commission members. Yemi stated that the Building Inspector & Fire Chief had signed off on the project and the building permit has been paid for. After a thorough review & discussion of the plans the commission was ready to move forward with a motion.

Motion made by D. Langston, seconded by N. Spoula, to recommend the Site Plan Review for the Immaculate Conception Catholic Church Expansion to the City Council for final review & approval. All present in favor, per roll call, motion carried.

Nomination of 2021 Officers: Chairman, Vice Chairman, & Secretary

Motion made by N. Spoula, seconded by J. Fuller, to keep T. Kling as Chairman and J. Kling as Vice Chair/Secretary. All present in favor, motion carried.

Public Comments Not on the Agenda:

****Du-wel site on Heywood St water contamination/PFAS update –** 14 homes along Heywood and two churches are affected. 82 family residents affected in all. Question raised regarding Amish residences & what they can do - educate them about the situation. The City is working on applying for a 5 mil grant from the State to extend water lines to provide hook up to City water for the homes/families affected by the contamination. There's currently 25 mil in grant money available through the State, the City can apply for up to 5 mil. Temporary filters are in place & bottled water has been provided.

****5 West Main** has been taken over by the County due to owner not paying taxes. The City does not get any tax payments for this property now. The County Land Bank will market the property to attract investors.

****The Huffman lot** is up for auction. Harding's may decide to keep it.

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

Public Hearing – Special Use Permit for 525 Clark Street, Hartford MI 49057:

The City sent out letters to all neighboring properties & published the Notice of Public Hearing in the newspaper. This property is located on the corner of Clark St. & Olds Ave. The owner, Joe Deckard, had a rental trailer on the lot and had originally planned to build the carport while the trailer was there. Plans were in place for the trailer to be moved out. Due to Covid the delivery/construction of the carport was delayed, and the trailer was moved out sooner than planned, just one week prior to the delivery of the materials to build. Getting last minute notice from the delivery company, Joe did not get the permit in time prior to the carport setup. He did not do this intentionally and has always pulled the proper permits on time for any past projects he has had. He did get the permit after the fact and has offered to pay any extra fees if the City requires. One neighbor, Tom Vanlierop, came in support of Joe, said it does not bother him at all. The carport is very nice. Joe takes very good care of his property. No one else came to dispute against the carport. The questions at hand, is the carport to be allowed to stay in place and obtaining the permit late? Accessory buildings are supposed to have a main structure, not stand alone. Joe had intended on having it in place before the trailer was moved out. Due to the circumstances, and considering all the pros & cons, the majority felt there was not an issue for the structure to remain in place, exceptions can be made. J. Fuller stated he didn't have a problem with the appearance or presents of the carport, but felt that a permit should have been obtained prior, and that it was unfortunate that the trailer had been moved out, leaving the carport standing alone.

Motion to Close Public Hearing: Motion by D. Langston, seconded by N. Spoula, to close the Public Hearing & reopen the Regular Meeting. All present in favor, motion carried.

New Business (Part B): Motion to recommend the Approval/Denial of the Special Use Permit Request.

Motion by N. Spoula, seconded by D. Langston, to recommend the approval of the Special Use Permit for 525 Clark St to the City Council for final review and approval. Per roll call, 4 in approval, 1 decline by J. Fuller, due to permit obtained after the fact. Motion carried to send recommendation to City Council for approval.

Old Business: None

Other Business: None

Adjournment: Meeting adjourned by T. Kling at 8:25 P.M.

Respectfully submitted by: Jenine Kling, Vice Chair & Secretary