



City of Hartford
County of Van Buren, State of Michigan

Planning Commission Business Meeting Agenda

Wednesday, February 11, 2026 at 6:00 PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF AGENDA

PUBLIC COMMENT

APPROVAL OF COMMISSION MINUTES

- [1.](#) Discuss & Consider - January 12, 2026 Minutes

OLD BUSINESS

2. Discuss & Consider - Changes/Edits to the Draft Master Plan

NEW BUSINESS

- [3.](#) Discuss & Consider - Zoning Ordinance District Intent Statements
- [4.](#) Discuss & Consider - Zoning Map

ADJOURNMENT

**City of Hartford
Planning Commission Meeting
January 12, 2026 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: City Manager, Nicol Pulluam (formally Brown),

Guests Present: Hillary Taylor, Mckenna

Approval of the Agenda:

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

Motion carried, 6 – 0

Public Comments:

- City Manager Pulluam gave an update on City projects.

Approval of Commission Minutes:

Motion by Danger, supported by Ackerman, to approve the December 8, 2025 minutes.

Motion carried, 6 – 0

Olds Business:

- Discussion: Future Land Use Map, the current map was part of the joint master plan with Hartford Township. The proposed future land use map is the City boundary, and allows for future growth in 5-10 years, allowing for protentional amendments to the zoning map. Planning Commission needs to make a recommendation to Council to approve the master plan to begin the required 63-day comment period.

New Business:

- Hartford Chamber Annual Dinner Invitation for February 9, 2026 at 6pm.
Discussion: This date conflicts with the Planning Commissions February meeting, several Members are interested in attending the dinner.
- Discuss & Consider – February 9, 2026 Planning Commission Conflict
Discussion: Cannot reschedule for Monday, February 16, Presidents Day, as City Hall will be closed.

Motion by Danger, supported by Gardner, to cancel the February 9, 2026 Planning Commission meeting and move it to February 11, 2026 at 6pm.

Motion carried, 6 – 0

- Discuss & Consider – Draft Master Plan –
Discussion: Hillary Taylor, Mckenna went over the proposed Master Plan. The Commission made minor changes and correction. Page 15, needed a correction AmHawk spelling. Page 14, bonds in place

of grant. Add, Concerts in the Park. Correct the amount of Ely Park improvement investment. Update Southwest Michigan Regional Airport information, they do not provide commercial flights from major carriers. The Members will bring back any additional comments to the February meeting. The Master Plan recommendation needs to be sent from Planning Commission to Council by their March meeting in order to be on schedule for June approval.

Adjournment:

Motion by Gardner, supported by Morales, to adjourn the meeting at 7:11pm

Motion carried 6 – 0

Respectfully submitted,

Jenine Kling, Secretary

AR AGRICULTURAL RESIDENTIAL [ES1]

PURPOSE	
District Role	
Provides areas for low-density residential living integrated with ongoing agricultural activity on the outskirts of the City.	
Primary Activities	Form & Site Pattern
<ul style="list-style-type: none"> • General farming and agricultural uses. • Detached single-family dwellings. • Other low-impact uses that are compatible with agricultural and rural residential character, subject to additional review 	<ul style="list-style-type: none"> • Large lots with generous setbacks and separation between buildings. • Development pattern that reflects rural spacing and minimal visual intensity.
Intensity & Impacts	Change Over Time
<ul style="list-style-type: none"> • Very low development intensity. • Minimal traffic, noise, and non-agricultural activity. • Lowest permitted density and lot coverage among all zoning districts. 	Intended to remain predominantly rural and low-intensity, with limited incremental residential development that does not erode agricultural viability.
PERMITTED USES	
See Section 5.7 Table of Permitted Uses. [ES2]	

MHP MOBILE HOME PARK

PURPOSE	
District Role	
Provides well-planned mobile home communities offering affordable and flexible residential living.	
Primary Activities	Form & Site Pattern
Mobile home sites located within approved mobile home parks.	<ul style="list-style-type: none"> • Low-rise residential development with internal streets, setbacks, and spacing standards. • Park-level design emphasizing safety, privacy, and internal circulation.
Intensity & Impacts	Change Over Time
<ul style="list-style-type: none"> • Moderate residential density managed at the park scale. • Limited non-residential activity. 	Intended to remain as cohesive, planned residential communities rather than incremental lot-by-lot redevelopment.
PERMITTED USES	
See Section 5.7 Table of Permitted Uses. [ES3]	

