City of Hart, Michigan

PLANNING COMMISSION

May 4, 2023

AGENDA

Hart Council Chambers, 407 State Street, Hart, MI 49420

4:00 PM

Access is provided through the Michigan Relay Service for individuals with speech or hearing impairments https://hamiltonrelay.com/michigan/index.html

1. Call to order / roll call: Cunningham, Evans, Goldberg, LaPorte, Root, Rybarz, P. Wittman
2. Approval of agenda
3. Approval of minutes of November 3, 2022, meeting
4. Public comments
    a. Public Hearing – Rezoning and Special Land use for Parcel 020-243-001-00 located at 620 East Main Street
5. Action Items
    a. Consider council recommendation to rezone property at 620 East Main Street as A-1 Residential
    b. Consider approval of Special Land Use Application at 620 East Main Street Property
6. Discussion Item.
7. Other business and communications from Commission members
8. Adjourn – Next regular meeting on June 1, 2023

With advance notice of seven calendar days, the City will provide interpreter services at all public meetings, including language translation and signage for the hearing impaired. Call 231-873-2488. La Ciudad proporcionará servicio de intérprete para esta reunión pública si se pide con siete días de anticipación, lo cual incluye la traducción de idioma y letreros para los con una discapacidad auditiva. Llame al 231-873-2488.

City Of Hart

407 S. State St
Hart, Mi 49420
Planning Commission
Thursday, November 3rd, 2022
Minutes

MEMBERS PRESENT: Betty Root, Jim Cunningham, Jim Evans, Gale Goldberg, and Peggy Wittman
ABSENT: Diane LaPorte and Jack Wittman
OTHERS PRESENT: City Manager – Rob Splane, and City Clerk – Karla Swihart

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

APPROVAL OF AGENDA: G. Goldberg moved to approve the agenda and supported by J. Cunningham
Ayes: 5 Nays: 0 Absent: 2

APPROVAL OF MINUTES: J. Cunningham moved to approve minutes from August 4th, 2022, and supported by J. Evans
Ayes: 5 Nays: 0 Absent: 2

PUBLIC COMMENTS, CORRESPONDENCE, EVENTS, PRESENTATIONS: None

ACTION ITEMS: None

DISCUSSION ITEMS:

- Mckenna Team Introduction
- Mckenna Team input and review of Food Truck topic
  Permitting Food Trucks and Temporary Vendors
  1. Establish a "mobile food vendor committee" with members from: Police and Fire, Planning Commission, DDA, a number of businesses in the downtown, and City Administration.
     Committee could help define the Food Truck Ordinance and other guidelines.
     Committee could review applications.
     Committee will enforce the Food Truck Ordinance and other guidelines.
     Committee members could act as 'ambassadors', informing others in the business community.
  2. Test a pilot program in summer. EX: designate an underutilized or vacant parcel in the City where food trucks could park, have shared access to tables/chairs/restrooms and the City could charge 'rent' for these spaces.
  3. Grant existing brick-and motor businesses the opportunity to set up a booth/stand near/in a food truck park and waive the fees.
  4. Decide the number of food truck vendor licenses the City will issue. Grant food truck or temporary vendor licenses to businesses that meet the requirements in the Food Truck Ordinance or other guidelines.
  5. Identify areas within the City that can be designated for food trucks.
  6. Observe the economic activity in the area and adjust as needed for traffic, parking, dining, pedestrian flow and line queuing, and other functions of food trucks.
  7. Add to the DDA's website information about Food Trucks and the process.
- Fees
  The City Commission should determine an appropriate fee to cover the City's administrative and enforcement costs. As noted above, the City could strategically waive the fee for existing

businesses, veterans, people with disabilities, or other groups that the City wants to encourage to open food trucks.

- Location

  Decide if the City will permit Food Trucks in the following locations:

  1. Right-of-way.
     Could establish a specific "food zone"- an area approved by City Council for the specific operation of food trucks and/or pushcarts within the public right-of-way.
  2. Public Property.
     If on City property, could permit via a resolution from City Council, an administrative approval, or approval from the Mobile Food Vendor Committee.
     If operating on city-owned or controlled property, may only locate on such property as established in a resolution adopted by the City Commission. If parked on public streets, vendors shall conform to all applicable parking regulations.
     Food Trucks and temporary vendors would also be subject to noise and other nuisance ordinances.
  3. Private Property.
     Subject to zoning approval? If yes, need to add use to the Zoning Ordinance.
     Subject to a temporary use permit?
     Example Zoning/Temporary Use Standards:
     - Must provide to the City a lease or the written expressed consent from the owner to use the business property on which they propose to operate.
     - Must have a valid City business license.
     - Shall be responsible for properly disposing of such refuse, trash, and liter from the food vending operation such as would any business and shall not place it in any public trash container, or in any private container without proper permission.
     - The food vending operation must be a use that is otherwise allowed within the zoning district in which the vendor proposes to operate.
     - Minimum distance to a public restroom.
  4. Separation Standards.
     To address brick-and-motor restaurants about competition, some communities limit vendors to a minimum distance from existing restaurants.
  5. Totally Mobile.
     Some cities regulate under ice cream truck regulations that only allow them to stop when a customer flags them down. They have to find a legal parking space and leave once customers are served. Some food trucks have found this advantageous to business due to "forced scarcity."

- Time
  1. Define if it will be seasonal or a temporary period
     Some communities issue 2 types of food truck licenses: single day license and seasonal license. This would allow a vendor to chose whether to operate at one or more single events like a parade or festival, or to be licensed to operate for the entire season.
  2. Limit days/hours, consider the potential noise from the vehicle and its equipment when considering hours of operation. Consider other activities that may happen at a food truck park.

- Number of Trucks

  To manage traffic impacts, crowding and competition with existing restaurants, limit the number of permits issues annually. The City could determine which locations are appropriate, and then limit the number based on the capacity of those locations.

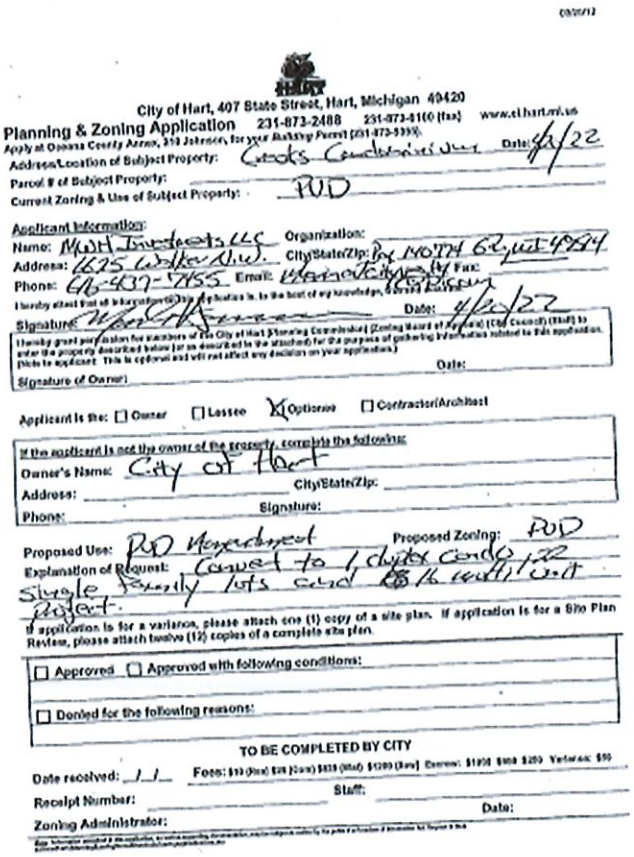
- Size of food Trucks

  To minimize their impact on congestion, parking, and views. Common maximum dimensions are 18.5 feet long. 10.5 feet tall and 8feet wide.

