



City of Hartford
County of Van Buren, State of Michigan

Planning Commission Business Meeting Agenda

Monday, November 10, 2025 at 6:00 PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF AGENDA

PUBLIC COMMENT

APPROVAL OF COMMISSION MINUTES

- [1.](#) Discuss & Consider - Proposed Minutes - October 20, 2025

OLD BUSINESS

- [2.](#) Discuss & Consider - Land Use Chart Existing & Proposed
- [3.](#) Discuss & Consider Existing Zoning Map and Future Land Use Map

NEW BUSINESS

- [4.](#) Discuss & Consider - 2026 Planning Commission Meeting Schedule

ADJOURNMENT

**City of Hartford
Planning Commission Meeting
October 20, 2025 Proposed Minutes**

Call to Order:

T. Kling, Chairman called the Planning Commission regular meeting to order at 6:00pm.

Pledge of Allegiance was said.

Members Present:

Steve Ackerman, Dan Danger, Gage Gardner, Jenine Kling, Tim Kling, Adolfo Morales

Members Absent: Joseph Lehnert

Staff Present: Nicol Pulluam (formally Brown),

Guests Present: Hillary Taylor, Mckenna

Approval of the Agenda:

Motion by Gardner, supported by Ackerman, to approve the agenda as presented.

Motion carried, 6 – 0

Public Comments:

- Jason Arndt, Arndts Auto on East Main Street, purchased 211 North Center Street which is in the B2 general business district. He is wanting to use the property to store cars, but this use is not allowed under the current zoning and there is not an option to re-zone this property. There is not a provision under B2 zoning for a special use permit. The proposed use would be allowed under light industrial zoning. Mr. Arndt will need to seek property within the light industrial district for his intended use.

Approval of Commission Minutes:

Motion by Ackerman, supported by Gardner, to approve the September 8, 2025 minutes.

Motion carried, 6 – 0

Olds Business:

- Discuss & Consider – Proposed Architectural Standards
Discussion: Architectural Standards intended purpose is to preserve and enhance the architectural character of the downtown area, maintain the historic and aesthetic integrity of Main Street while encouraging compatible new development. A design review committee would be appointed to review and give recommendation to the planning commission.
 1. The majority of the planning commission agrees there should be minimum anticultural standards and should not be a barrier to development. This is not a requirement of State Law.
 2. The majority of the planning commission agrees there are no design elements missing.

New Business:

- Discuss & Consider – Proposed Blight Memo
Discussion: used to address vacated and/or deteriorated building blight standards, would set minimum standards. The majority of the planning commission agrees this should be included in the zoning ordinance.

- Discuss & Consider – Proposed Conditional Re-Zoning Memo
Discussion: Standard (straight) re-zoning strictly limits the property's use to those permitted by right within the zoning district. This approach provides consistency but lacks flexibility for unique development proposals that may not fully align with all permitted uses of the district. Conditional rezoning would allow an applicant to voluntarily propose conditions or limit the scope of allowable uses as part of their rezoning request. The approach offers greater flexibility for the both the applicant and the City ensuring development compatibility while accommodating economic growth. The majority of the Planning Commission feels this would be appropriate to add to the zoning ordinance.
- Discuss & Consider – Existing Land Use Chart
Discussion: Existing land uses currently allowed and was developed under the last master plan revision.
- Discuss & Consider – Proposed Land Use Chart
Discussion: Some of the proposed chart is a requirement of State Law. Community goals should be considered on developing the proposed land use chart. The planning commission should consider Residential mixed-use district within the downtown area. It is currently allowed in the central business district, but having a residential mixed-use district is beneficial and can be added to the proposed land use chart. The majority of the planning commission would like to add residential mixed-use district to the land use chart. The land use chart sets the tone for the zoning ordinance. Some of the chart is required by State Law. Churches are treated under assembly halls under current state law and will be updated on the land use chart, this will eliminate some of the grey areas in the zoning ordinance. PUD/land use should be the community's vision within an area that has a list of standards. It is a very powerful tool that should result in great benefit to the community. Consider what zoning districts would the community like to see PUD's, and should align with the future land use map. This topic will be discussed at a future meeting. Comments should be given to the City Manager by December for consideration at the January meeting.
- Discuss & Consider – Existing Zoning Map
Discussion: Existing zoning map was developed under the last master plan revision.
- Discuss & Consider – Proposed Future Land Use Map
Discussion: Future Land Use Map is a reflection of the community's long-term vision, looking 20 – 30 years into the future. Consider the future land use map as a proposed gateway identifying areas that may be appropriate for rezoning. The addition of enterprise zoning district is being proposed, which is a tool as a tool to implement future rezoning requests. The future land use map will evolve with additional input and will be brought back for further discussion. The planning commission will review the proposed land use chart and current & proposed land use maps at their next meeting in November.

