



**PLANNING COMMISSION MEETING AGENDA
MARCH 10, 2025 - 6:00 P.M.**

- 1. Call to Order**
- 2. Roll Call**
 - Ackerman; Danger; Gardner; J. Kling; T. Kling; Lehnert; Morales
- 3. Approval of Minutes**
 - December 9, 2024
- 4. Approval of Agenda**
- 5. Public Comment**
- 6. Public Hearing - None**
- 7. Old Business**
 - Discuss & Consider – Election of Officers
 - Discuss & Consider – 2025 Planning Commission Meeting Schedule – October 13, City Hall will be closed in observance of Columbus Day, choose alternate date for Planning Commission Meeting.
- 8. New Business**
 - Discuss & Consider - Site Plan Review – 202 West Main Street
- 9. Reports**
- 10. Adjournment**

City of Hartford
Planning Commission Meeting
December 9th, 2024, Proposed Minutes

Call to Order: 6:00pm by T. Kling

Members Present: Steve Ackerman, Gage Gardner, Jenine Kling, & Tim Kling

Members Absent: Adolfo Morales

Also Present: Nicol Brown, City Manager; Donovan Smith, Principal Planner for McKenna & Assoc.; Public Attendees: Mandy Gauss, PE Sr. Project Mgr. for Casey's General Store

Approval of the Minutes:

Motion by Ackerman, seconded by Gardner, to approve the minutes of the October 14th, 2024, meeting.

Motion carried, 4 – 0

Approval of the Agenda:

Motion by Gardner, seconded by Ackerman, to approve the December 9th, 2024, agenda as presented.

Motion carried, 4 - 0

Public Comments Not on the Agenda:

*Nicol introduced Donovan Smith, Principal Planner for McKenna & Associates. He helped with the site plan review for Casey's and may also be available to assist us with our master plan update. She wants to budget for them next year.

*Gage offered a couple ideas to fill our two vacant Planning Commission seats: Get Hartford HS students involved, interested in learning, good for college resumes. We could also update our By-Laws and reduce the number of members required.

*Tim suggested advertising on the Hartford Happenings site on Facebook or reaching out to past members. Must have residency in the city to be a member. Nicol said she could work on making that happen.

*Nicol suggested possibly bringing a City Commissioner in as a member, maybe Pete Aranda, since he was previously with us? will check into that. Other cities currently do this. It benefits both the City & the Planning Commission, great opportunity for sharing ideas.

*Donovan added that we could just change our quorum now, reduce # of members required. T. Kling shared his thoughts and still feels keeping our quorum at 4 and the required # of members at 7 is best. Adds more variety and input when making decisions. That's just his thoughts. We can revisit making a change later if we have trouble filling our vacant positions.

***Additional City Manager Comments:** Nicol updated us on all the grants that are currently in the works:

-Shared Streets & Spaces Program: Grant for \$200k to put in new sidewalk from Center to 60th St – she attended team meeting. Wightman's staff also participated. Reviewed construction drawings. MDOT stated it would take 3 months to receive grant agreement. A further update will be in Wightman's project update.

-DWSRF Project: Drinking Water State Revolving Fund, through Egle, 14M – pending the decision on which financial institutions to invite to submit a proposal.

-Spark Grant/DNR/Council Michigan Foundation: \$900k – Abonmarche scheduled meeting to start grant work.

-MDOT Grant: Center St. railroad crossing upgrade (by HHS) 40% match

-Streetscape Downtown Improvement Grant: Project closed; USDA has all info to release \$99k grant reimbursement.

-Housing Readiness Incentive Grant: \$50k to update our Master Plan. We can apply.

Other Comments: Vacant Rite Aid – A realtor owns the property now. Working on what business can come in. Some possibilities are an automotive store or grocery store.

Unfinished Business:

*Discuss & Consider- By-Laws Review – we each received the new draft to review in our meeting packets.