- J. Cunningham motioned establish mobile food vendor committee to investigate and report back to the planning commission next month and supported by J. Evans
  - Ayes: 4 Nays: 1 Absent: 2

Discussion upon the Planning Commission:
Establish a public information night with the Planning Commission Members present to get the publics input and then establish a committee.
Who will appoint this committee? J. Cunningham, B. Root and P. Wittman all volunteered to sit on the committee and the downtown businesses food owners should all be included and allow the ones who want to sit on the committee be allowed to.
J. Evans also obtained a copy of Pere Marquette Charter Township Code of Ordinance to reference

- Creeks Subdivision development status and discussion.
  This is in front of Planning Commission today simply to review the PUD site plan from developer MWH Investments LLC who is currently building a duplex which should be completed by end of January, the developer submitted a PUD application to the City to amend the current PUD for the property. Planned Unit Development).



City of Hart, 407 State Street, Hart, Michigan 49420
Planning & Zoning Application 231-873-2488 231-873-6100 (fax) www.ci.hart.mi.us
Apply at Oceana County Annex, 310 Johnson, for your Building Permit (231-873-5355).
Address/Location of Subject Property: Creeks Condominium Date: 4/2/22
Parcel # of Subject Property:
Current Zoning & Use of Subject Property: PUD

Applicant Information:
Name: MWH Investments LLC Organization:
Address: 1625 Walker N.W. City/State/Zip: Box 140774 62, MI 49894
Phone: 616-437-7455 Email: [illegible] Fax:
I hereby attest that all information on this application is, to the best of my knowledge, [illegible]
Signature: [illegible] Date: 4/20/22
I hereby grant permission for members of the City of Hart (Planning Commission) (Zoning Board of Appeals) (City Council) (Staff) to enter the property described below (or as described in the attached) for the purpose of gathering information related to this application. (Note to applicant: This is optional and will not affect any decision on your application.)
Signature of Owner: Date:

Applicant is the: ☐ Owner ☐ Lessee ☒ Optionee ☐ Contractor/Architect

If the applicant is not the owner of the property, complete the following:
Owner's Name: City of Hart
Address: City/State/Zip:
Phone: Signature:

Proposed Use: PUD Management Proposed Zoning: PUD
Explanation of Request: Convert to 1 duplex condo, 22 single family lots and 16 multi unit project.
If application is for a variance, please attach one (1) copy of a site plan. If application is for a Site Plan Review, please attach twelve (12) copies of a complete site plan.

☐ Approved ☐ Approved with following conditions:

☐ Denied for the following reasons:

TO BE COMPLETED BY CITY
Date received: __/__/__ Fees: [illegible]
Receipt Number: Staff:
Zoning Administrator: Date:

I have sent this back to the developer as the application was incomplete, I asked the developer for more details, but he indicated he didn't want his engineering firm to put too much effort into new drawings prior to knowing if the Planning Commission and City Council would approve this request. City Manager Splane is just simply asking for approval from the Planning Commission for the City to work with the developer along with Mckenna on the PUD application so that the developer is comfortable on what is being purposed but also seek tentative approval from the HOA prior to coming to Planning Commission.

- 2023 Planning Commission Goals and action item conversation.
  Wanted to give the Planning Commission the opportunity to discuss upcoming goals with Mckenna. Upcoming action items coming up are updating Ordinances as we are going to implement new rental inspector/code enforcement officer.

OTHER BUSINESS AND COMMUNICATIONS FROM THE COMMISSION MEMBERS:

- J. Cunningham would like to see a flag displayed on the Condos by Hart Lake, a Welcome to Hart sign displayed out by the highway.
- J. Evans was contacted by a member of the Local Landbank regarding the acquisition of property owned by the City and was informed they recently received a $200,000 grant they are looking to possible talk to the City about the possibility of property's the City may want to dispose of at a minimal cost. Two that have come up are the Walkers Property and the Silver Mills Property. Will bring this up at the City Council meeting as well.

  P. Wittman asked if they brought up the Ceres property? No that one was not brought up.

ADJOURN:

- There being no further business to come before the Planning Commission, the meeting adjourned at 5:07 pm upon a motion by J. Cunningham and supported by P. Wittman, the next scheduled meeting will be held on December 1st,2022

Karla Swihart

Karla Swihart
City Clerk

MCKENNA

March 28, 2023

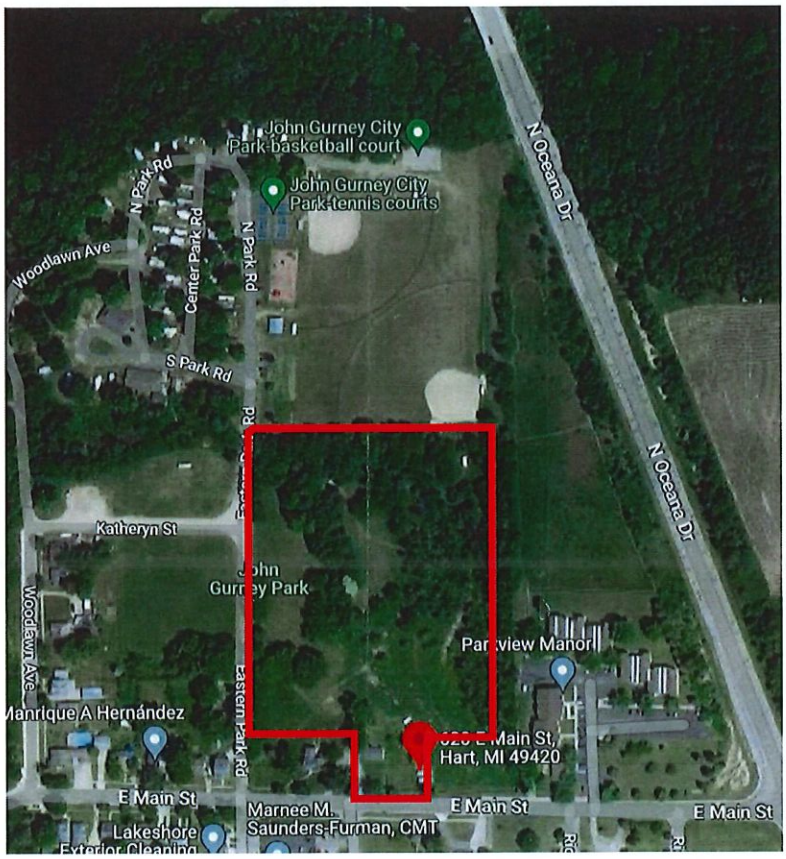
Planning Commission
City of Hart
407 S. State Street
Hart, MI 49420

Subject: Proposed Rezoning of 620 E. Main St.

Dear Commissioners,

As requested by the applicants, Randy and Lisa Bouwkamp, we have reviewed the above referenced application for the rezoning of 620 E. Main St. (Parcel number: 64-020-243-001-00) from PUD to A-Residential.

The lot is 528' wide x 752' long. The lot contains a single-family residence, but much of the lot is currently undeveloped. The lot is outlined (approximately) on the aerial photo below. The applicant proposes to rezone the lot to A-Residential and to keep farm animals on the grounds.

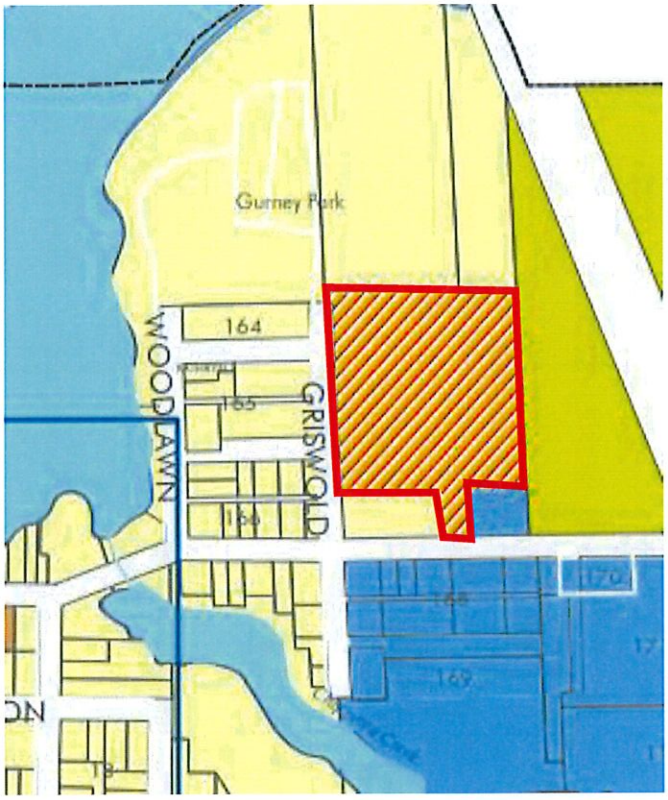


GRAND RAPIDS
124 East Fulton Street
6th Floor, Suite B
Grand Rapids, Michigan 49503

O 616.226.6375
F 248.596.0930
MCKA.COM

Communities for real life.