Adjournment:

Motion by Gardner, supported by Danger to adjourn the meeting at 7:38pm

Motion carried 6 – 0

Respectfully submitted by: Jenine Kling, Secretary

EXISTING LAND USES IN CURRENT ZONING ORDINANCE FOR HARTFORD 10-20-25

Use	P - Permitted		SLU - Special Land Use				*Note for revision later			
	R-1	R-2	R-MF	RR	B-1	B-2	CF	LI	I	New*
Accessory Buildings/Use *	SLU*	SLU*			P	P		P	P	
Accessory Dwelling Units	P	P	P							
Automobile Car Wash						P				
Automobile Repair Shop									P	
Automobile Sales and Showroom						P				
Banks (including drive-in)					P	P				
Bowling Alleys						P				
Bus Passenger Stations						P				
Cemeteries	SLU*	SLU*								
Churches	SLU*	SLU*			P	P	P			
Clothing Stores					P	P				
Clubs						P				
Cold Storage Facilities						P				
Commercial Kennels									P	
Day Care, Child Care	SLU*	SLU*								
Drug Stores					P	P				
Duplex	SLU	P								
Farm Equipment Dealers						P				
Freestanding Nonaccessory Signs									P	
Funeral Home			SLU		P	P				
Greenhouse									P	
Grocery					P	P				
Hardware Stores					P	P				
Home Occupation	SLU	SLU*								
Junkyards								P	P	
Lodge Halls					P	P				
Low-Rise Apartments	-									
Lumber Plant									P	
Machine Shops								P		
Manufacturing								P	P	
Med-High Rise Apartments	-									
Metal Finishing and Casting									P	
Mixed-Use					P	P				
Mobile Home Parks			SLU							P*
Motels/Hotels						P				
Multiple Family Dwelling	-	-	P							
Municipal Office Buildings	SLU*	SLU*			P	P	P			
Newspaper and Printing Services					P	P			P	
Nursery Schools	SLU*	SLU*								
Outdoor Race Track									P	

Outdoor Sales					P					
Outdoor Storage								P		
Petroleum Storage							P			
Private Clubs					P	P				
Private Parks*	SLU		SLU	SLU		P		P		
Private Schools	SLU	SLU			P	P				
Professional Office Buildings					P	P				
Public Recreation Facility	P	P								
Publicly Owned Library	P	P					P			
Publicly Owned Parks	P	P		SLU		P	P	P		
Quad-Plex	-									
Research and Design Facilities										
Restaurants and Taverns (not including drive -thru or open front)					P	P				
Retail Storage						P				
Schools							P			
Self-Service Laundry and Dry Cleaning						P				
Senior Housing*			SLU							
Sewage Disposal Plant								P		
Signs	P	P	P		P	P	P	P	P	
Single Family Dwelling	P	SLU		P						
Theaters					P	P				
Townhomes	-									
Trades Showrooms and Offices					P	P				
Tradeschools								P		
Triplex	-									
Utility and Public Service Buildings	SLU*	SLU*				P		P		
Veterinary Clinics and Hospitals					P	P				
Warehouse and Storage Facilities					P	P		P	P	
Water Supply Plant								P		
Wholesale							P	P		