TLDR TRADITIONAL LOW DENSITY RESIDENTIAL

PURPOSE	
District Role	
Preserves the City’s traditional low-density residential neighborhoods within the original block and street pattern.	
Primary Activities	Form & Site Pattern
<ul style="list-style-type: none"> • Long-term residential living. • Detached single-family dwellings. 	<ul style="list-style-type: none"> • Traditional neighborhood development pattern with consistent lot sizes, setbacks, and street orientation. • Buildings integrated into an established block structure.

Intensity & Impacts	Change Over Time
<ul style="list-style-type: none"> • Low traffic generation and limited non-residential activity. • Quiet residential environment with minimal operational impacts. 	Intended to remain stable, accommodating reinvestment and replacement housing without altering neighborhood scale or function.
PERMITTED USES	
See Section 5.7 Table of Permitted Uses. [ES4]	

LDR LOW DENSITY RESIDENTIAL

PURPOSE	
District Role	
Accommodates low-density residential development at the periphery of the City.	
Primary Activities	Form & Site Pattern
<ul style="list-style-type: none"> • Detached single-family dwellings. • Select community-serving or residential-support uses subject to additional review. 	Suburban residential development pattern with larger lots and greater separation between uses.
Intensity & Impacts	Change Over Time
<ul style="list-style-type: none"> • Low overall intensity. • Limited traffic and activity beyond residential use. 	Intended to accommodate gradual residential build-out while maintaining a low-density character.
PERMITTED USES	
See Section 5.7 Table of Permitted Uses. [ES5]	

MDR MEDIUM DENSITY RESIDENTIAL

PURPOSE	
District Role	
Supports moderate-density residential living in walkable, neighborhood-scale settings.	
Primary Activities	Form & Site Pattern
<ul style="list-style-type: none"> • Single-family and two-family dwellings. • More intensive residential and institutional uses subject to special use review. 	Compact residential development integrated into a walkable street network.
Intensity & Impacts	Change Over Time
<ul style="list-style-type: none"> • Moderate residential density. • Increased pedestrian activity and localized traffic, with controls to ensure compatibility. 	Intended to accommodate incremental increases in residential density while maintaining neighborhood-scale character.
PERMITTED USES	
See Section 5.7 Table of Permitted Uses. [ES6]	

MHDR MEDIUM HIGH DENSITY RESIDENTIAL

PURPOSE	
District Role	
Accommodates higher-density residential living in areas served by public infrastructure and transportation access.	
Primary Activities	Form & Site Pattern

<ul style="list-style-type: none"> Multi-unit residential development. Institutional and higher-intensity residential uses subject to special use review. 	<ul style="list-style-type: none"> Compact building forms with shared open space and coordinated site design. Development pattern that supports efficient land use and access to services.
Intensity & Impacts	Change Over Time
<ul style="list-style-type: none"> Higher residential density than other residential districts. Increased activity levels appropriate for areas with adequate services. 	Intended to support residential intensification in appropriate locations without introducing unrelated non-residential activity.
PERMITTED USES	
See Section 5.7 Table of Permitted Uses. [ES7]	

RMU RESIDENTIAL MIXED USE

PURPOSE	
District Role	
Provides walkable, neighborhood-oriented mixed-use areas that integrate housing with small-scale commercial activity.	
Primary Activities	Form & Site Pattern
<ul style="list-style-type: none"> A range of residential building types. Limited commercial, service, and office uses that primarily serve nearby residents. 	<ul style="list-style-type: none"> Pedestrian-oriented development with buildings oriented toward the street. Integrated residential and non-residential uses within a cohesive site or block pattern.
Intensity & Impacts	Change Over Time
<ul style="list-style-type: none"> Moderate activity levels consistent with neighborhood-serving uses. Higher-impact or regional-serving activities subject to special use review. 	Intended to evolve incrementally into mixed-use environments that enhance neighborhood walkability without displacing residential function.
PERMITTED USES	
See Section 5.7 Table of Permitted Uses. [ES8]	