Below is the current zoning map in the area. The parcel in question is highlighted.



- A, Residential Zone
- A-1, Residential Zone
- A-2, Apartment Zoning District
- B-1, Central Business District
- B-2, General Business District
- C-2, Limited Commercial
- D-1, Industrial District
- D-2, Industrial Park District
- M-1, Medical/Institutional District
- PUD, Planned Unit Development

ZONING DISTRICT COMPARISON

The chart below compares the existing PUD District to the proposed A District. When considering a rezoning, the Planning Commission must take into account all potential uses under the new zoning classification, not merely the use the applicant has expressed interest in.

	Existing District PUD Planned Unit Development	***A- Residential***
Permitted Uses	• Single and multi-family housing; • Hospitals, medical or dental clinics; • Public, private or nursery schools; • Housing for the aged, nursing homes and retirement; • Children's homes; • Community swimming pools; • Executive professional or administrative offices; • Hotels and motels; and • Athletic and fitness clubs.	• Single family detached dwellings. • Two-family dwellings (duplexes) • Accessory apartments • Child and adult day care homes with no more than six minor children and adults. • State licensed adult foster care family homes with no more than six adults. • Home occupations. • Private communication antenna not exceeding twenty-five feet in height • Accessory uses, buildings and structures customarily incidental to any of the above uses • Essential public service equipment. • Churches, synagogues or other similar places of worship and customary related uses. • Public and institutional uses. • Public and private schools and school administration buildings.
Special Approval Uses	n/a	• Antenna and towers exceeding a height of twenty-five • Non-commercial parks, playgrounds and play fields. • Essential public service buildings and structures.

	Existing District *PUD Planned Unit Development*	*A- Residential*
		• Housing for the elderly, retired or those requiring assisted care including nursing homes. • Public and private golf courses. • Child day care homes which provide care to more than six but not more than twelve minor children. • Child day care centers. • Bed and breakfast establishments. • Foster care group home for seven or more persons. • **Domestic farm animals and fowls penned and housed more than 200 feet from any dwelling other than the dwelling occupied by the owner of the farm animals or fowls, and located on a parcel of land containing three acres or more.** • Duplexes. • Boarding houses.
Minimum Lot Size	Determined by the Planning Commission	6,000 square feet
Minimum Lot Width	Determined by the Planning Commission	45 feet
Minimum Setbacks	Determined by the Planning Commission	Front: 15 feet Side: 15 feet Rear: 25 feet
Maximum Building Height	Determined by the Planning Commission	35 feet 2.5 stories
Residential Density	Determined by the Planning Commission	7 units per acre w/ sewer 3 units per acre w/o sewer

The two districts are very different. The PUD district allows much more flexibility in site design, construction, and use, when compared to the A-Residential district. The PUD district is envisioned to allow for greater density and a mixture of uses such as commercial, residential, and service. A PUD allows for more intensive uses to take place. The A-Residential district allows primarily for single-family residences and their auxiliary uses. The parcel in question is Zoned PUD, but on the edge of that district and wedged between A-Residential lots and M-1 Medical/Institution lots. The site is currently partially developed, and a single-family residential structure is on site.

The applicants, seek to rezone this parcel from PUD to A-Residential and to house farm animals on the site-a permitted special use in this district. The applicants are in a family lineage of the original owners of the farm-Doc Stevens. The current owners wish to return the property and it's use to its original form-a residence and gentleman's farm.

REVIEW CRITERIA FOR REZONINGS

When reviewing a rezoning request, the Planning Commission should consider the following criteria.

1. **Consistency with the Master Plan.**
   The 2017 Hart Master Plan encourages single-family residential neighborhoods and properties to promote the community character of Hart. The 2017 Master Plan envisions a variety of uses in the A-Residential district.

2. **Consistency with the Zoning Ordinance.**
   Section 1245.03(j) of the Hart Zoning Ordinance states that, "Domestic farm animals and fowls penned and housed more than 200 feet from any dwelling other than the dwelling occupied by the owner of the farm animals or fowls, and located on a parcel of land containing three acres or more."

   The Hart Code of Ordinances page 13 (2) defines farm animals as "Farm animals and fowls" means those animals and fowls usually kept on a farm for the production of income, such as horses, cows, pigs, chickens, turkeys, sheep, ducks, and geese."

   The proposal to keep farm animals on the property is consistent with the Hart Zoning Ordinance. The applicants have submitted a detailed site plan for the uses on the property and the plan easily meets the 200' minimum setback from adjacent properties. A Special Use Permit will be required before the animals can begin residing on the site.

3. **The Site's Physical Compatibility with the Uses Permitted in the Zoning District.** The Planning Commission must consider whether the site can reasonably support the uses permitted in the proposed Zoning District, from a physical perspective.

   - **Natural Features:** The subject site is a partially developed lot that contains a single-family residence. The parcel has historically been the site of a gentleman's farm. The natural features of the site are consistent with a gentleman's farm with open spaces and wooded areas. The parcel is also primarily flat and does not contain protected wetlands or other natural features that would restrict development.

   - **Road Network:** The parcel fronts Main Street, which is the main east/west corridor in Hart. The parcel is approximately a mile east of Downtown Hart. To the east of the parcel is Oceana Rd., a

regional road which bypasses Downtown Hart. The proposed rezoning is not anticipated to have any negative impacts on the road network.

4. **Compatibility with Surrounding Uses.** The Planning Commission must consider whether all of the permitted uses in the proposed A-Residential District would be appropriate adjacent to the existing surroundings. The table below summarizes the land use attributes of the site and the surrounding properties.

	Current Zoning	Existing Land Uses	Future Land Use (Master Plan)
Subject Parcel	PUD	Single-Family Residence	PUD
North	A-Residential	John Gurney Park	Park or Residential
East	A-2	Multiple Family Residential	Multiple Family Residential
South	M-1 Medical/Institutional	Medical/Institutional	Medical/Institutional
West	A-Residential	Single-Family Neighborhood	Single-Family Neighborhood

The surrounding land uses to the north, east, and west are residential, with single family homes to the west, John Gurney Park to the north, and multiple family apartments to the east. A single-family residence with farm animals could be appropriate and compatible with the neighborhood. Given the size of the parcel and the setbacks from other residential properties to the east and west, the proposed uses would be compatible with the surrounding area.

5. **Most Appropriate Zoning District**. The parcel's future land use designation as a single-family residence that houses farm animals strongly suggests a rezoning to the A-Residential district.

6. **Infrastructure Capacity.** We are not aware of any infrastructure capacity issues that would restrict the ability to own and house farm animals as a special use in the A-Residential District. The site appears to have access to public water and sewer without needing any extensions of that system.

RECOMMENDATION

We recommend that the Planning Commission recommend approval of the rezoning to A-Residential to the City Commission. Please do not hesitate to contact us with any questions.

Respectfully submitted,
MCKENNA

Christopher Khorey, AICP
West Michigan Manager

Jeff Keesler
Associate Planner

CITY OF HART
407 State St
Hart, MI 49420
231-873-2488 (p)
231-873-0100 (f)
www.cityofhart.org

Special Land Use Application
Fee: $300 in addition to any applicable site plan fees

APPLICATION FOR SPECIAL LAND USE

APPLICANT INFORMATION

Name of Applicant: Randy Bouwkamp

Address: 620 E Main St

Telephone: 616-836-1262 E-mail: randy@bouwkampbuilders.com

Are you the owner of record for the property of the requested special land use? X YES ____ NO

If you are NOT the owner of record for the property of the requested rezoning, please complete the below section PROPERTY OWNER INFORMATION.