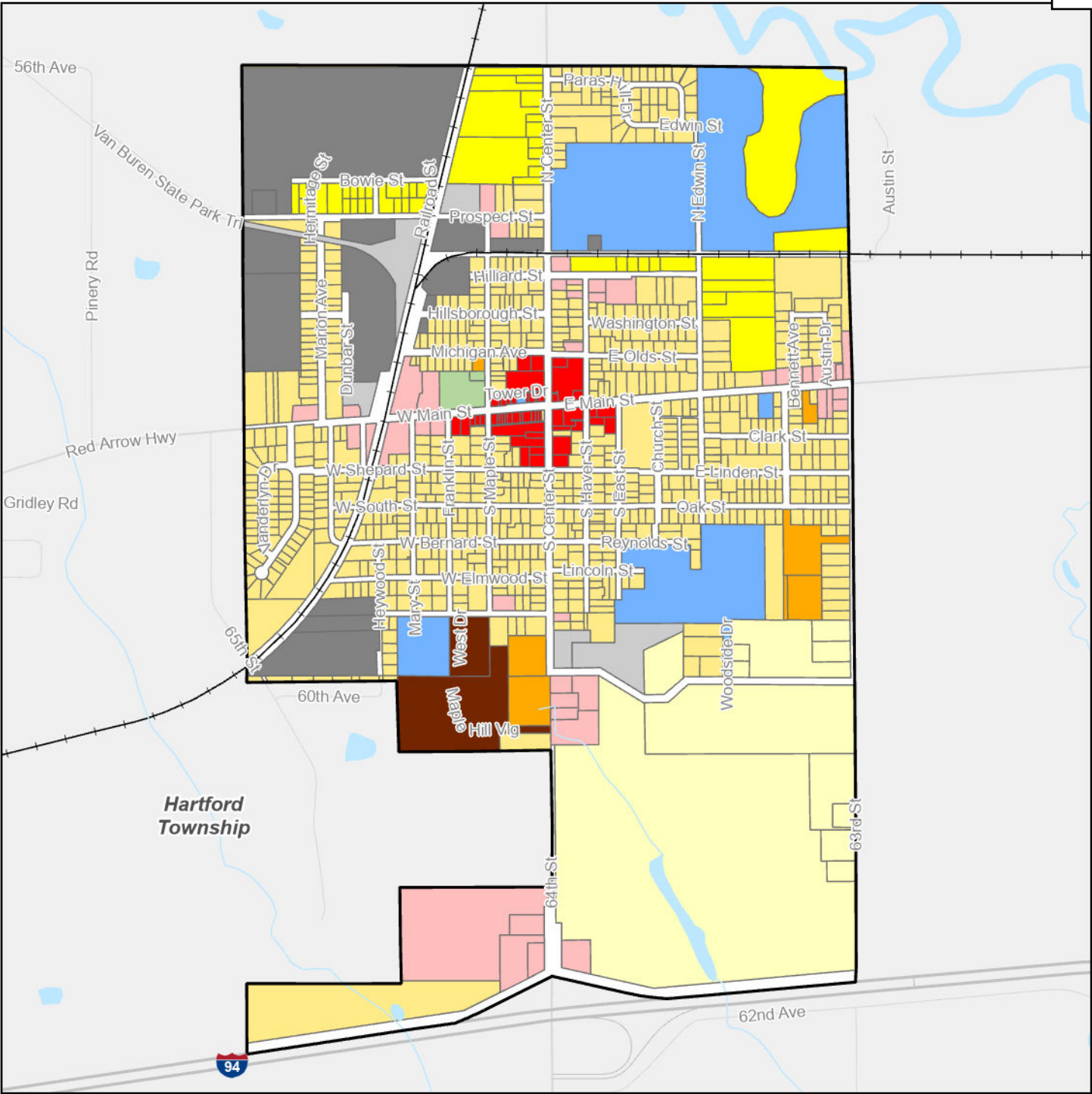
PROPOSED LAND USE CHART FOR THE CITY OF HARTFORD
10-20-25

