

City Of Hart

407 S. State St
Hart, Mi 49420
Planning Commission
Thursday, June 4th, 2026
Minutes, Approved

MEMBERS PRESENT: Lisa Clark, Jim Cunningham, Jim Evans, Cynitha Fout, Diane LaPorte, Andrew Mullen, and Betty Root(Late)

ABSENT: None

OTHERS PRESENT: City Manager Nichole Kleiner, City Clerk/Treasurer Karla Swihart

- C. Fout called the meeting to order at 4:00 pm.

APPROVAL OF AGENDA:

- J. Evans motioned to approve the agenda and was supported by A. Mullen
 - Ayes: 7 Nays: 0 Absent: 0

APPROVAL OF MINUTES:

- L. Clark motioned to approve the minutes from May 7th, 2026, and was supported by D. LaPorte
 - Ayes: 7 Nays: 0 Absent: 0

PUBLIC COMMENTS ON AGENDA ITEMS:

- NONE

PUBLIC HEARINGS:

- NONE

ACTION ITEMS:

- Discussion and Consideration of a Zoning Text Amendment Regarding Caretaker/Employee Dwelling Units in the C-2 Limited Commercial District
Action: Provide directions to staff regarding the proposed amendment and, if desired, authorize preparation of a formal ordinance amendment and scheduling of a public hearing.
- Staff have identified a potential gap in the Zoning Ordinance regarding businesses that require continuous on-site supervision, security, maintenance, or emergency response capabilities. A towing and auto body business located in the C-2 Limited Commercial District has historically maintained an employee/operator on-site to provide 24-hour towing response. While vehicle repair, body shops, and wrecker services are permitted uses in the C-2 District, the Ordinance does not specifically address caretaker or employee living quarters. Staff is seeking Planning Commission input on whether the Ordinance should allow a caretaker or employee dwelling unit as a **Special Land Use** when on-site occupancy is necessary for business operations.
The intent would not be to introduce general residential uses into the district, but rather to provide a controlled process for businesses with legitimate operational needs, such as towing services, security operations, or similar uses requiring an on-site presence.
If the Commission is supportive of the concept, staff will prepare a formal zoning text amendment and schedule a public hearing for future consideration.
Requested Action:
Provide directions to staff regarding whether a zoning text amendment should be pursued

- D. LaPorte motioned to turn down and say no to Zoning Text Amendment and was supported by J. Evans
 - Ayes: 7 Nays: 0 Absent: 0
- Review FY 25/26 Annual Report and Discuss FY 26/27 Goals
Action: Recommend staff present the PC Annual Report to City Council in accordance with the Michigan Planning Enable Act.

Overview:

The Michigan Planning Enabling Act requires the Planning Commission to provide annual written report to the City Council concerning its operations and the status of planning activities, recommendations, and goals, please find the following summary information for FY25-26 and potential goals for FY2026-27.

Action Summary Table:

TYPE	2022	2023	2024	2025	2026
Meetings	4	2	5	6	9
Text Amendments	2	0	0	0	6
Site Plans	0	0	1	0	3
Special Land Uses	0	1	0	0	1
Plats	0	0	1	0	0
Site Condos	0	0	0	0	0
Rezoning	0	2	1	0	0

2026 Attendance:

Month	Cynthia Fout Chair	Jim Cunningham Councilor	Diane LaPorte Member	Betty Root Councilor	Lisa Clark (Goldberg) Member	Jim Evans Member	Andrew Mullen Councilor
Meetings	9/9	9/9	9/9	9/9	9/9	8/9	8/9

2026 Reviews

Date	Application	Decision	Vote
11-6-2025	Special Land Use (Drive-Thru) West Shore Collage 710 State St	Approved	6-0-1
11-6-2025	Site Plan Review – West Shore Community Collage 710 State St	Approved	6-0-1
11-6-2025	Site Plan Review – Spot on Pho and Boba Tea	Approved with conditions	6-0-1

FY2025-2026 Discussions:

1. Supported sale of Industrial Park lots to Dark Water Coffee.
2. Finalization of Industrial Park covenant revisions
3. Tiny home discussion and ordinance amendment recommendation to City Council (not accepted)
4. Ordinance text amendment to allow for 3 & 4 dwelling units in the A- 1 Residential District.
5. Adoption of a Food Truck Ordinance.
6. Interpretation of dog grooming/boarding in the B-2 District.
7. Review of expiration of Act 425 Agreement and Zoning impacts for parcels coming into the City.
8. Addition of M-1 Medical/Institutional District to Chapter 1259 (signs).
9. Rental Code Enforcement Discussions took place with the item being tabled until the City has more capacity to administer.

10. Opposition to House Bills affecting local zoning authority.
11. Adoption of Green Infrastructure Standards.
12. Moratorium on Data Centers.

FY 2026-2027 Goals:

1. Continuing work on Redevelopment Ready Community Initiatives.
2. Find funding to support a New Master Plan.
3. Get signatures from landowners in order to record the revised Industrial Park Covenants.
4. Continue regular review of all existing Ordinances and suggest updates as necessary.
5. Update City Charter
6. Continue working on rental housing code enforcement program implementation.
7. Industrial Park Water Tower Land ownership.
8. Explore annexation opportunities.
9. Data Center Ordinance language
 - A. Mullen motioned with the adjustments that were discussed, present 25/26 Annual draft Report to City Council and was supported by J. Cunningham
 - Ayes: 7 Nays: 0 Absent: 0

DISCUSSION ITEMS:

- Data Center Moratorium – Next Steps
Look into tiered structure for power usage, resource consumption, size, scope, and setting up some different categories in buckets that will require different levels of approvals, permitting and processes.
Define “Definition of a Data Center”. How to approach is a smaller one wants to come to the City.

OTHER BUSINESS and COMMUNICATION FROM COMMISSION MEMBERS:

- D. LaPorte, a week from Sunday, June 14th is the Airport fly in breakfast
- The Taco truck is looking to buy a lot to put food trucks on.
- Historic District Car show from 9-1, following the car show the cars will fall into the Asparagus parade
- Quilt show from 8-1 @ Council on Aging center.

PUBLIC COMMENTS GENERAL:

- NONE

ADJOURN:

- There being no further business to come before the Planning Commission, the meeting adjourned upon a motion by D. LaPorte and supported by J. Evans. The next meeting scheduled will be held on August 6th, 2026



Karla Swihart
City Clerk