Nicol brought up the Secretary position & responsibilities, specifically the submission of the meeting minutes. Tim spoke on behalf of Jenine who has been Secretary since 2006, stating that she would like to pass the responsibility onto another member. Nicol said it's possible that the Deputy Clerk could take the minutes for the meetings. She will follow up on this.

Gage had some thoughts about properties deemed suitable that are just sitting, if we could add something like some of the other local city planning by-laws had, where we know what to do with these properties. Tim shared that vacant properties & development of such properties are not included in our responsibilities. We're in place to review & act on proposed zoning ordinances and amendments, site plan reviews and special land use permits.

We agreed that we would keep the members at 7 at this time.

After completing our discussion Tim said we could continue with the motion to approve the updated by-laws draft.

Motion by Ackerman, seconded by Gardner, to approve the updated by-laws draft as presented.

Motion carried, 4 - 0

New Business:

*Site Plan Review- 61827 CR 687 Casey's General Store #4611

Mandy Gauss, PE, Sr. Project Manager presented the Site Plan in detail. Each member had received a copy. Donovan went over the Planning & Zoning Site Plan Review – Site Improvements for Casey's #4611 presented by McKenna. There were only a few items of recommendation that need to be addressed, otherwise, the site plan is in compliance and is approved. Donovan did share that the rezoning to Light Industrial had been approved as Conditional Rezoning. It could have remained B2, Commercial, but it works either way.

Motion by Ackerman, seconded by Gardner, to approve the Site Plan for 61827 CR 687 Casey's General Store #4611, with the conditions recommended by McKenna & Associates.

Motion carried, per roll call, 4 - 0

Other business: None

Adjournment:

Motion by Gardner, seconded by Ackerman, to adjourn the meeting at 6:47 pm.

Meeting adjourned by T. Kling

Respectfully submitted by: Jenine Kling, Secretary



City of Hartford
19 W Main Street, Hartford, MI 49057
(269)621-2477

The City of Hartford Planning Commission
Meeting Calendar for 2025

| |
|------------------------|
| January 13 - Canceled |
| February 10 - Canceled |
| March 10 |
| April 14 |
| May 12 |
| June 9 |
| July 14 |
| August 11 |
| September 8 |
| October |
| November 10 |
| December 8 |

2nd Monday of the month at 6:00 P.M. in the
Council Chambers at City Hall

Notices & Agendas are posted on the City's Website
Meetings may be Canceled for lack of agenda items, please check
the City's website for the most current information.

This notice is posted in compliance with the Open Meetings Act, Public Act 267 of 1976, as amended (MCL 41.72a(2)(3)) and the Americans with Disabilities Act.

The City of Hartford will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting or public hearing upon 7 days' notice to the City Clerk in writing. cityclerk@cityofhartfordmi.org or mail to 19 W Main St Hartford MI 49057

Posted on:

RoxAnn Rodney-Isbrecht, Clerk



January 31, 2025

CO: Planning Commission Chair
City of Hartford
19 West Main Street
Hartford, MI 49057

RE: Planning & Zoning Site Plan Review – 202 W. Main Street

The City of Hartford’s Planning & Zoning Department has received a Site Plan Review application dated January 21, 2025. The application, submitted by Jeremiah Smith for Getman Hartford Holdings LLC, proposes the construction of a 4,400 square-foot addition to an existing building used as a laundromat. The site, comprising 0.456 acres, is located at the corner of Franklin Street and West Main Street in downtown Hartford. The subject parcel, addressed as 202 W. Main Street, is currently zoned B-2 General Business.

Parcel:
80-52-705-001-00

Use:
Section 151.091 & 151.106 Permitted Uses, lists all generally recognized retail businesses are permitted as a principal use.

Site Plan Review:
The necessity for a Site Plan Review is required per 151.251 of the Code of Ordinances, (B) Any Development, for which off-street parking is provided.

