City Of Hart

407 S. State St
Hart, Mi 49420
Planning Commission
Thursday, October 3rd, 2024
Minutes

MEMBERS PRESENT: Betty Root, Jim Cunningham, Cynitha Fout, Gale Goldberg, and Diane LaPorte (late)
ABSENT: None
OTHERS PRESENT: City Clerk – Karla Swihart, Community & Economic Development Director – Nichole Kleiner

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

APPROVAL OF AGENDA:

- G. Goldberg moved to approve the agenda and supported by C. Fout
  - Ayes: 5 Nays: 0 Absent: 0

APPROVAL OF MINUTES:

- C. Fout moved to approve minutes from August 1st, 2024, and supported by G. Goldberg
  - Ayes: 5 Nays: 0 Absent: 0

PUBLIC COMMENTS on Agenda Items: NONE

ACTION ITEMS:

- Review, Discuss and consider recommending Master Plan reaffirmation to City Council
  - G. Goldberg moved to accept the existing Master Plan and supported by J. Cunningham.
    - Ayes: 5 Nays: 0 Absent: 0

- Review, Discuss and consider recommending Park and Recreation Plan reaffirmation to City Council
  - G. Goldberg moved to accept the existing Parks and Recs Pan as it exists and supported by J. Cunningham
    - Ayes: 5 Nays: 0 Absent: 0

- Review new Ordinance drawings and consider recommending adoption to the existing zoning code.
  - G. Goldberg moved to accept Ordinance drawings 1243.05 Obstruction At Intersection, 1243.23 Deck & Ramps, 1243.21 Fences, and 1243.16 Sheds and supported by J. Cunningham.
    - Ayes: 5 Nays: 0 Absent: 0

DISCUSSION ITEMS:

- Review Redevelopment Ready Community-directed zoning ordinance requirements and discuss what options may be appropriate for the City of Hart

  1. Providing for Housing Diversity

  Requirement is to reference at least 3 types of traditional housing for our zoning ordinances. The City currently reference the following TWO traditional housing options:

  Accessory dwelling units (section 1243.25 Accessory Apartments)

  - Permitted in B-2 Central Business district: An accessory apartment as part of an owner occupied single-family home, which complies with Section 1243.25, or having an apartment(s) associated with a commercial use.

  Mixed Use – Residential units above commercial (non-residential uses) (Section 1249.02) Permitted uses

  - In the B-1 Zoning District, dwelling units may be permitted within a building where the principal use is commercial subject to the following conditions:

The dwelling unit shall not be located below the second floor of the building
Each dwelling unit shall contain a minimum of 600 square feet of floor area
A building permit shall be obtained.

Acceptable traditional housing options are:

Triplexes, Townhomes or Rowhouses
Cottage housing, bungalow courts
Tiny houses

J. Cunningham moved to add Triplexes, Townhomes or Rowhouses in the A-2 district.

G. Goldberg would like to add discussion regarding allowing 1st floor rentals in the downtown B-1 Commercial business district. N. Kleiner will have that on the agenda for next Planning meeting.

2. Provide for Parking Flexibility

Requirement is to include THREE or MORE of the following flexible parking requirements in our Zoning Ordinance

The City currently reference the following TWO parking Ordinance options:

Shared parking agreements (Joint Use; Section 1260.09 Off-Street Parking & Loading)

- Parking facilities required for a church, theater, bowling alley, dance hall, etc., may be provided wholly or in part by off-street parking facilities serving other uses, such as banks, business offices, retail stores, personal service shops, household equipment or furniture shops, manufacturing buildings and similar uses which are not normally open, used or operated during the same principal operating hours of churches, theaters or the aforementioned establishments. Such joint use may be authorized by the Zoning Administrator upon application showing that participating uses will be adequately served by such joint facilities, and which application shall be accompanied by a properly drawn legal instrument executed by the parties concerned for the joint use of off-street parking facilities. In no case will the number of required car spaces permitted to serve jointly be less than the greatest requirement of this chapter for any one participating establishment.

Elimination of parking requirements in the Central Business District (Additional Regulations; Section 1249.05)

- In the B-1 Central Business District (which is the core downtown area), Section 1249.05(a) states that, “off-street parking regulations of CHAPTER 1260 shall not apply to uses in the B-1 Zone. If parking is provided, it shall be set back at least 30 feet behind the front build-to-area”

Acceptable parking flexibility options are:

Connections between parking lots
Parking Waivers
Electric vehicle charging stations
Bicycle parking
Payment in lieu of parking
Banked/deferred parking

C. Fout moved parking waivers

D. LaPorte moved Bicycle parking and EV charging stations

3. Standards for Green Infrastructure:

Requirement is to include THREE or MORE of the following Green Infrastructure Standards.

The City currently reference the following TWO green standard:

Internal Parking Lot Landscaping Standards (Section 1243.22 Landscape Regulations):

Parking and landscaping

- All parking areas more than 5,000 square feet in area, except those parking areas for industrial uses which are located in the rear yard, shall be landscaped with one canopy and one evergreen tree for every ten parking spaces, with a minimum of two trees shall be planted, adjacent to the parking area.

- Landscape islands or peninsulas shall be installed at the end of those parking rows which are more than twenty spaces long. Within such rows a landscaped island shall be installed every twenty spaces.
- Landscape islands or peninsulas at the end of parking rows which are more than twenty spaces long. Within such rows a landscaped island shall be installed every twenty spaces.
- Landscape islands or peninsulas at the end of parking rows shall be a minimum of ten feet in width by the length of the parking space or spaces, with an appropriate curb radius. Islands within parking rows shall be a minimum of six feet wide by the length of the parking space or spaces. Islands shall be separated from the parking area by a rolled or stand-up curb.
- Each island or peninsula within a parking area shall contain a minimum of one canopy tree.
- Landscaping in and adjacent to parking areas shall be of a height and location which will not block the vision of drivers or pedestrians.

Open Space Preservation Development (Section 1247.05 Open Space)

- Open Space – For Multi Family developments consisting of more than one acre, a minimum of ten percent of the gross site area shall be preserved and maintained as common open space for use by all residents and property owners of the development. Play structures, tennis courts, swimming pools may be utilized in lieu of fifty percent of the required open space.

Acceptable Green infrastructure options are
Low Impact development techniques
Rainwater collection
Green Roofs
Permeable Pavement
Steep Slope protections
Street tree planting standards
Tree preservation standards
Required native or low-maintenance plantings
Renewable Energy
Buffering standards around water bodies or other natural resources
Off-site stormwater regulations allowing site developers to participate in district-scale stormwater management plan
Recommendations are Permeable Pavement, Renewable Energy and tree Preservation Standards.

- Review Draft of ZBA by-laws
  ZBA is not recommended to hold scheduled meetings, but if a zoning application is denied and the applicant feels they have a right they will request to meet with the Zoning Board of Appeals.

OTHER BUSINESS:

- G. Goldberg Do we know what area City Center Overlay is going to cover and who sets the guidelins? (Will wait for Rob to answer)

Public Comments Non-Agenda Items:

- None

ADJOURN:

- There being no further business to come before the Planning Commission, the meeting adjourned upon a motion by G. Goldberg and supported by J. Cunningham. The next scheduled meeting will be held on November 7th, 2024.

Karla Swihart

Karla Swihart
City Clerk