C1 CENTRAL BUSINESS

PURPOSE	
District Role	
Serves as the City’s primary commercial and civic center and focal point of community activity.	
Primary Activities	Form & Site Pattern
<ul style="list-style-type: none"> Commercial, office, residential, civic, cultural, entertainment, and recreational uses. Public and semi-public activities that reinforce downtown vitality. 	<ul style="list-style-type: none"> “Main Street”-oriented, human-scaled development. Buildings oriented to the street with minimal front setbacks, rear or shared parking, and strong pedestrian connections.
Intensity & Impacts	Change Over Time
<ul style="list-style-type: none"> High levels of pedestrian activity and extended operating hours. Mixed-use intensity managed through design standards rather than use separation. 	Intended to accommodate reinvestment, redevelopment, and intensification that strengthens downtown identity and economic activity.
PERMITTED USES	
See Section 5.7 Table of Permitted Uses. [ES9]	

C2 GENERAL BUSINESS

PURPOSE	
District Role	
Accommodates higher-intensity commercial activity serving both local and regional markets.	
Primary Activities	Form & Site Pattern
<ul style="list-style-type: none"> Commercial, service, and light industrial businesses requiring larger sites and operational flexibility. 	<ul style="list-style-type: none"> Auto-oriented development with convenient access to major corridors. Larger building footprints and site layouts than the Central Business District.
Intensity & Impacts	Change Over Time
<ul style="list-style-type: none"> Higher traffic volumes, extended hours, and greater operational impacts. Uses with significant impacts subject to special use review. 	Intended to evolve as the City's primary location for higher-intensity commercial growth outside the downtown core.
PERMITTED USES	
See Section 5.7 Table of Permitted Uses.[ES10]	

LI LIGHT INDUSTRIAL

PURPOSE	
District Role	
Provides space for low-impact industrial and production activity in a controlled environment.	
Primary Activities	Form & Site Pattern
Research, warehousing, light manufacturing, and production uses conducted primarily indoors.	<ul style="list-style-type: none"> Business-park or industrial campus-style development. Sites designed to limit visual and operational impacts beyond district boundaries.
Intensity & Impacts	Change Over Time
<ul style="list-style-type: none"> Low to moderate industrial impacts. Uses with greater noise or off-site effects subject to special use review. 	Intended to accommodate economic development while maintaining compatibility with nearby districts.
PERMITTED USES	
See Section 5.7 Table of Permitted Uses.[ES11]	

HI HEAVY INDUSTRIAL

PURPOSE	
District Role	
Accommodates the City's most intensive industrial and manufacturing activity.	
Primary Activities	Form & Site Pattern
Industrial, manufacturing, processing, and related commercial uses requiring large sites and operational flexibility.	<ul style="list-style-type: none"> Large-scale industrial sites with minimal constraints on building placement. Located to leverage rail access and reduce conflicts with residential and commercial areas.
Intensity & Impacts	Change Over Time
<ul style="list-style-type: none"> High levels of noise, traffic, and operational impact are expected and accommodated. Least restrictive district in terms of industrial activity. 	Intended to remain the City's primary location for intensive industrial use.