Standards for Site Plan Review
The Code of Ordinances, Section 151.254 Standards for Site Plan Review, outline the following criteria the site must comply with for Site Plan Review Approval from the Planning Commission:

- 1) Single-Family Development on the basis of subdivisions: **N/A**
- 2) The location and design of the driveway providing vehicular ingress and egress from the site, in relation to streets giving access to the site, and in relation to the pedestrian traffic; **Complies**
- 3) The traffic circulation features within the site and location of automobile parking areas, and may make requirements with respect to these matters as will assure;
 - a. Safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets; **Complies**
 - b. Satisfactory and harmonious relationships between the development on the site and the existing prospective development on contiguous land and adjacent neighborhoods. **Complies**

MCKENNA



- 4) The Planning Commission may further require landscaping, fences, and walls in the pursuance of these objectives, and the same shall be provided and maintained as a condition to the establishment and the continued maintenance of any use which they are appurtenant. **May require a condition.**

Area, Height, and Bulk Requirements

Section 151.180 Site Plan Required provides design criteria for structures constructed in the B-2 General Business District.

(E) B-2 General Business District

- 1) Minimum Lot Area: none: **Complies**
- 2) Minimum Lot Width: none; **Complies**
- 3) Maximum Structure Height: 2 and Vi Stories, but no more than 35 ft: no elevation provided, height cannot be determined **Fails to comply**
- 4) Minimum Yard Setbacks
 - a. Front: None; Except parking shall be permitted in the front yard after approval of the parking plan layouts and points of access by the Planning Commission. The setback shall be measured from the nearest side of existing and/or proposed right-of-way lines, whichever is greater. **Requires Planning Commission approval**
 - b. Rear: Loading Space requirements 10 SF per Building Frontage and shall be computed separately from the off-street parking requirements. **Fails to comply, no rear loading proposed.**
- 5) Maximum Percentage of Lot Area coverage; **N/A**

Parking Requirements

Section 151.325 provides the off-street parking requirements.

- B. The number of off-street parking spaces, in conjunction with all land or building uses, shall be provided prior to the issuance of a certificate of occupancy as hereinafter prescribed.
 - 1) Off-street parking may be located within any nonrequired yard and within the rear yard setback unless otherwise provided in this chapter. **Complies**
 - 2) (a) Off-street parking for other than residential uses shall be either on the same lot or within 300 feet of the building it is intended to serve, measured from the nearest point of the building or to the nearest point of the off-street parking lot. **Complies**
 - 13) Laundromat not found in required off-street parking table. Similar in use to “retail stores, supermarkets, department stores, personal service shops, and shopping centers. 1 parking space for each 100 square feet area in the basement and on the first floor used for retail sales, and 1 space for each 150 square feet of floor area on the second floor used for retail sales. . . **Fails to comply. An addition of 4,400 square feet is proposed. This addition would require 44 parking spaces per this similar use determination. Only 12 parking spaces are provided. Based on the Engineer’s review, only a portion of the building will be used for retail use. If this area is used to calculate the number of parking spaces 20 spaces are required.**

Planning Staff Findings

- Please provide a revised site plan that complies with the required off-street parking requirements of Section 151.325
- Please provide an elevation of the proposed building showing the height of the building.
- Provide a landscaping plan in compliance with Section 151.213

HEADQUARTERS

235 East Main Street
Suite 105
Northville, Michigan 48167

○ 248.596.0920
F 248.596.0930
MCKA.COM

Communities for real life.



Engineering Staff Findings

- The sanitary sewer should be added to the plan. There must be one or more locations where the wastewater from the site can be accessed and sampled to monitor compliance with the City's wastewater Industrial Pretreatment Program.
- The proposed water existing and proposed water service should be shown on the plan. The size of the public water main should be verified by the DPW. The water service connection to the building addition should be shown on the site plan.
- Parking should be brought into compliance with the Ordinance. 20 parking spaces are required based on a calculation of a smaller retail component, one of which must be accessible. Only 12 spaces are shown.
- For the grading and drainage, spot elevations and slopes should be added to the site plan to confirm positive drainage and compliance with ADA.
- The geotechnical report should be provided to the Engineer for review. An increase in runoff is shown.
- The location of the electric and gas service shall be shown on the plans.