PROPERTY OWNER INFORMATION

Name of Property Owner: Lisa L. Bouwkamp and Laura L. Stevens Revocable Trust 9-20-11

Address: 620 E Main St

Telephone: 616-836-1262 E-mail: randy@bouwkampbuilders.com

LOCATION OF PROPERTY FOR WHICH THIS SPECIAL LAND USE IS REQUESTED

Property Address: 620 E Main St

Cross Streets: Main St and Griswold / ~~East~~ Eastern Park Road

Parcel ID Number: 64020243001-00 Lot Size (in acres): 10

Lot Width: 582 Lot Depth: 752

Present Zoning Classification: Residential

Requested Zoning Classification: N/A

Zoning District of Adjacent Properties to the: North City Park South Medical East Multi-family West Residential

In the area provided or on a separate sheet, please give a detailed description of the proposed land use:

Please see additional sheet.

In the area provided or on a separate sheet, explain how the requested Special Land Use meets the required standards as detailed in the City of Hart Code of Ordinances Chapter 1256

Specifically, how the requested Special Land Use:

1) Will be harmonious, and in accordance with the objectives, intent and purpose of this chapter:

Please see additional sheet.

2) Will be compatible with a natural environment and existing and future land uses in the vicinity:

Please see additional sheet.

3) Will be compatible with the city master plans:

Please see additional sheet.

4) Will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways and structures, refuse disposal, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately for such services:

Please see additional sheet.

5) Will not be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property, or the public welfare:

Please see additional sheet.

6) Will not create additional requirements at public costs for public facilities and services that will be detrimental to the economic welfare of the community:

Please see additional sheet.

OTHER REQUIRED INFORMATION

1) The names and address of all record owners AND proof of ownership (i.e. a deed). Deeds can be obtained from Oceana County.
2) If applicant is not the owner of the property, the City requires a letter from the owner of record authorizing the applicant to make this application.
3) Legal description of property in question.
4) A scaled and accurate survey drawing correlated with a legal description showing all existing buildings, drives, and other improvements. Include 10 copies of a parcel map drawn at a scale of not less than 1" = 200' if the parcel is under three acres and 1" = 100' if the parcel is three acres or more.
5) A site plan, if requested by the Planning Commission. (Requirements are detailed in Chapter 1258).

Randy Bouwkamp
PRINT Name of Applicant

Randy Bouwkamp
SIGNATURE of Applicant

~~January 25, 2023~~ 2-11-23
Date

FOR OFFICE USE ONLY

Date Received: 2-13-23 Checked By: RS Fee Collected: $300.00

620 E. Main Special Use Permit Application

February 10, 2023

Detailed description of the proposed land use:

Many in the Hart community remember and refer to the property at 620 East Main as Doc Stevens' farm, which was originally built and occupied by John Gurney. We have heard many stories over the years from the older generation about the many basketball games that were held upstairs in the barn. The two steel basketball hoops still hang at the ends of the open ceiling on the second floor of the barn. The ten acre property has been in the Stevens' family for approximately 85 years, the last 30 of 85 owned by Lisa L. Bouwkamp and Laura L. Stevens Revocable Trust 9-20-11. Lisa is the granddaughter of the late Doc Stevens.

In the past, the property was considered a gentleman's farm and included raising domestic farm animals and fowl. Over the last few years, we have come across a number of photos that show some of its history and have included them in our application. Horses, cows, ducks, and chickens are some of the animals that have been on the farm. Randy and Lisa desire to bring back some of the history of the property by bringing farm animals and fowl back onto the farm. We believe the public would enjoy seeing the farm animals from the street east of the barn and otherwise catch a glimpse of the farm animals up on the grassy knoll as one travels down Griswold Street which brings you into John Gurney Park.

The Hart, MI Code of Ordinances page 13, definition **(28) "Farm animals and fowls" means those animals and fowls usually kept on a farm for the production of income, such as horses, cows, pigs, chickens, turkeys, sheep, ducks and geese.**

The Hart, MI Code of Ordinances Section 1245.03 SPECIAL USES.
The following uses may be permitted as a special land use subject to the applicable general and specific requirements and standards of Chapter 1256.
(j) Domestic farm animals and fowls penned and housed more than 200 feet from any dwelling other than the dwelling occupied by the owner of the farm animals or fowls, and located on a parcel of land containing three acres or more.

An 11" x 17" site plan has been included in our application to show the size of the property, location of the house, garage, barn, and chicken coop and the approximate location for the fenced in pasture to give you context for our request. The fenced pasture would be installed per the "200 foot from any dwelling" requirement found in Section 1245.03 (j).

Specifically, how the requested Special Land Use:

1) Will be harmonious, and in accordance with the objectives, intent and purpose of this chapter.

We believe the addition of animals and fowl will add additional charm and life to the property and community. While the standard definition indicates the animals and fowl are kept on a farm for the production of income, I feel it is important to mention that we do not intend to rely on the farm as our primary source of income but rather plan to enjoy the ambience that farm animals bring to a property like ours. The farm amenity improvements we make will be tasteful and well thought through. The property will be kept neat, clean, and most importantly will be kept safe.

2) Will be compatible with a natural environment and existing and future land uses in the vicinity.

We believe allowing the property to remain open space will complement the existing open space that exists at John Gurney City Park which lies to the north of the farm, and as well a city owned large open space property where the old ball diamond was located.

3) Will be compatible with the city master plans.

I have reviewed the long term improvement ideas for the John Gurney City Park and believe that allowing this property to be open space farmland will only enhance the entrance and long term vision of John Gurney Park.

4) Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage ways and structures, refuse disposal, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately for such services:

No additional services will be necessary.

5) Will not be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property, or the public welfare.

We believe the farm animals will bring additional charm and life to the property and will be positive for the neighborhood and community to enjoy.

6) Will not create additional requirements at public costs for public facilities and services that will be detrimental to the economic welfare of the community.

We do not feel that this will create any additional requirements at public cost for public facilities and services but rather feel the changes to our farm will be economically good for the community.

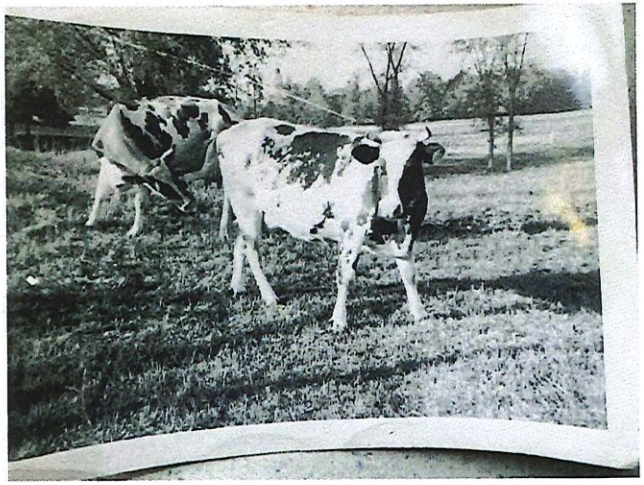
620 E MAIN STREET
GRISWOLD / EASTPARK ROAD