LAND USE	AR (Agricultural Residential)	TLDR (Traditional LDR)	LDR	MDR	MHDR (Medium-High Density Residential)	MHP	C1	C2	LI	HI	I/C (Institutional/Community Center)	P (Park)	PUD
AGRICULTURAL													
Farm equipment dealers							P						
General farming	P												
Greenhouse	S									P			
Retail garden and landscape supply stores	S							P	S				
CARE AND SOCIAL ASSISTANCE													
Adult day care			S	P	P		P						
Assisted Living Home/Nursing Home			S	P	P		P						
Counseling, medical and psychological treatment facilities				S	S		P						
Hospitals				S	S		S		S		S		
Medical and dental offices				S			S						
Residential Human Care and Treatment Facility (for ex: a homeless shelter or halfway house) unless otherwise exempt by law				S	S		S						
State-Licensed Residential Facilities (Adult Foster Care)													
Adult foster care family home			P	P	P								
Adult foster care small group home			P	P	P								
Adult foster care large group home			P	P	P								
Family day care home (6 or fewer)			P	P	P								
Group day care home (7-12)			P	P	P								
Child care center or day care center/nursery school			S	S	S		P		S				
Child foster care family home			P	P	P								
Child foster care family group home			P	P	P								
Child foster care private home			P	P	P								
Urgent care facility				S	S		S						
COMMERCIAL													
Art studio/craft shop							P						
Bank or other financial institution							P						
Bed and breakfast establishment			S	S	S								
Bowling alleys							P						
Bus passenger station							S						
Catering establishment							S						
Clubs							S						
Commercial storage warehouse							S						
Contractor's office (with outdoor storage)							S						
Drive through facility other than a restaurant (e.g., bank, credit union, pharmacy, dry cleaner)							S	S					
Drug store							P						
Grocery							P						
Hardware stores							P						

Health or exercise club							P						
Hotel/motel							P						
Kennel, commercial							S		P	P			
Laundromat and dry cleaner							P						
Machine shops									P				
Medical office, including clinic							S						
Mortuary or funeral home							S						
Open air business							S						
Outdoor sales							P						
Personal service establishment (e.g., salon, tailor, dry cleaning drop-off site, etc.)							P						
Professional offices							P						
Restaurant with drive-through							S						
Restaurant without drive-through							P						
Retail building supplies and equipment stores with outdoor display and storage							S						
Retail establishments under 10,000 square feet GFA							P						
Sexually oriented businesses									S				
Theaters							P						
Vehicle repair										P			
Vehicle sales							P						
Vehicle service station							S		P				
Vehicle wash establishment							P						
Veterinary clinic							P						
INDUSTRIAL													
Assembly of paperboard containers, building paper, building board, and bookbinding									P				
Cold storage facilities										P			
Laboratories including experimental, film, and testing									P				
Lumber and wood products including millwork, prefabricated structural wood products and containers, not including logging camps									P				
Lumberyards									S	P			
Manufacturing									P	P			
Metal finishing and casting										P			
Outdoor storage										P			
Petroleum Storage									P				
Printing and publishing							P		P	P			
Production or assembly services									S				
Research and development facilities									P				
Salvage or junk yards									P	P			
Warehouses and storage facilities							P		P	P			
Wholesale establishments									P	P			
INSTITUTIONAL													

