

City of Hart
407 S. State St.
Hart, MI 49420
Planning Commission
Thursday, November 7th 2019
Minutes - Approved

MEMBERS PRESENT: Betty Root, Jim Cunningham, Gale Goldberg, Diane LaPorte, Rob Splane, and Al Martin

ABSENT: Peggy Wittman

OTHERS PRESENT: David Jirousek (Horizon Community), Lynne Ladner (City Manager), David Lorenz, Jason La Fever, and Karla Swihart (Dep. Clerk)

Chairman B. Root called the meeting to order at 4 pm.

A motion was made by R. Splane to approve the agenda and supported by A. Martin.

Ayes: 5 Nays: 0 Absent: 1. The motion carried.

A Motion to adopt the revised minutes from October 3rd, 2019 meeting as presented by J. Cunningham and supported by D. Laporte. Ayes 5 Nays 0 Absent 1. The motion carried.

PUBLIC COMMENTS, CORRESPONDENCE, EVENTS, PRESENTATIONS:

- No Public comments.

PUBLIC HEARING:

- Public Hearing – Sign Ordinance Amendments
 - The Public hearing was opened at 4:04 pm by Chairman B. Root
 - No Public was available at the time the hearing was open.
 - There was a statement read by R. Splane made by a council member. The concern is the purposed 10 ft setback beyond the right away for temporary signs; The issue came up do to the new temporary sign size limit of '4x8'. The commission was concerned if a sign that big was placed to close too a right of way, it could become a safety issue. So, why not use the verbiage placement not to impede the right of way, traffic, etc. Some people do not have 10 feet beyond their right of way, Perhaps limiting signs that are larger than 24x36 to that 10ft setback? (Jason La Fever walked in after R. Splane read his concern.)
 - A comment made from D. Jirousek is that we already have a requirement that signs can not be in a public right aways and a requirement that they cant be in a clear vision triangle at an intersection, so those are the healthy safety welfare issues. The 10ft setback was discussed 2yrs ago, and for the most part that was intended to be more of an esthetic type requirement but not an essential requirement, we should have acknowledged and taken into consideration that some lots in the city are smaller and might be harder to meet that. But it's really up to the planning commission if we want to waive that as we do have it covered in other manors through the right of way section and the triangle section as well. Under 1259.03, we can strike statement (4) under paragraph (I) Minimum Setback. Ten Feet.

A Motion was made by A. Martin to close the public hearing and supported by D. Laporte.
Ayes 5 Nays 0 Absent 1. The motion carried.

DISCUSSION ITEMS:

A motion was made by J. Cunningham that we eliminate under 1259.03 Section (i) Temporary yard sign (4) Minimum Setback. Ten feet be stricken, supported by D. Laporte
Ayes 5 Nays 0 Absent 1. Motion carried.

ACTION ITEMS:

- Consider recommending to Council Ordinance to Amend the Sign Ordinance

A motion was made by J. Cunningham to send Zoning Ordinance Text Amendment – Chapter 1259 Signs to the council and supported by R. Splane
Ayes 5, Nays 0, Absent 1

- Review and consider recommending final Site Plan approval for Parcel No. 020-313-002-00 on Oceana Drive for Adams Heating and Cooling.

Mr. Lorenz from Adams Heating and Cooling is asking the Planning Commission to waive professional seal on the site plan so they can start building 6,000 square building plus a 16 parking space and driveway access. They have already received approval from MDOT.

A motion was made by J. Cunningham to approve Site Plan for Parcel No. 020-313-002-00 minus the Professional Seal of the prepared and with the recommended checklist items listed below **Minus 4 and 6**, and supported by G. Goldberg.
Ayes 4 Nays 1 (Martin) Absent 1

1. Provide outstanding checklist items.
2. Demonstrate compliance with parking lot landscaping requirements.
3. Revise site notes to reference C-2 zoning, C-2 setbacks, Building height, and lot coverage.
4. Provide compliant dumpster location and screening details, If applicable
5. Provide parking lot and site lighting information and fixtures specification sheets.
6. Finalize the stormwater plan by including the missing information.
7. Secure approvals from the Fire Department, Oceana County Drain Commission, and all applicable Department Superintendents.

DISCUSSION ITEMS:

- Downtown Planning Summary is finally finished and ready to upload to the City's website.
- RRC Quarterly Report. Mr. Jirousek touched base on this report and described the progress our community has been making on implementing the necessary steps to meet the RRC Best Practices.
- ORV and Golf Cart permissions. City Manager, L. Ladner handed 56 pages worth of slides, Economic information, and sample resolution that have been passed by other areas. The City Council was asked to consider allowing OVR's and Golf Carts on the city streets and wants the input from the Planning Commission to look it over for a recommendation at the December meeting.

OTHER BUSINESS AND COMMUNICATIONS FROM THE COMMISSION MEMBERS:

R. Splane touched base on the Master Citizen Class; they are finishing the class tonight, and he stated there were members from the City of Hart attend the class.

ADJOURN:

A motion was made by J. Cunningham to adjourn the meeting and supported by R. Splane. Ayes: 5 Nays: 0 Absent 1. the motion was carried, and the meeting was adjourned at 5:20 pm.

The next scheduled meeting is on December 5th, 2019, at 4 pm.