Recommendation

Based on the information provided, we recommend approval SPR25-001 with revised submittal per the staff findings above of the applicant's Site Plan and request the Planning Commission grant the Zoning Administrator the ability to issue Final Site Plan approval dependent on the approval of a parking variance by the Zoning Board of Appeals for the proposed expansion of a laundromat located at 202 W. Main Street.

Additional comments may be provided based on the applicant's revised submission.

Respectfully submitted,

McKenna

Donovan Smith, AICP
Principal Planner

Hillary Taylor
Senior Planner



CITY OF HARTFORD

APPLICATION FOR SITE PLAN REVIEW

RECEIVED
JAN 21 2025
CITY OF HARTFORD

Name of Applicant: Jeremiah Smith Phone: (616) 540-0329 Cell:

Applicant's Address: 202 W. Main St. Email Address: jeremiah.e.smith@gmail.com

Address of Property to be Developed/Occupied: 202 W. Main St.

Name of Proposed Development: Coin Express Laundry - Expansion

Name and address of every other person, firm or corporation having legal equitable interest in the property: (Attach additional sheets if necessary).

Name: GETMAN HARTFORD HOLDINGS LLC Address: 59750 34TH ST BANGOR, MI 49013

Name: Address:

Legal Description : LOT 1, BLOCK 5, TRUMAN STRATTONS ADDITION TO THE VILLAGE (NOW CITY) OF HARTFORD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 25 OF PLATS, ON PAGE 385, VAN BUREN COUNTY RECORDS.

Zoning Classification: B-2 General Business Parcel(s)# 80-52-705-001-00

Parcel Size: (Road Frontage) 288 FT (Lot Depth) 154 FT (Acreage) 0.456 AC

Proposed Use of Property: LAUNDRY FACILITY

Proposed or Type of Construction: PRE ENGINEERED METAL BUILDING - ADDITION TO EXISTING BUILDING

Total Cost of Development: \$730,000 Construction Time: 3 months

I(we), the undersigned, do hereby respectfully make an application and petition for site plan review under the provisions of the ordinances of the City of Hartford and in support of the application the information as required by Section 151-250 of the Zoning Ordinance has been provided.

Signature [Handwritten Signature] Date: 01-20-2025

Signature Date:

For Office Use: Fee: 2500 Paid: 1/21/2025 Hearing Date:

Planning & Zoning Meeting Date: Approved Denied City Commission Meeting Date: Approved Denied