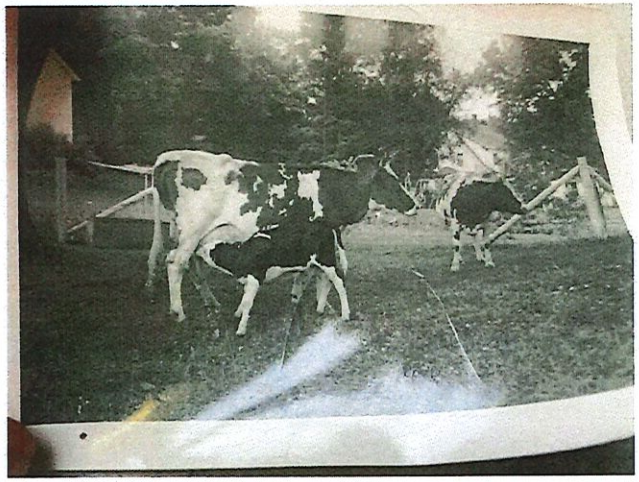


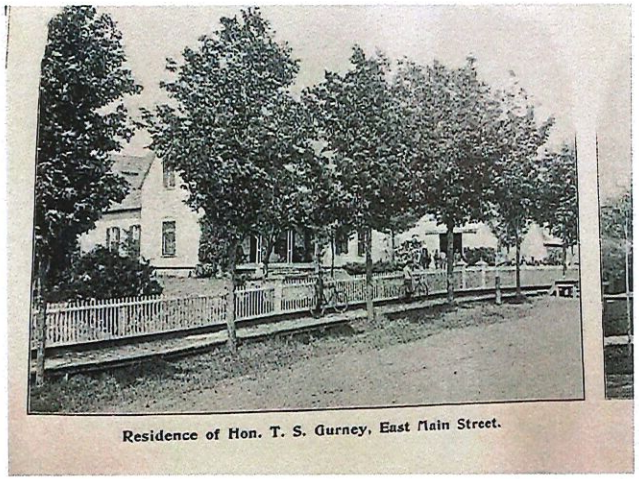
Threshing at T. S. Gurney farm in 1900.
Barn (and home) still stands on East
Main street across from Oceana Hospital.
Thresher is hidden by straw stack, driven
by long belt from big steam tractor.
Wagon is coming up to unload wheat bundles.
Crew of men are forming straw stacks beside
barn as straw is blown from thresher pipe.





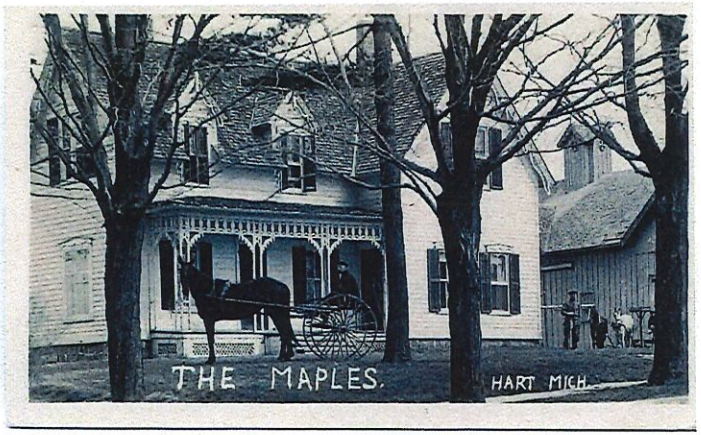




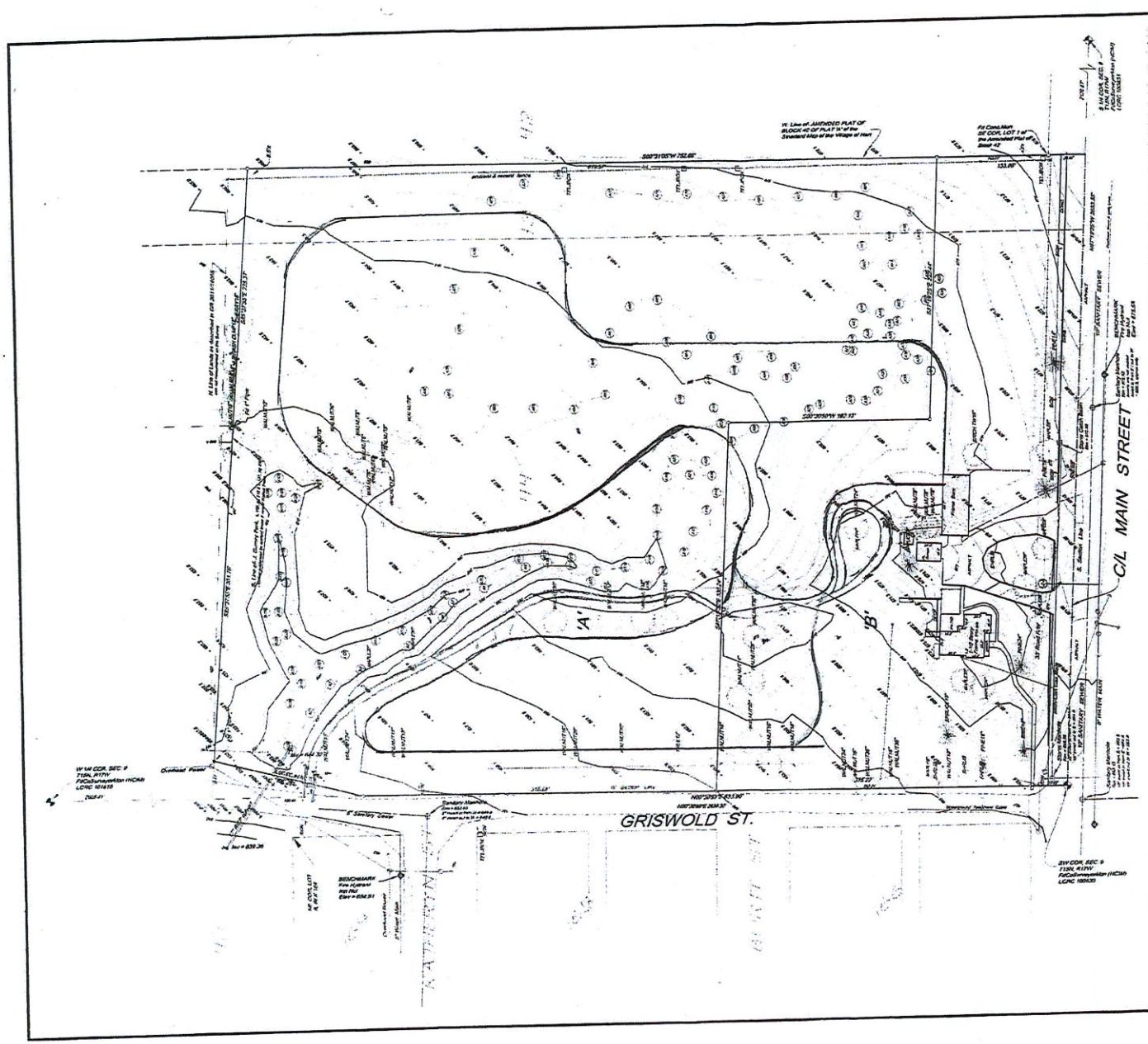


Residence of Hon. T. S. Gurney, East Main Street.




THE MAPLES.
HART MICH.

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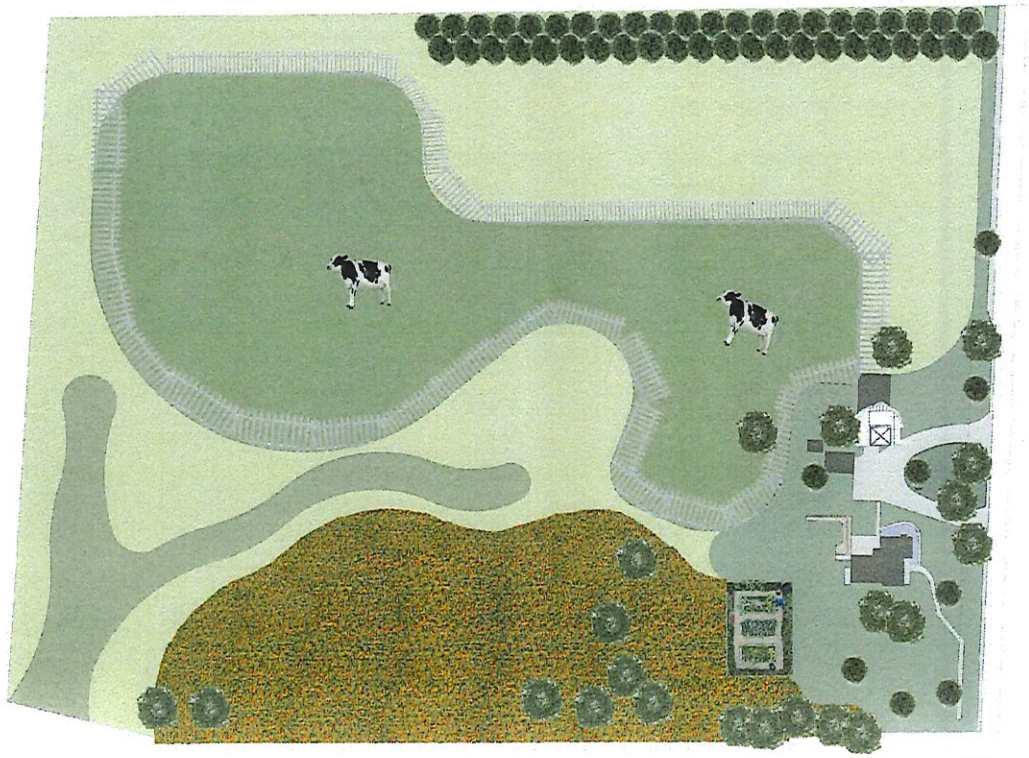
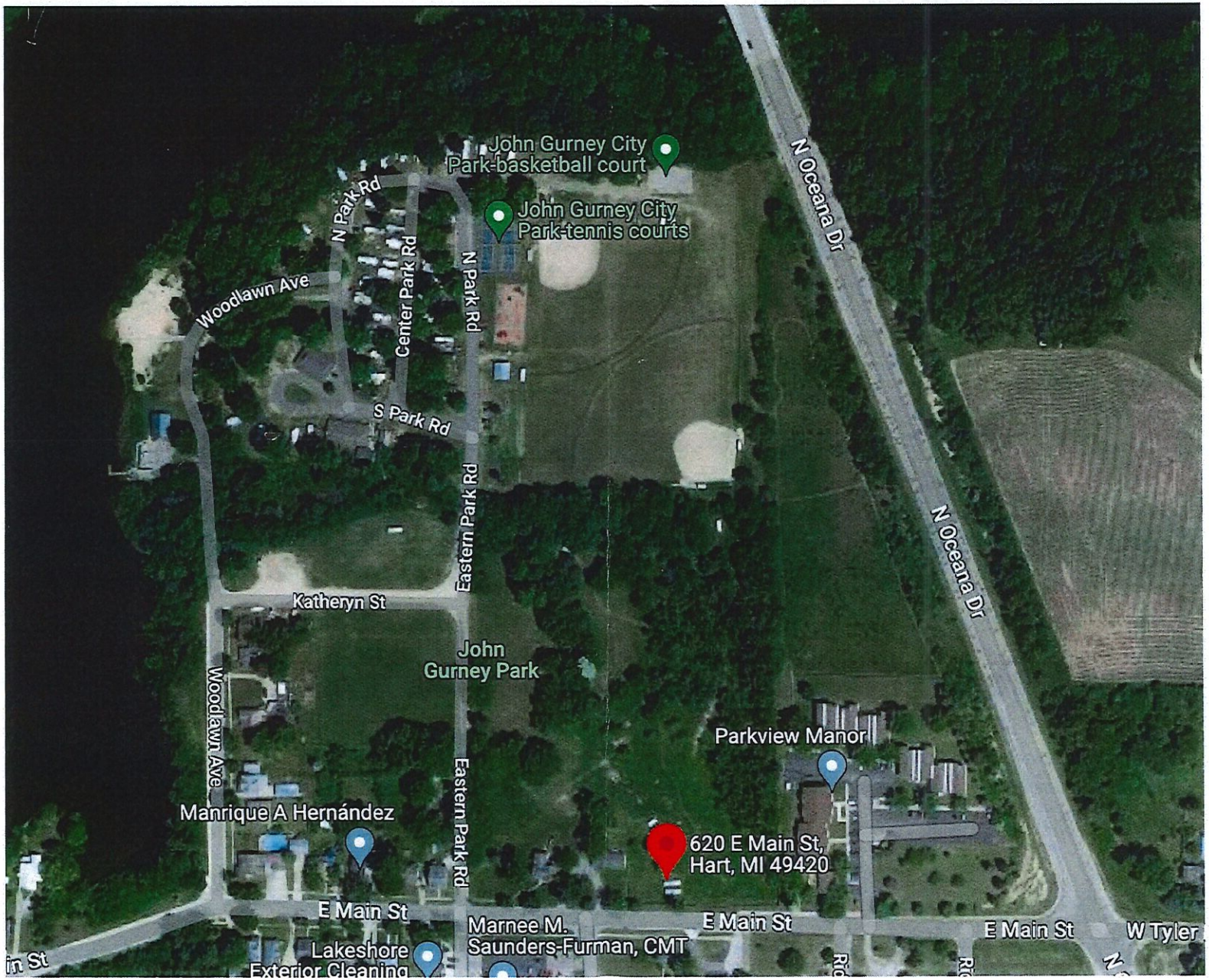
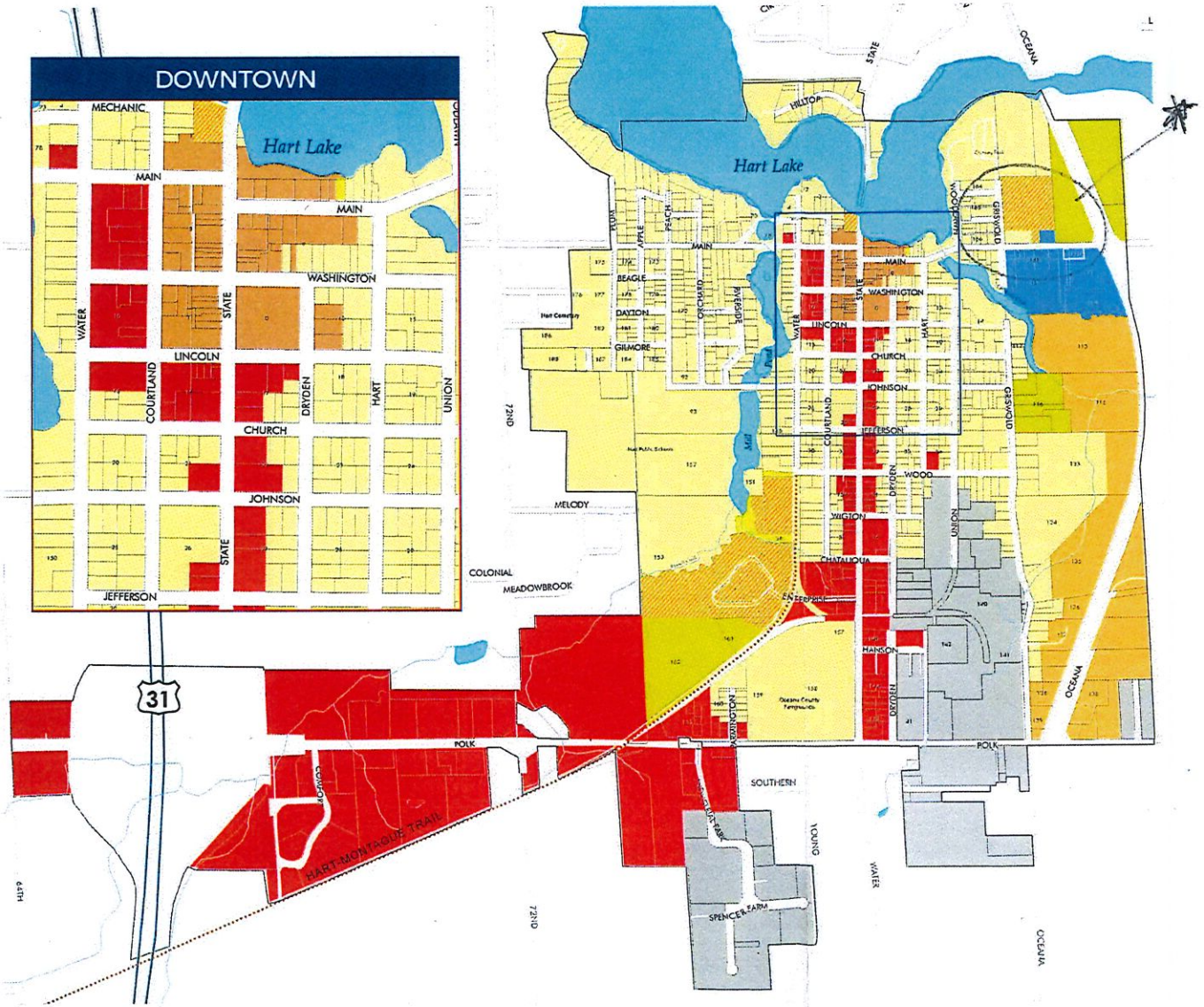
GRISWOLD ST.
'A'
'B'
S 89°39'55" W 752.66'
S 00°20'05" E 183.13'
N 00°20'05" W 183.13'
S 00°20'05" E 653.36'
N 00°20'05" W 653.36'
S 89°39'55" W 752.66'
W. Line of AMENDED PLAT OF BLOCK 43 OF PLAT 'A' of the Standard Map of the Village of Hart
Fd Conc.Mon. SE COR. LOT 1 of the Amended Plat of Lot Block 43
Fd Conc.Mon. SW COR. SEC. 9 T15N, R17W FdCo/Survey/Mon (HCM) LCNC 100630
W 1/4 COR. SEC. 9 T15N, R17W FdCo/Survey/Mon (HCM) LCNC 101410
Overhead Power
E Stanley Creek
BENCHMARK Fire Hydrant Top Nut Elev = 634.91
NE COR. LOT 'A' ELEV 100
Overhead Power
3" Power Main
Sanitary Manhole Elev = 632.93 Invert In = 624.61 Invert Out = 624.51
Top Nut = 639.36
Top Nut = 639.36
Top Nut = 639.36



