

**PLAN COMMISSION**  
**City of Hartford**  
**November 21, 2016 (Special Meeting)**

PRESENT: Chairperson Michalak, Members Regan, Henke, Kuepper

ABSENT: Members Stapleton and Anderek, Alderperson Liaison Jewell

ALSO PRESENT: City Planner Justin Drew

**Call to Order** – Chairperson Michalak called the meeting to order at 5:30 p.m. in the Common Council Chambers of Hartford City Hall, 109 N. Main Street.

**Minutes** – Motion by Regan, second by Henke approving the minutes of October 10, 2016. Motion carried.

**Appearances** – There were no appearances.

**Review of the Certified Survey Map for 2712 East Sumner Street**

**Executive Summary Review:**

The Plan Commission approved the site plan for Goeman's Rapid Mart Car wash in August 2016. The Goemans have decided to create a new lot where the car wash sits and have it run as a separate entity by Larry Goeman's son. Car washes are allowed as a permitted standalone use in the B-5 Highway Business District. The Certified Survey Map consists of two lots. Lot 1 (Goeman's Rapid Mart) measures 78,926 square feet (1.81 acres). Lot 2 (the car wash) measures 54,720 square feet (1.26 acres.) B-5 zoning requires a minimum lot size of 20,000 square feet, a width of not less than 100 feet at the building setback line, and a lot coverage of no more than 30%. Both lots meet these minimums. An ingress/egress easement for a shared driveway has been recorded as a private document. Planning staff recommended approval.

**Plan Commission Discussion, 2712 East Sumner Street CSM:**

Mr. Drew reviewed the executive summary. Chairperson Michalak requested discussion. There was no discussion. Motion by Henke, second by Kuepper to recommend approval. Motion carried.

**Adjournment** – Motion by Regan, second by Henke to adjourn meeting. Motion carried. Meeting adjourned at 5:33 p.m.

Respectfully submitted,  
Justin Drew, City Planner

Compiled by Char Smelter, Planning Secretary