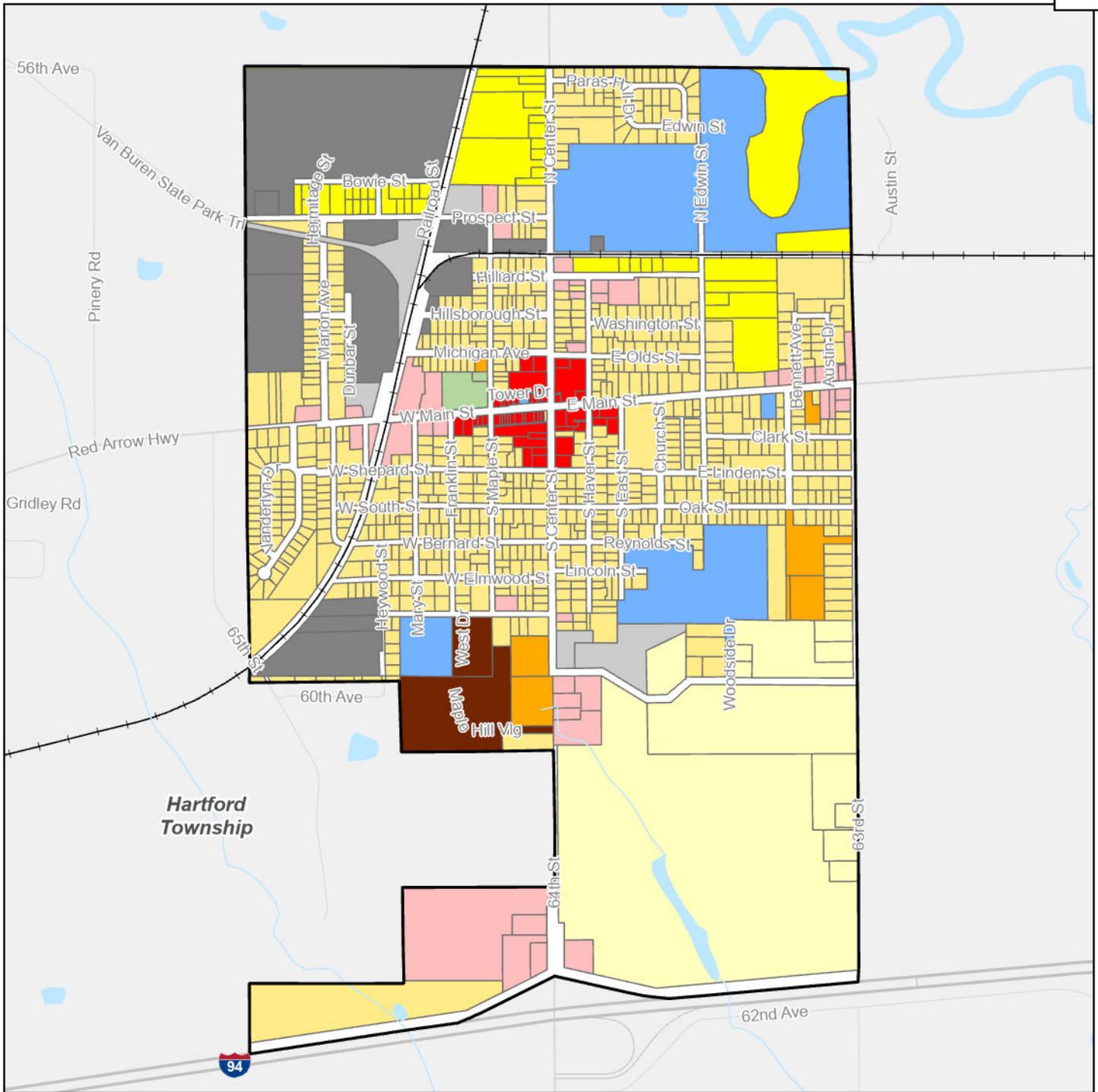
PERMITTED USES
See Section 5.7 Table of Permitted Uses.[ES12]

I/C INSTITUTIONAL/CIVIC

PURPOSE	
District Role	
Provides locations for public, civic, and community-serving facilities that support the broader community.	
Primary Activities	Form & Site Pattern
Governmental, utility, civic, institutional, public assembly, and recreational uses.	<ul style="list-style-type: none"> Development pattern tailored to institutional needs rather than lot-by-lot development. Integration with surrounding neighborhoods through access, landscaping, and site design.
Intensity & Impacts	Change Over Time
<ul style="list-style-type: none"> Variable intensity depending on use. Proximity to residential areas is often desirable and beneficial. 	Intended to accommodate long-term public and institutional needs.
PERMITTED USES	
See Section 5.7 Table of Permitted Uses.[ES13]	

P PARK

PURPOSE	
District Role	
serves land for public parks, open space, and recreation.	
Primary Activities	Form & Site Pattern
Passive and active recreation, environmental preservation, and public open space use.	<ul style="list-style-type: none"> Predominantly open land with limited structures. Buildings secondary to landscape and public access.
Intensity & Impacts	Change Over Time
<ul style="list-style-type: none"> Very low building intensity. Structures limited to those necessary for park operation and public use. 	Intended to remain open and publicly accessible, with improvements focused on recreation and environmental quality.
PERMITTED USES	
See Section 5.7 Table of Permitted Uses.[ES14]	



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.