620 E Main St.

Griswold St.


John Gurney City Park-basketball court
John Gurney City Park-tennis courts
N Park Rd
Center Park Rd
N Park Rd
Woodlawn Ave
S Park Rd
Eastern Park Rd
N Oceana Dr
N Oceana Dr
Katheryn St
John Gurney Park
Woodlawn Ave
Eastern Park Rd
Parkview Manor
Manrique A Hernández
620 E Main St, Hart, MI 49420
E Main St
Marnee M. Saunders-Furman, CMT
E Main St
E Main St
W Tyler
Lakeshore Exterior Cleaning



City of Hart

Oceana County, Michigan

ZONING MAP

Updated: March 24, 2021

- A, Residential Zone
- A-1, Residential Zone
- A-2, Apartment Zoning District
- B-1, Central Business District
- B-2, General Business District
- C-2, Limited Commercial
- D-1, Industrial District
- D-2, Industrial Park District
- M-1, Medical/Institutional District
- PUD, Planned Unit Development

1 inch = 500 feet

0 0.125 0.25 0.5 Miles

williams&works
engineers | surveyors | planners

Data Sources: Michigan CGI, Oceana County Equalization

Historic Reference

City of Hart, Michigan

MEMORANDUM

TO: MAYOR RON LAPORTE & CITY COUNCIL

FROM: STAN RICKARD, CITY MANAGER

DATE: JULY 6, 2012

RE: ORDINANCE 2012-04: PLANNED UNIT DEVELOPMENT (PUD) – 608 EAST MAIN STREET

On July 5, 2012 the Planning Commission (PC) recommended to approve the rezoning of a parcel of land currently zoned A, Residential at 608 East Main Street to Planned Unit Development (PUD). The PC action was in response to a request by the Oceana Housing Commission to construct a 26-unit apartment project called The Cottages at Gurney Farms Senior Living. Concurrently, the PC approved the site plan for the proposed project.

The proposed ordinance was published in the local newspaper on June 14, 2012 and a public hearing was held at the July 5, 2012 PC meeting.

I concur with the Planning Commission recommendation and request adoption of Ordinance 2012-04 rezoning a portion of the 608 East Main Street property to Planned Unit Development (PUD) on FIRST READING at the July 10, 2012 Council meeting.

Historic Reference

CITY OF HART
ORDINANCE NO. 2012-04

A ZONING ORDINANCE AMENDMENT ESTABLISHING A PLANNED UNIT DEVELOPMENT (PUD) AT 608 EAST MAIN STREET

First Reading:	July 10, 2012
Second Reading & Adoption:	July 24, 2012
Publication:	August 2, 2012
Effective Date:	Ten days after publication

THE CITY OF HART ORDAINS:

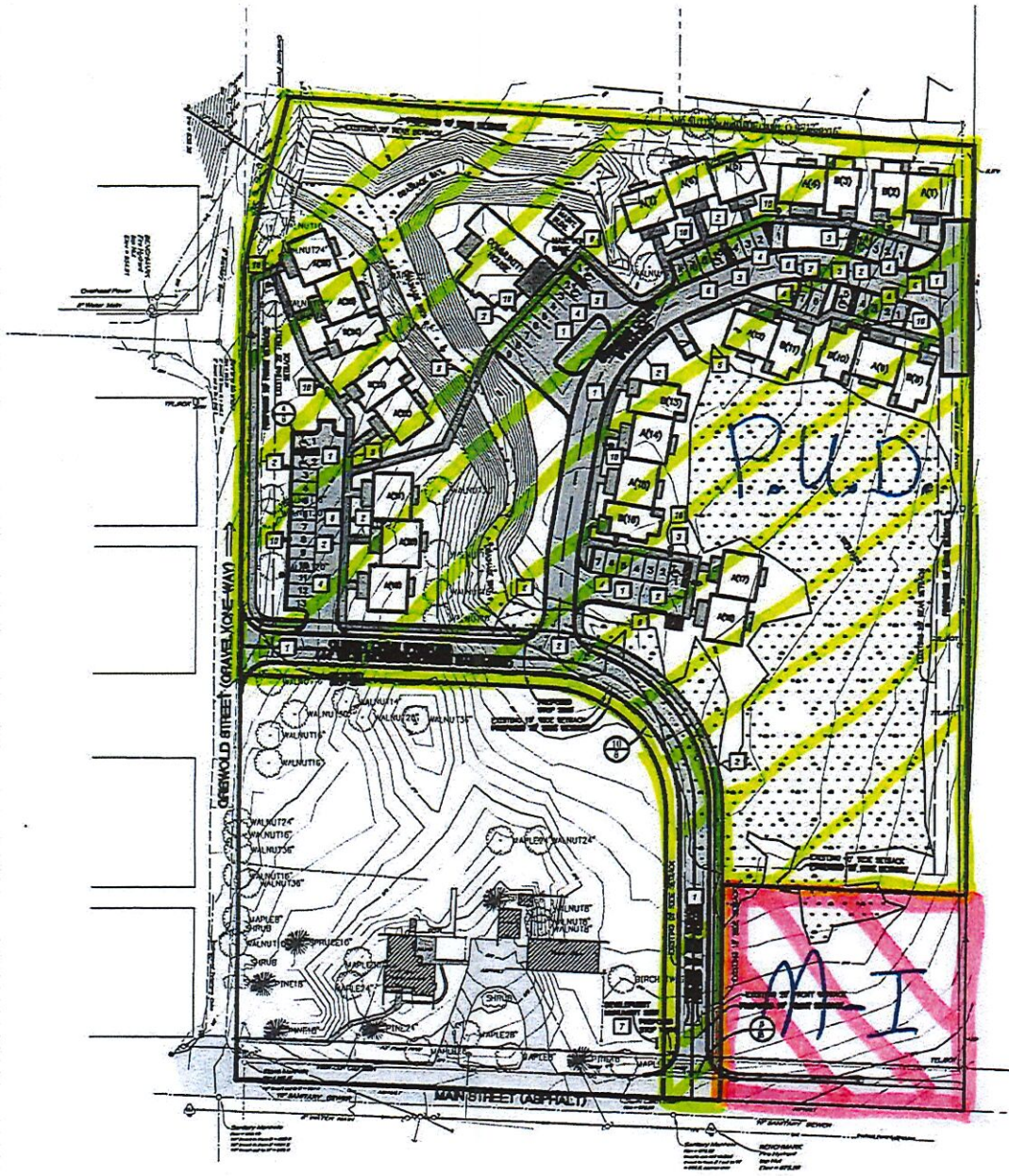
The rezoning of a portion of 608 East Main Street (parcel ID #64-020-243-001-00), from A, Residential Zone, to PUD, Planned Unit Development for a 26-unit senior housing development. The property proposed for rezoning is legally described as follows:

A parcel of land situated in the Southwest One-quarter of the Southwest One-quarter of Section 9, Town 15 North, Range 17 West, City of Hart, Oceana County, Michigan, more fully described as follows: Commencing at the Southwest Corner of said Section 9; thence North 00°30' 51" East, 315.22 feet, along the West Line of said Section 9 and the Easterly line of Griswold Street, to the Point of Beginning; thence North 00°30'51" East, 318.68 feet, continuing along said West Line of Section 9 and Easterly line of Griswold Street; thence North 14°35'29" East, 137.30 feet; thence South 85°37'54" East, 530.13 feet; thence South 00°31'05" West, 585.04 feet; thence North 87°19'27" West, 188.41 feet; thence South 00°30'51" West, 167.62 feet, to a point on the South Line of said Section 9 and the centerline of Main Street; thence North 87°19'27" West, 44.03 feet, along said South Line of Section 9 and centerline of Main Street; thence North 00°30'51" East, 315.22 feet; thence North 87°19'28" West, 330.24 feet, to the Point of Beginning. Said parcel contains 6.66 acres of land, more or less. SUBJECT TO the right-of-way of Main Street across the Southerly 33 feet thereof. ALSO SUBJECT TO easements or restrictions, if any.

STATE OF MICHIGAN)
) SS.
COUNTY OF OCEANA)

I, the undersigned, the duly qualified and acting City Clerk of the City of Hart, Oceana County, Michigan, do hereby certify that the foregoing Ordinance amendments and additions were adopted by City of Hart at a regular City Council meeting duly held on the 24th day of July, 2012; and that the meeting with held in compliance with notice provisions and all other requirements of Act 267 of the Public Acts of 1976, as amended, I hereby certify that I published the Ordinance amendments and additions in the Oceana Herald Journal on the 2nd day of August, 2012.

Laura L. Stevens
Hart City Clerk



Construction Notes

1. PAVING DETAIL
2. INSTALL CONCRETE SIDEWALK
3. INSTALL BARRIER-FREE RAMP
4. LAYOUT FOR STANDARD AND ACCESSIBLE PARKING SPACES
5. INSTALL DUMPSTER ENCLOSURE AND PAD
6. INSTALL CANTILEVERED CARPORT (LENGTH VARIES BY NUMBER OF UNITS)
7. INSTALL MONUMENT SIGN INCLUDING CITY OF HART SCREEN REQUIREMENTS AND SIGNAGE REQUIREMENTS WHICH MAY BE COMPLEX
8. INSTALL FIRE SPRAY MISTING FOR POOL SHAFTS – TO BE DESIGNED BY OTHERS
9. INSTALL COMMUNITY BUILDINGS (SIZE PER UNITS) TO BE DETERMINED BY OTHERS
10. INSTALL STREET, DRIVEWAY, AND PARKING LOT LIGHTING MEETING ALL CITY OF HART AND MDOT REQUIREMENTS, FINAL LOCATION AND SPECIFICATIONS TO BE PROVIDED FOR CONSTRUCTION ENGINEERING BY OTHERS.

Legend

TANK COVER	NORTH
ELECTRICAL PANEL	SOUTH
GUARD POST	EAST
FLAG POLE	WEST
FLOOD LIGHT	DEGREES
CATCH BASIN	FEET OR MINUTES
TEST LOAD	INCHES OR SECONDS
LIGHT POLE	SQUARE
CURB STOP	FEET
MANHOLE	VOLUME
ELEC. TRANSFORMER	PANEL
FIRE HYDRANT	OFFICIAL RECORD
MAILBOX	CALCULATED
SIGN	RECORD
UTILITY POLE	RIGHT OF WAY
TELE. RISER	CENTERLINE
FOUND IRON	TITLE
FOUND MONUMENT	
SECTION CORNER LABEL	
SOIL BORING	

PROPOSED ASPHALT PAVEMENT
PROPOSED SIDEWALK

Site Data

PARCEL INFORMATION
PARCEL ZONING (EXISTING): A-AGRICULTURAL
PARCEL ZONING (PROPOSED): PUDA

PARKING REQUIREMENTS (OR PROPOSED PUDA)
ALL REQUIRED SPACES ARE SHOWN AT 10' X 20' SIZE.
1.5 PARKING SPACE PER UNIT
(28 UNITS/1.5 = 39 PARKING SPACES REQUIRED
39 TOTAL PARKING SPACES PROVIDED, INCLUDING
2 HANDICAPPED SPACES
COMMUNITY HOUSE (2,700 SF) AT (1) SPACE PER 300 SF
(9) SPACES REQUIRED, (9) PROVIDED

BUILDING SETBACKS
EAST STREET (R) (OREWOLD AND MAIN STREET)
FRONT
SIDE
REAR

PARKING SETBACKS
FRONT
SIDE
REAR

BUILDING HEIGHT
MAXIMUM ALLOWED
ACTUAL

BUILDING CONSTRUCTION
NORTH - CONSTRUCTION
EAST AND APPROXIMATE
SOUTH OF MAIN STREET
W-E HARDCOR, SWITCHGEAR,
EAST - AGRICULTURAL
RESIDENTIAL (A-RESIDENTIAL
PARCEL ZONING (EXISTING):
PARCEL ZONING (PROPOSED):
(PROPOSED FOR RESIDENTIAL TO M-0
PARCEL "A" - RESIDENTIAL

Typical Units

A — 2-BEDROOM UNITS
1,200 SF (17 TOTAL)
PROPOSED COVERED CONCRETE PATIOS

B — 1-BEDROOM UNITS
800 SF (9 TOTAL)
PROPOSED COVERED CONCRETE PATIOS

General Notes

1. DEVELOPMENT OF THIS SITE SHALL BE IN ACCORDANCE WITH STATE, COUNTY AND CITY REQUIREMENTS.
2. DIMENSIONS ARE/OR COORDINATED ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED.
3. SITE LIGHTING SHALL MEET MDMOG, OCEANA COUNTY AND CITY OF HART REQUIREMENTS, AND SHALL BE DIRECTED AWAY FROM ADJACENT ROADWAYS AND PROPERTIES.
4. SIGNAGE SHALL MEET MDMOG, OCEANA COUNTY AND CITY OF HART REQUIREMENTS, FOR TYPE, SIZE AND LOCATION.
5. PROPOSED ASPHALT DRIVE AND PARKING SHALL BE GRADED TO DIRECT ANY RUN-OFF TO ON-SITE STORM WATER MANAGEMENT SYSTEMS. DESIGN TO BE APPROVED AND PERMITTED BY THE OCEANA COUNTY DRAIN COMMISSIONER.
6. IMPACTS TO WETLAND AREAS SHALL REQUIRE APPROVAL AND PERMITTING BY THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY (MDEQ).

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Gourdie-Fraser
Architecture | Development | Preservation
www.gfadesign.com

OCEANA COUNTY HOUSING COMMISSION
THE COTTAGES AT GURNEY FARMS SENIOR LIVING
SITE PLAN
SECTION 6 T14N R17W
CITY OF HART, OCEANA COUNTY, MICHIGAN

These documents are prepared in accordance with the contractual terms and conditions for this project

12180

SHT 4 OF 9

Historic Reference