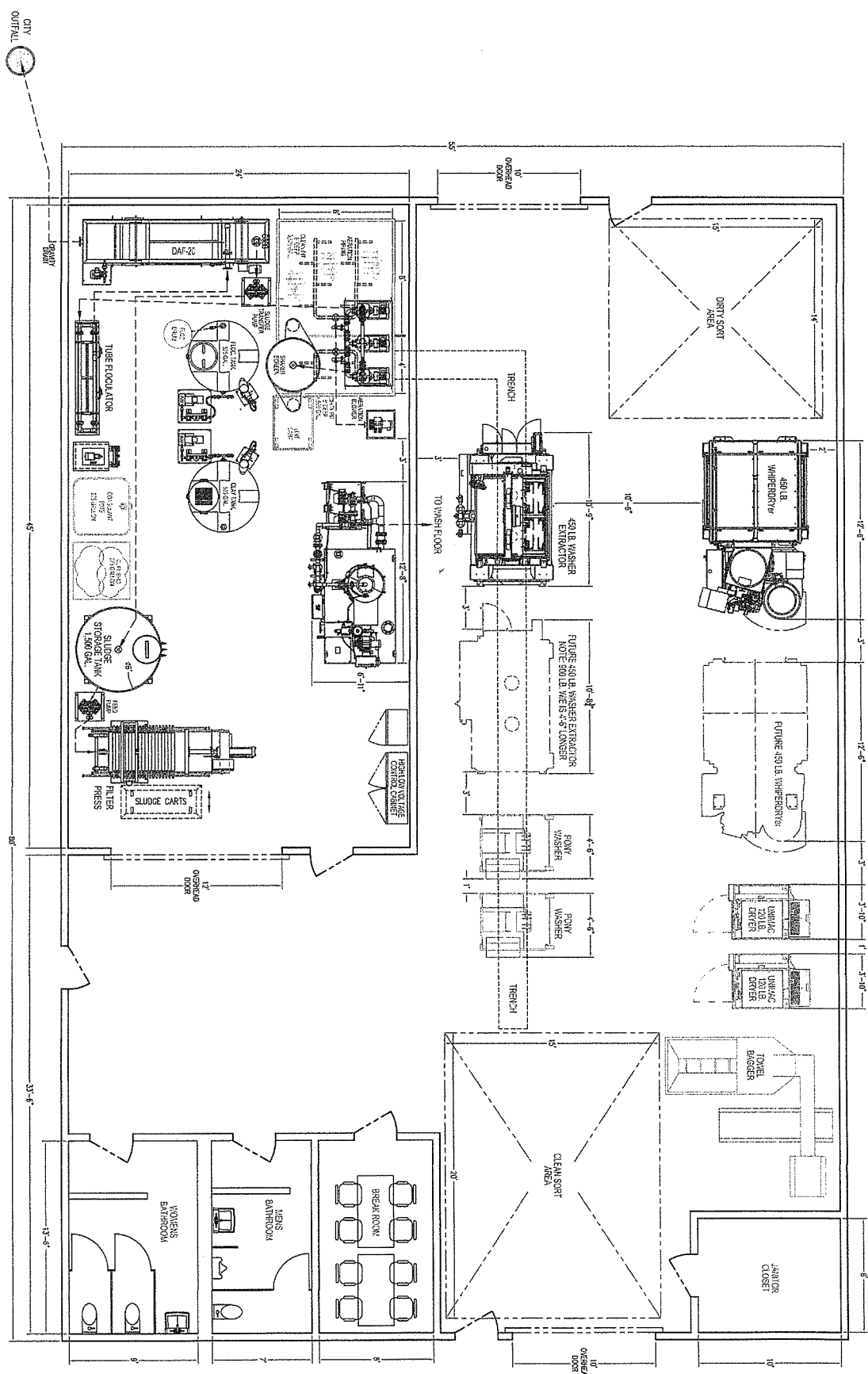
THIS DRAWING IS THE PROPERTY OF ELLIS WATER SOLUTIONS. IT IS LOANED TO YOU FOR YOUR USE ONLY. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ELLIS WATER SOLUTIONS.

| REVISION | DATE | BY | DESCRIPTION |
|----------|---------|------|------------------------|
| 1 | 7/27/24 | K.A. | ISSUE FOR CONSTRUCTION |
| 2 | - | - | FOR REVIEW |
| 3 | 8/21/24 | - | FOR REVIEW |

| SCALE | PRODUCT CLASS | SERIAL NUMBER | SHEET SIZE |
|-------|---------------|---------------|------------|
| NSU | - | - | D |

