

Village of Howard City
Council Meeting Minutes
October 26, 2020

President Heckman called the meeting to order at 6:00 p.m. Present: Hagstrom, VanWagner, Bassett, Williams, MacTavish, Smith, and Heckman. Absent: None.

The Pledge of Allegiance was given.

Motion by Smith seconded by Williams to approve the agenda as presented. Motion CARRIED (7-0)

Public Comment: None.

Motion by Smith seconded by Bassett to open the public hearing at 6:01 pm. Motion CARRIED (7-0)

Mr. Falcon informed Council that he and the property owner of 59-047-252-002-00, 568 W. Shaw Street, Raquel Mortensen, met and discussed options available for this property. Mrs. Mortensen did approach Council and stated that she would prefer the property to remain zoned as residential, she understands that the parcel is non-conforming. She wanted time to work with the Village and have time to work on what to do with the parcel.

Public Comment: A gentleman wanted clarification on the zoning change. Mr. Falcon explained that technically there isn't a zoning change. The parcel in question is currently non-conforming and we are here to bring it into conformance. To do this, the Village is changing the parcel to a conforming commercial property from the non-conforming residential within the commercial district. A gentleman asked what a vacant parcel on corner of Edgerton and Hemlock would be allowed to be used for. Mr. Falcon stated the Village would have to look to see what would be allowed. Mike Scott represented the Montcalm County Housing Commission and stated the Housing Commission was taking a neutral stand on this property.

Motion by Smith seconded by Bassett to close the public hearing at 6:19 pm. Motion CARRIED (7-0)

Motion by Bassett seconded by Hagstrom to bring this current non-conforming parcel #59-047-252-002-00, 568 W. Shaw Street, into commercial conforming compliance. For tax purposes, I set a date of October 26, 2021, for this parcel to be in full compliance. At which time, the Mortensons will work with the Village on their commercial plan for this parcel and the future implementation of their business. In addition, I would like to include in this motion that from this vote today to October 26, 2021, this parcel will not be used as a rental property. Moreover, should the Mortensons sell, give away, or otherwise no longer own this property, this parcel will immediately revert to the conforming zone which is commercial. Roll call vote: Bassett, aye; Hagstrom, aye; MacTavish, aye; Smith, aye; Williams, aye; VanWagner, aye; Heckman, aye. Motion CARRIED (7-0)

Public Comment: None.

Mr. Falcon thanked the Council and audience for all participation in taking care of this matter.

Motion by Smith seconded by VanWagner to adjourn the meeting at 6:28 pm. Motion CARRIED (7-0)