



MINUTES

Call to Order: Windell called the meeting to order at 1:30 pm. Voice rollcall was then taken.

Members Present: Tracey Lipps, Scott Hegg, Amy Trudell, Gale Goldberg, Deborah Windell

Members absent: Bill Hegg

Others present: Nichole Kleiner, Rob Splane, Barbara Marczak & Matt Levandoski – Prein&Newho

Approval of Agenda: Motion by Trudell, supported by Lipps to approve the agenda. Motion carried.

Public Comments: none

October Minutes: Motion by Goldberg, supported by Trudell, to approve the October 2022 minutes. Motion carried.

Financials: Motion by Lipps, supported by Trudell to approve October 2022 financials. Motion carried.

Action Items: none

Discussion Items

1. Prein & Newhoff Streetscape Discussion –

- Introductions - TIFA and P&N introduced themselves
 - i. Barbara Marczak is the overall Project Manager for Prein&Newhof and is responsible for project administration, scheduling, and costs
 - ii. Matt Levandoski is the Landscape Architect and will be leading the conceptual design effort Others from Prein&Newhof Team will
- Communications
 - i. Main communications will go through Nicole Kleiner for City/TIFA
 - ii. Copy Barbara Marczak and Matt Levandoski for Prein&Newhof
- Schedule
 - i. City Goal – 2025/2026 construction
 - ii. Late summer Fall of 2023 for final presentation
- Background Information
 - i. City has some previous studies available and can provide to Prein&Newhof
 - 1. MSU First Impressions Assessment
 - 2. Economic Development study
 - 3. Nicole will gather the reports – some are on City website
 - 4. McKenna has recently been hired as a planning consultant for the city
- Stakeholder/Community workshop meetings
 - i. After discussion with the group – first stakeholder meeting likely to be in early 2023 Key business owners
 - ii. How many – 10 to 15 people?
 - iii. Community workshop – broader – community members, residents, visitor
 - iv. Have one workshop after snowbirds come back May
 - v. Community workshop 2 – review concepts – 2D and 3D views
 - vi. Could possibly use join by phone option
- Presentation by Matt Levandoski
 - i. Reviewed ideas from other communities (with photos in PowerPoint) and existing Hart conditions
 - ii. Many opportunities in Hart good “bones,” pedestrian areas, historic area, wide ROW
 - iii. Hart needs more parking – angled parking can add more spaces
 - iv. Gateway – wayfinding signs- branding throughout
 - v. Existing Hart downtown has some opportunities
 - vi. Trees – right trees can add nice canopy to make a cozy feel
 - vii. What would you like to see or not look like in 10 years?
 - viii. Gail – liked trees – spaced properly, further from buildings, containers with colorful flowers Don’t want to see trash containers/dumpsters
 - ix. Don’t like to see utilities –
 - x. Can we get access from the water – docks?
 - xi. Fountain in the lake
 - xii. Art elements – with benches, planters
 - xiii. Downtown walkability could be improved

- xiv. Bump outs for dining
- xv. Emphasize Hart Montague trail
- xvi. Mentioned alley on west side – was built organically – likes it
- xvii. Vacate alley – more social space
- xviii. Artistic elements
- xix. Heated sidewalks – use power plant, use lake water, need to be mindful of lake temperatures (city has a consent order against warming)
- xx. Gateway – Polk Road and State
- xxi. Setback on Polk road – needs more sense of community – more walkable – less industrial looking
- xxii. TIFA just approved signage – wayfinding signs approved
- xxiii. Need more parking – downtown business district – not enough
- xxiv. Next to Hart commons – especially summer
- xxv. Gateway should mimic Hart Commons
- xxvi. Need a band shelter at Hart commons– need to see lake but protect bands (like an amphitheater – 40 by 20 at City of Ludington next to Marina - maybe a little smaller)
- xxvii. P&N has a rendering along the lake from a previous project
- xxviii. Safer crosswalk for kids –
- xxix. Main/State – slow traffic – roundabout?
- xxx. Fairgrounds area - Existing sign entering on Polk – too small – too set back, odd location – does tie into – sidewalk by Polk
- xxxi. East gateway –
- xxxii. 4 to 5 main entrances to Hart –
- xxxiii. Polk Rd, Main St, from the north,
- xxxiv. Ceres – - TIFA to try to obtain site – not sure what redevelopment will be - maybe repurpose building – retail?
- xxxv. Discussed the creeks and lake – water feature
- xxxvi. Hart and E main-
- xxxvii. Johnson is the end of MDOT road
- xxxviii. Start downtown area at Jefferson
- xxxix. Create Blvd ?
 - xl. Poles – some are black and some are brown – prefer all one color
 - xli. Add bike lanes
 - xlii. Art work in the cross walk of intersection
 - xliii. State and Washington lights – may need to be replaced – now on flashing
 - xliv. May change from the center hanging style
 - xlv. Courtland st
 - xlvi. Incorporate traffic flow into planning
 - xlvii. Parking lot – main street – get complaints about not enough parking
 - xlviii. Walker building will become some parking
 - xlix. Can we get a more efficient flow in the alley parking area
 - l. Parking areas – ages?
 - li. Storm drainage issues in alley
 - lii. Mexican restaurant and Heggs have some flooding issues – Larsen’s also used to have some problem – found a buried storm drain
 - liii. Alley trash container consolidation would be good
 - liv. State and Main – a third is permeable pavement
 - lv. Historic district museum
 - lvi. Also Historic downtown
 - lvii. Main and Water – original building
 - lviii. Shortening cross walks
 - lix. Improve alleys
 - lx. Trees – less trees, move away from the building, maybe bigger
 - lxi. Figure out who to have at stakeholder workshop
 - lxii. Maybe use polling from home
 - lxiii. Public events – what streets get closed
 - lxiv. Farmer’s market?
 - lxv. State street – between Washington and Main – one way with plaza idea

- Next Steps:

- i. Nicole to provide previous reports/studies to P&N
- ii. Determine date for first stakeholder meeting (January?) and who to invite – City
- iii. Determine dates for Community Workshops

Communications From Members: none

Adjournment: Motion by S Hegg, supported by Lipps, to adjourn the meeting at 3:05 pm. Motion carried.

The next regularly scheduled meeting is December 20, 2022, at 1:00 pm.

Respectfully submitted Nichole Kleiner, Community & Economic Development Director