PART/DWG # REF: PROPOSAL 23556 SHEET 1 OF 1
 PROPOSED EQUIPMENT LAYOUT FOR
 ALLEGIAN LINEN
 HARTFORD, MICHIGAN

BUILDING ADDITION PLAN



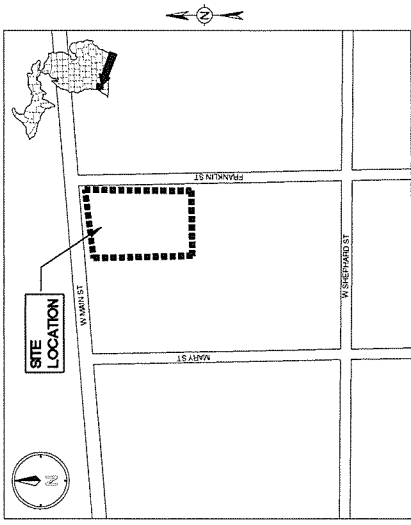
202 W MAIN STREET

202 W MAIN STREET
 SECTION 16, T.03S, R.16W
 CITY OF HARTFORD
 VAN BUREN COUNTY, MI

SITE DEVELOPMENT PLANS
 JANUARY 17, 2025

ISSUED FOR: SITE PLAN REVIEW

LOCATION MAP
NOT TO SCALE



42°12'22.8"N 85°10'12.2"W

LEGAL DESCRIPTION

PARCEL #: 80-52-705-001-00

LAND SITUATED IN THE CITY OF HARTFORD, VAN BUREN COUNTY, MICHIGAN;
 LOT 1, BLOCK 5, TRUMAN STRATTONS ADDITION TO THE VILLAGE (NOW CITY) OF HARTFORD, ACCORDING
 TO THE PLAT THEREOF, AS RECORDED IN LIBER 25 OF PLATS, ON PAGE 385, VAN BUREN COUNTY
 RECORDS.

SHEET INDEX

| No. | SHEET TITLE |
|------|----------------------------|
| T1.0 | TITLE SHEET |
| C1.0 | EX CONDITIONS - DEMO PLAN |
| C2.0 | SITE LAYOUT & UTILITY PLAN |
| C3.0 | GRADING - SECC PLAN |

REVISIONS

| No. | ISSUED FOR | DATE | BY |
|-----|------------------|----------|----|
| 0 | SITE PLAN REVIEW | 01/17/25 | TP |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |

OWNERS:
 JEREMIAH SMITH
 JEREMIAH SMITH ENTERPRISES
 (616)5400329

CIVIL ENGINEER:
 AR ENGINEERING, L.L.C.
 6725 CURTIS PARK DRIVE, SUITE A
 Kalamazoo, MI 49001
 TEL: (269) 255-5961 FAX: (269) 569-0604




SPENCER O'CELL, P.E.

DATE

UTILITY CONTACTS

| CABLE | XFINITY (800) 934-6489 | TELEPHONE | XFINITY (800) 934-6489 |
|-------|--|-----------|--|
| WATER | CITY OF HARTFORD 19 W MAIN ST HARTFORD, MI 49057 (519) 621-2477 | SEWER | CITY OF HARTFORD 19 W MAIN ST HARTFORD, MI 49057 (519) 621-2477 |
| GAS | CONSUMERS ENERGY (800) 477-5050 | ELECTRIC | AMERICAN ELECTRIC POWER (800) 311-4634 |
| | | MISS DIG | 811 |

PLANS PREPARED BY



AR ENGINEERING
1000 W. MAIN STREET, SUITE 200
HARTFORD, CT 06102
TEL: 860.525.1234
WWW.AR-ENGINEERING.COM

| | |
|---------|----|
| DRAWN | SP |
| CHECKED | SP |



SPENCER O'REILLY, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 10252

| No. | DATE | BY | ISSUED FOR |
|-----|------------|----|------------------|
| 1 | 01/17/2025 | SP | SITE PLAN REVIEW |
| 2 | | | |
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GRADING & SECC PLAN
JERMAH SMITH
202 W MAIN STREET
HARTFORD, CT 06102
SECTION 16, T03S, R15W

JOB NUMBER
25198001

DATE
01/17/2025

SHEET NUMBER
C3.0

BENCHMARK INFORMATION

BMA 161V 664Z
CONCRETE BENCHMARK
LOCATED AT 35.00' POINT OF CURVATURE OF ANALYST
AND 136' WEST OF CENTERLINE OF FRANKLIN ST.

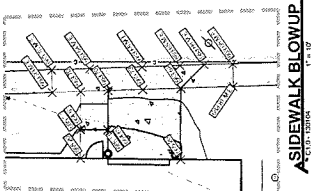
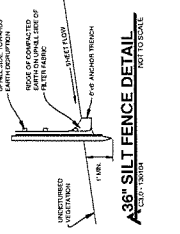
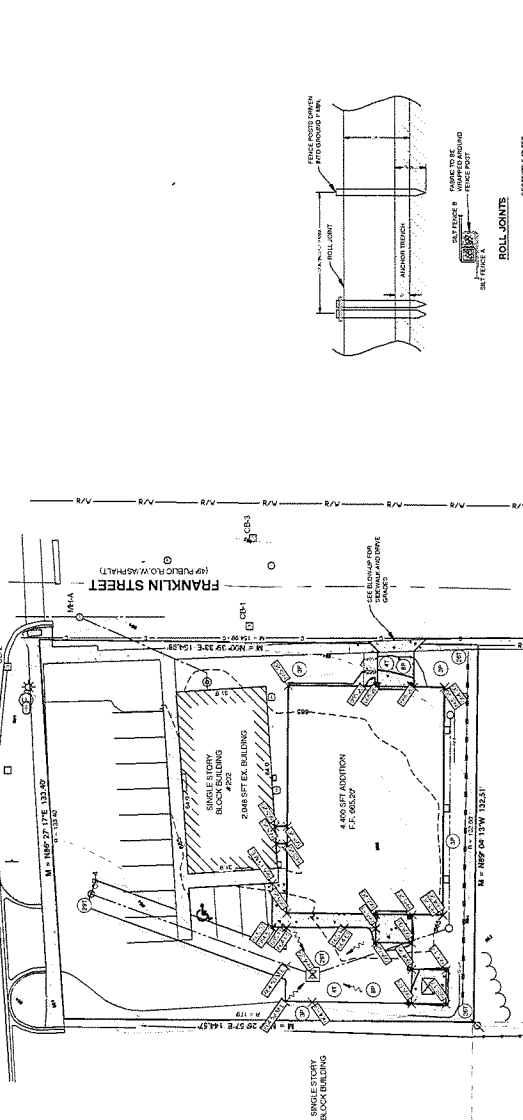
BMA 161V 665B
CONCRETE BENCHMARK
LOCATED AT 35.00' POINT OF CURVATURE OF ANALYST
AND 114' WEST OF CENTERLINE OF FRANKLIN ST.

LEGEND

LIMITS OF CONSTRUCTION

SILT FENCE

DRAINAGE ARROW



- GRADING NOTES**
- ALL WORK SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS.
 - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, PERMIT COSTS, TRIP FEES, WITHIN COSTS PERMANENT AND TEMPORARY EROSION CONTROL MEASURES AND OTHER FEES REQUIRED BY THE DEPARTMENT OF TRANSPORTATION.
 - CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND UTILITIES INFORMATION FROM THE CITY OF HARTFORD AND THE STATE OF CONNECTICUT PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES INFORMATION FROM THE CITY OF HARTFORD AND THE STATE OF CONNECTICUT PRIOR TO THE START OF CONSTRUCTION.
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- SOIL EROSION & SEDIMENT CONTROL NOTES**
- ALL CONSTRUCTION METHODS SHALL BE DONE IN ACCORDANCE WITH THE CITY OF HARTFORD AND THE STATE OF CONNECTICUT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES INFORMATION FROM THE CITY OF HARTFORD AND THE STATE OF CONNECTICUT PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES INFORMATION FROM THE CITY OF HARTFORD AND THE STATE OF CONNECTICUT PRIOR TO THE START OF CONSTRUCTION.
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ALL PERMITS AND UTILITIES INFORMATION SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES INFORMATION FROM THE CITY OF HARTFORD AND THE STATE OF CONNECTICUT PRIOR TO THE START OF CONSTRUCTION.