Campgrounds, public or private, including travel trailer parks			S								S	S	
Campgrounds, Resort			S								S		
Cemeteries			S	S							S		
Churches			S	S			P				P		
Convalescent or nursing home				S	S		S				P		
Elementary, middle and high school (or private)			S	S	S		P				P		
Fraternal or social club or lodge							P						
Funeral home					S		P						
Golf course or country club			S								S	S	
Municipal office buildings			S	S			P				P		
Outdoor race track										P			
Private parks			S		S		P		P				
Public park			P	P			P		P		P		
Public library			P	P							P		
Public recreational facility			P	P							P		
Conference center, assembly hall or place of worship											P		
under 4,000 square feet			P	P	P		P				P		
over 4,000 square feet					S		S				P		
Recreation facility, indoor (e.g., arcades, bowling, billiards)							S				P		
Recreation facility, outdoor (e.g., mini-golf, batting cages)							S				S		
Trade or industrial schools									S	P			
RESIDENTIAL													
Accessory buildings			S	S			P		P	P			
Accessory dwelling units			P	P	P								
Single family dwelling (detached)	P		P	S									
Duplex			S	P									
Triplex				P	P								
Quadplex				S	P								
Multiple family dwelling (5 or more units)				S	P								
Multiple family detached dwellings (e.g.cottage court)					P								
Mobile home park					S	P							
Manufactured home community					S								
Mixed use							P						
Migrant labor housing													
Open space development			S	S	S								
Planned Unit Development	S		S	S	S								
Home Based Business			S										
Senior housing				S	S						P		
UTILITIES													
Electrical substations, electrical switching stations, electrical transmission lines, and pressure control stations or substations for gas, water and sewage							S	S	S				
Freestanding nonaccessory signs										P			

Public and utility service buildings, not including storage yards			S	S			P			P			
Signs			P	P	P		P		P	P	P		
Utility substation, transmission line and switching station			S	S	S		S	S	S				
Wireless communication services	S								S				
Wireless communication towers not exceeding 75 feet in height wholly owned and used by a federally licensed amateur radio station operator.			P	P	P								
Wireless communications tower or antenna							S		S				
Waste treatment facilities									S	P			
Water supply and treatment facilities									P	P			



