

City Of Hart

407 S. State St

Hart, Mi 49420

Planning Commission

Thursday, August 6th, 2026

Minutes, Approved

MEMBERS PRESENT: Lisa Clark, Jim Cunningham, Jim Evans (Left at 6pm), Cynitha Fout, Diane LaPorte, Andrew Mullen(late), and Betty Root

ABSENT: None

OTHERS PRESENT: City Manager Nichole Kleiner, City Clerk/Treasurer Karla Swihart. Mckenna Consultant Remy Clark.

- C. Fout called the meeting to order at 5:00 pm.

APPROVAL OF AGENDA:

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

APPROVAL OF MINUTES:

- B. Root motioned to approve the minutes from June 4th, 2026, and was supported by J. Evans
 - Ayes: 7 Nays: 0 Absent: 0

PUBLIC COMMENTS ON AGENDA ITEMS:

- Several residents spoke in regard to Taco Bell location coming to Comfort Drive.

PUBLIC HEARINGS:

- Special Land Use – Taco Bell, 2306 N Comfort Dr.
Public Hearing to consider a request for a Special Land Use Permit for a restaurant with drive-through services
 - J. Cunningham motioned to open Public Hearing at 5:12pm and was supported by A. Mullen
 - Ayes: 7 Nays: 0 Absent: 0
- G. Goldberg mentioned that the City has already approved 6 drive thru's
- With no other public comments
 - L. Clark motioned to close the Public Hearing at 5:22pm and was supported by D. LaPorte
 - Ayes: 7 Nays: 0 Absent: 0

ACTION ITEMS:

- Consideration of Special Land Use Permit and Site Plan – Taco Bell, 2306 N Comfort Dr.
Consideration of a Special Land Use Permit
Mckenna has reviewed the Special Land Use application for the proposed Taco Bell Drive Thru which was prepared and submitted to the City on July 17th, 2026.
Taco Bell has proposed to construct a new restaurant at 2306 N Comfort Drive. The property is zoned B-2 General Business.
The property in question is currently vacant. The submitted site plan illustrates a new restaurant structure with an associated drive thru, a special land use in the B-2 district, and surface parking. In conjunction with the Site Plan Review Application, the applicant has submitted a Special Land Use application for the drive thru. This letter serves to assess the Special Land Use application for the associated Drive Thru.
The application proposes to construct a new building to house a new restaurant that will offer drive-through service.

1. The proposed Special Land Use is in accordance with the Standards of Approval as outlined in Section 1256.04 of the City of Hart's Zoning Ordinance. The use would not be detrimental to the City, its residents, or the surrounding commercial area. It is the recommendation of McKenna that final approval be granted for this Special Land Use request.
 - o B. Root motioned to approve Special Land Use Drive Thru for Taco Bell and was supported by A. Mullen
 - o Ayes: 6 Nays: 1 Absent: 0

▪ **Consideration of Final Site Plan approval**

McKenna has reviewed the Site Plan for the proposed Taco Bell commercial building which was prepared and submitted to the City on July 17th, 2026. The commercial building will be located at 2306 N Comfort Drive as a new building on an existing vacant parcel, and we offer the following review analysis comments.

Taco Bell has proposed to construct a new restaurant at 2306 N Comfort Drive. The property is zoned B-2 General Business.

The property in question is currently vacant. The submitted site plan illustrates a new restaurant structure with an associated drive thru, a special land use in the B-2 district, and surface parking. In conjunction with the Site Plan Review Application, the applicant has submitted a Special Land Use application for a drive thru. This request will be reviewed in a separate review letter.

The applicant proposes to construct a new building to house a new restaurant that will offer drive-thru service.

1. A restaurant is permitted land use in the B2-General Business District subject to Site Plan Review. The drive-thru portion of the proposed development is a special land use in the B-2 District and is subject to Special Land Use.
2. Is subject to additional reviews by the City of Hart Department of Public Works, City Engineer, and Fire Marshall. Further, the development may need to be reviewed by Oceana County Drain Commissioner regarding stormwater management.
3. The following outstanding items must be provided by the applicant to allow for the granting of final approval: lighting plan, landscape plan, and confirmation of location of existing sewer main.
 - o A. Mullen motioned to approve Site Plan with conditional Landscape Drawings be submitted and CM Kleiner can approve them and was supported by J. Evans
 - o Ayes: 7 Nays: 0 Absent: 0

DISCUSSION ITEMS:

- Introduction of re-zoning request 111 Church St and 301 S. State
111 Church be a special land use as a Boarding House. Will hold a Public Hearing, will publish in the paper and mail out letters to resident's living within 300 ft.
301 S. State St it is the recommendation to Rezone as B-2 but CM Kleiner will look into proper uses and bring back to the next Planning Commission Meeting in September.
- 109 Union St – Dangerous Building Update – Letter was mailed, their response was they have no means to have it cleaned up. So according to the Ordinance they have to be offered a hearing Infront of hearing officer and Council. I reached out the building inspector, but I have not heard back.
- Consideration of Recreational Zoned Areas – The Fair Grounds is Zoned A Residential, New Zoning would be zoned recreational.

OTHER BUSINESS and COMMUNICATION FROM COMMISSION MEMBERS:

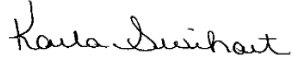
- J. Cunningham any citizen of the City of Hart should be able to have public comments on the agenda items at the time the Commission is discussing the item.

PUBLIC COMMENTS GENERAL:

- NONE

ADJOURN:

- There being no further business to come before the Planning Commission, the meeting adjourned upon a motion by L. Clark and supported by D. LaPorte. The next meeting scheduled will be held on September 3rd, 2026

A handwritten signature in cursive script, reading "Karla Swihart".

Karla Swihart
City Clerk