CIVIL ENGINEERING REVIEW

CLIENT: City of Hartford
PROJECT: Jeremiah Smith – 202 W. Main Street
FROM: Mickey E. Bittner, P.E.
ISSUE DATE: February 25, 2025
RE: Site plan review comments

Wightman & Associates, Inc. has completed a Civil Engineering review of the site plan package dated January 20, 2025, for the subject project. It should be noted that the drawings accompanying the *Application for Site Plan Review* are dated August 21, 2024 for the building addition (Ellis Water Solutions) and January 17, 2025 for the site plan (AR Engineering). The proposed project consists an addition of a 4,400 square foot pre-engineered building addition, a small connection between buildings, and minor parking lot improvements. The proposed use of the building is for laundry facilities. This review is specific to the site plan (outside of the building footprint), but offers some comments regarding the building itself.

General Items

The *Application for Site Plan Review* identifies the parcel (Parcel No. 80-52-816-055-01) zoning as General Business.

The Site Plan shows some minor tree clearing, a storm sewer extension, a small expansion of the parking lot, and the new building addition. A new driveway is proposed off of Franklin Street.

Sanitary sewer & Water main

An existing sanitary sewer service for the existing building is shown on the site plan. It is not clear how the building addition will be served by sanitary sewer. It appears a new service for the proposed addition could be extended from an existing manhole near the northeast corner of the existing building. Sewer service for the proposed addition should be shown on the site plan.

The building addition plan shows a sewer outlet in the bottom-left corner. There is not a legend indicating north, but I am assuming the bottom of the sheet is north as that would be logical with the building layout and orientation on the site. The site plan does show an existing sanitary manhole at the northeast corner of the existing building. There is no proposed sanitary sewer identified on the site plan. This should be added. There must be one or more locations where the wastewater from the site can be accessed and sampled to monitor compliance with the City's wastewater Industrial Pretreatment Program.

Neither the existing nor the proposed water service are shown on the site plan. Assuming the existing building is served by public water main, the size of the service should be verified by the DPW Superintendent. The designer should confirm the size of the water service required to operate the proposed cleaning operations and whether a new service is required. The water service connection to the building addition should be shown on the site plan. City records indicate the presence of an 8" water main in W. Main Street and a 4" water main in Franklin Street.

Parking

Section 151.325.B.13 of the ordinance requires one parking space every 100 square feet of retail space. Based on a retail floor area of 2,048 square feet, 20 parking spaces are required, one of which must be accessible. The site plan shows parking calculations requiring one space per 150 square feet of retail space, or 13 total spaces. The site plan shows 12 total spaces on the site. This does not satisfy the parking requirements. Additionally, the accessible space must be van accessible and the proper loading aisle adjacent to the designated space must be provided. If the loading aisle is added to the accessible space with the same layout, one parking space will be eliminated, resulting in a total of 11 parking spaces.

Grading & Drainage

The site plan shows a significant increase in the hard surface area of the site and direct discharge to the City's storm sewer is shown. A storm sewer extension is shown and collects all runoff from the site with a direct connection to the City's system. There are no grading details shown on the site plan to show slopes meet ADA requirements for the accessible parking space and loading aisle. Spot elevations and slopes should be added to the site plan to confirm positive drainage and compliance with ADA.

There are storm water summaries provided which show an increase in runoff. The detailed calculations should be provided to support the conclusions and the developer is required to store the difference between the pre-development runoff and the post-development runoff. When onsite retention or detention becomes part of the drainage system, soil borings should be provided to confirm soil suitability. Note 19 on Sheet C2.0 references a geotechnical report. A copy of that should be provided.

Miscellaneous

The building addition is in close proximity to the existing building and the site plan identifies the electric meter, gas meter, and condensing units to remain in place. The locations of the electric and gas services are not shown. The Building Inspector and respective utility companies should be consulted for compliance with the appropriate Building Code or clearance requirements for each utility. Additionally, the proposed building may be in conflict with the existing services and that should be confirmed.

If you have any questions, please feel free to contact me.

Very truly yours,



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