Zoning Map

City of Hartford, Michigan

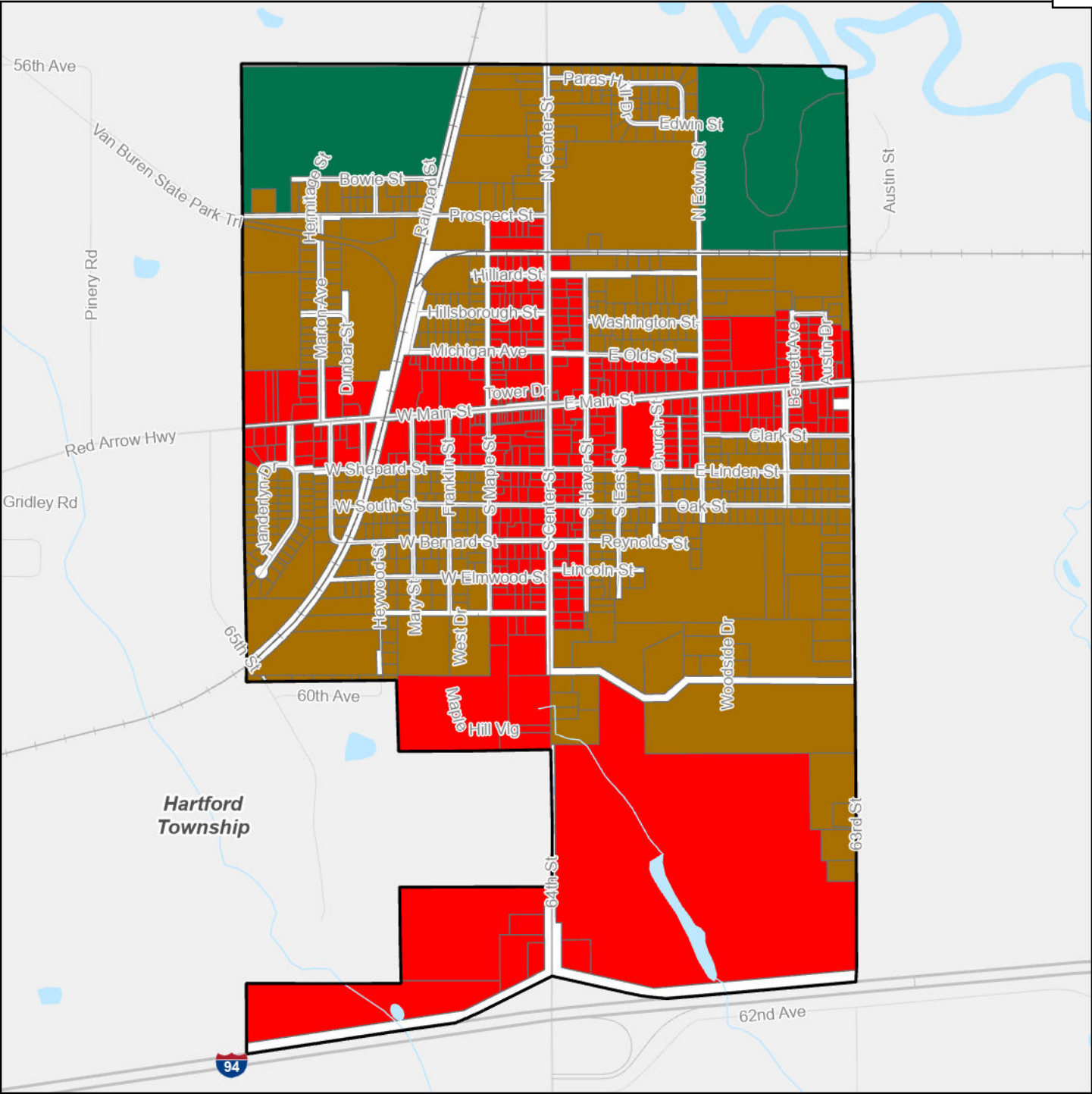
October 1, 2025

- LEGEND**
- Agricultural
 - Traditional Low-Density Residential
 - Low-Density Residential
 - Medium Density
 - Medium-High Density Residential
 - Mobile Home Park
 - Central Business District
 - General Business
 - Light Industrial
 - Industrial
 - School/Civic
 - Park
 - Planned Unit Development



Basemap Source: Michigan Center for Geographic Information, v. 17a.
Data Source: USDA 2024, McKenna 2025.





Future Land Use

City of Hartford, Michigan

October 1, 2025

LEGEND

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Industrial
- Industrial/Agricultural
- Agricultural
- Recreation Area

05001,000Feet

Basemap Source: Michigan Center for Geographic Information, v. 17a.
Data Source: USDA 2024, McKenna 2025.



Hartford City **Planning Commission** 2026 Meeting Schedule

January 12,	Business Meeting
February 9,	Business Meeting
March 9,	Business Meeting
April 13,	Business Meeting
May 11,	Business Meeting -
June 8,	Business Meeting
July 13,	Business Meeting
August 10,	Business Meeting
September 14,	Business Meeting
October ,	Business Meeting – Planning Commission will need to set date due to Columbus Day, City Hall will be closed.
November 9,	Business Meeting
December 14,	Business Meeting -

All meeting are held at 6:00pm in the City Commission Room of Hartford City Hall unless otherwise stated. Notice subject to change and in compliance with the open meetings act.

Hartford City 2026 Holiday Schedule

January 1	City Hall Closed –	New Years
January 19	City Hall Closed	MLK Jr Birthday
February 16	City Hall Closed –	Presidents Day
April 3,	City Hall Closed –	Good Friday
May 25,	City Hall Closed –	Memorial Day
June 19	City Hall Closed	Juneteenth Day
July 3,	City Hall Closed –	Independence Day
September 7,	City Hall Closed –	Labor Day
October 12,	City Hall Closed-	Indigenous Peoples Day
October 31,	Trick or Treat Hours	6pm-8pm
November 26-27,	City Hall Closed -	Thanksgiving Holiday
December 24-25,	City Hall Closed -	Christmas Holiday
December 31,	City Hall Closed –	New Years Eve
January 1, 2027	City Hall Closed -	New Year Holiday

Planning Commission approved 2026 Meeting Schedule: