

City Of Hart

407 S. State St

Hart, Mi 49420

Planning Commission

Thursday, February 1st, 2024

Minutes

MEMBERS PRESENT: Betty Root, Jim Cunningham, Cynitha Fout, Gale Goldberg, and Diane LaPorte

ABSENT: Jim Evans, Fred Rybarz

OTHERS PRESENT: City Manager – Rob Splane, City Clerk – Karla Swihart, Planning Consultant Jeff from Mckenna, Dick Huntington, Eric and Karen Owen, Brian Stadler and Jessaca Wadel

B. Root called the meeting to order at 4:00 pm.

APPROVAL OF AGENDA: J. Cunningham moved to approve the agenda and supported by D. LaPorte

◦ Ayes: 5 Nays: 0 Absent: 2

APPROVAL OF MINUTES: D. LaPorte moved to approve minutes from November 2nd, 2023, and supported by J. Cunningham

◦ Ayes: 5 Nays: 0 Absent: 2

PUBLIC COMMENTS:

- None

CORRESPONDENCE, EVENTS, PRESENTATIONS:

- Introduction and Communication from the Smith Group regarding redevelopment of Ceres Solutions Property,
Kathleen Duffy from the Smith group, Excited to share with you while we are here, we are consultants/designers that work with the Michigan Economic Development Corporation, for the last 10 years on their redevelopment ready Community program and as a certified redevelopment ready community, the City of Hart is eligible for extra technical services to help with redevelopment in the community.
We are here to get some ideas from the community for the Ceres property, share how we envision the City. Please join us this evening at 5:30 for our public hearing meeting.

ACTION ITEMS:

- Site Plan Review for proposed Dollar Tree at parcel: 64-020-818-400-14 (At or about 4128 Polk Rd)
Mckenna,
The applicant, Cole Stadler, is requesting a site plan review of the proposed 9, 876 square foot Dollar Tree commercial store, and 37 parking spaces, on 1.75 acres on vacant land on West Polk Rd. The property is on the North side of W. Polk Rd. between the current locations of Excel Propane and AutoZone. Other land uses on the North side of W. Polk Rd. are a gas station and Biggby Coffee store, Big Hart Brewing Company, McDonald's, and Memorial Health Care Center. The South side of W. Polk Rd. also has a mixture of commercial uses. The parcel does not currently have an address, but it is approximately 4128 W. Polk Rd.

CONSISTENCY WITH THE HART ZONING MAP AND ZONING ORDINANCE

The parcel is zoned B-2 General Business District on the Hart Zoning Map. The Hart Zoning Ordinance states the propose of the B-2 district as, is primarily intended to provide for orderly and concentrated development of business outside the Central Business District in areas designated in the City Master Plan in order to serve the needs of the motoring public and local residents. A wide range of retail service, office governmental, institutional, and limited residential

uses are permitted. According to the Hart zoning ordinance and zoning map, the proposed Dollar Tree store would fit the zoning district as a permitted use at this location.

CONSISTENCY WITH THE HART MASTER PLAN AND FUTURE LAND USE MAP

The 2017 Master Plan and Future Land Use Map envision the area of W. Polk Rd. as a Regional Commercial Corridor. The district has a Commercial Corridor Overlay that regulates access management, landscaping design, architecture, signs, and sidewalks along the Regional Commercial Corridor Overlay District, the store would fit the goals of this district in the Master Plan.

CONSISTENCY WITH THE DISTRICT DESIGN STANDARDS.

Section 1250.04 of the Hart Zoning Ordinance outlines the following site guidelines for the B-2 General Business District.

Buildings and structures shall not be erected or enlarged unless the following requirements are met and maintained.

(a) Minimum lot area and width – None required – **CONSISTENT**

(b) Minimum required building setbacks.

(1) Front Yard – 25 feet for local street and 20 feet on any major city street or State highway, - **CONSISTENT**

(2) Side yard and rear yard - None required except where a lot abuts a residential zone or use, a 10-foot side and rear yard shall be provided. – **CONSISTENT**

(c) Maximum building height – 35 feet – **CONSISTENT (25')**

(d) Dumpsters shall not be located within the front yard and shall be screened as required by Section **1258.07**(i). – **CONSISTENT**

The applicant submitted a 4-page site plan that includes the front elevation, sign design and height, building color scheme, parking areas, stormwater retention and runoff, truck turning radius, placement of parking spaces and non-motorized pathways, and location of the dumpster corral, among other items. The submitted site plan does appear to be consistent with the district standards listed above. The applicant did not appear to submit a lighting plan showing zero lumens at the property's edges.

RECOMMENDATION

We believe that the proposed 9,876sq. ft. Dollar Tree store on W. Polk Rd. is consistent with the B-2 zoning district, the Hart zoning map, the 2017 Hart Master Plan, and the Future Land use Map. As a result, we are recommending that the Hart Planning Commission approve the project with the following conditions:

- The Planning Commission should determine if the applicant should submit a lighting plan showing zero lumens (Which they did after) at the property's edges as a condition of approval.
- The Hart City Engineer should review the stormwater runoff and retention areas of the plan for consistency with the City standards as a condition of approval.
- Any other conditions that the Planning Commission feels are relevant.

We recommend that the Hart Planning Commission make the decision to approve the construction of a Dollar Tree store on W. Polk Rd. and approve it when the conditions listed above are met.

- J. Cunningham motioned to approve the site plan for the Dollar Tree and recommend to City Council with recommendations made by Mckenna and upon City Engineer Review on the stormwater runoff and supported by D. LaPorte.

• Ayes: 5 Nays: 0 Absent: 2

DISCUSSION ITEMS:

- Winter Fest is this weekend, there will be a soup walk downtown, Snowmobile show/display at the fairgrounds, and Golf game out at the BioPure spray fields.

OTHER BUSINESS:

- J. Cunningham mentioned that it would be nice to see a second public comment at the end of the meeting for the public comments after the meeting.

ADJOURN:

- There being no further business to come before the Planning Commission, the meeting adjourned at 4:34pm upon a motion by D. LaPorte and supported by G. Goldberg the next scheduled meeting will be held on March 7th, 2024.

Karla Swihart

Karla Swihart
City Clerk