



City of Hartford * County of Van Buren * State of Michigan

**PLANNING COMMISSION MEETING AGENDA
OCTOBER 14, 2024
6:00 p.m.**

- 1. Call to Order**
- 2. Roll Call**
Ackerman; Aranda; Gardner; J. Kling; T. Kling; Morales
- 3. Approval of Minutes**
 - September 9, 2024
- 4. Approval of Agenda**
- 5. Public Comment**
- 6. Public Hearing – Consider an Ordinance to Rezone Land Commonly Known as 61827 CR 687 from Commercial to Light Industrial District**
- 7. Unfinished Business**
 - Discuss & Consider – By-Laws Review
- 8. New Business**
- 9. Any Other Business**
- 10. Adjournment**

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

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

Members Present: Steve Ackerman, Peter Aranda, Gage Gardner, Jenine Kling, Tim Kling, & Adolfo Morales

Members Absent: Joe Deckard (see Other Business for update)

Also Present: Nicol Brown, City Manager; Terry Mavis, Calvary Pentecostal Church; Mandy Gauss, Sr. Proj. Mgr CESO

Approval of the Agenda:

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

Motion carried 6 - 0

Approval of the Minutes:

Motion by Gardner, seconded by Aranda, to approve the minutes of the August 12th, 2024 meeting.

Motion carried 6 - 0

Public Comments Not on the Agenda:

*Gardner – wanted to know if the City had a disaster plan, in case of emergencies. We do not have a plan, the state aids in assisting with any major disasters, or FEMA if needed.

*City Manager – The City was approved for a spark grant, for upgrades to Ely Park. Working with SW MI Planning Commission to bid out engineering services. Hoping to start sometime next year, April or May. Have 2 years to complete.

*City Manager – Grant for study, Project Compass, internet/broadband for our area, the task force in place. Meetings will be held, public sessions, surveys will be sent out. Surf Internet, fiber optics approved & will be laid. Plans will be offered to sign up and will be locked in for life, and will be up and running sometime next year.

Old Business:

*Discuss & Consider - By-Laws Review – Tabled until next meeting – Nicol would like to take a closer look at the other community's by-laws, red line and discuss, and then decide if we want to make any changes/additions to ours.

Aranda offered to work with her on this; he has lots of experience in this area.

New Business:

*Discuss & Consider – 13 South Haver Street – Zoning Compliance Permit

Terry Mavis, representative for the church, went over their plans. Using existing donated building, convert for use as a fellowship hall. Fix roof, level it up, under pinned & sided, fix foundation with composite that looks like stone, put in handicap ramp to accommodate the elderly members, make acceptable looking. Will do all according to building code. Plan on water & sewer, building has a bathroom. Will be used once a month for special meetings. They will not be adding additional parking, not needed. They will be installing next to fence on the side where the day care center is. Buildings are 24x56. After hearing the plans and reviewing, it was decided that this update would be an improvement to the church property and surrounding area. Planning Commission does want to see a more permanent skirting, connection to water & sewer and make sure the setback requirements are met.

Motion by T. Kling, supported by Gardner, to approve the Zoning Compliance Permit Application for 13 South Haver Street, to renovate the portable classroom buildings into a new Fellowship Hall for the church members.

Motion Carried, per Roll Call 6 - 0

*Discuss & Consider - Rezoning Request for 61827 CR 687

Mandy Gauss, representative for Casey's Fuel station/store, presented detailed plans for the new gas station which will be located across the street from Shell Gas Station & McDonalds—a traffic impact study has been done, showed no issues. They are buying parcel #2 (Faulkner's), will be grading easement back. Purchasing corner part of the property requesting the change in zoning to light industrial. No truck parking on site. Storm retention pond is in place. This is a well-established business & will bring more jobs to the area. City Manager, said 1st step would need to have a public hearing and then forward to the City Commission for final approval.

Motion by Aranda, seconded by Gardner to schedule Public Hearing for the Rezoning Request at 61827 CR 687, October 14 at 6pm.

Motion Carried 6 - 0

Other business:

*T. Kling – Joe Deckard is resigning from the Planning Commission. He has too many personal obligations at this time and has submitted a letter of resignation.

Adjournment:

Motion by Gardner, supported by Ackerman, to adjourn the meeting at 6:36 pm

Meeting adjourned by T. Kling

Respectfully submitted by: Jenine Kling, Secretary

**CITY OF HARTFORD
COUNTY OF VAN BUREN
STATE OF MICHIGAN
PROPOSED AMENDMENT TO ZONING MAP**

PROPOSED ORDINANCE NO. 344 - 2024

**AN ORDINANCE TO AMEND THE ZONING MAP PROVIDED BY SECTION 151.05 OF THE
CITY OF HARTFORD ZONING ORDINANCE TO CONDITIONALLY REZONE TAX I.D. NO.
80-52-822-003-00 AND A PORTION OF 80-52-822-001-05 FROM THE GENERAL BUSINESS
DISTRICT TO THE LIGHT INDUSTRIAL DISTRICT**

The City of Hartford Ordains:

Section 1. Amendment. The zoning map provided pursuant to section 151.05 of the City of Hartford Zoning Ordinance is amended to show that the following property is rezoned to be in the Light Industrial District and no longer in the General Business District.

Legal Description of Land to be Rezoned:

Parcel 1:

Part of the Northwest 1/4 of Section 22, Town 3 South, Range 16 West, described as beginning at a point on the West line of said Section 22 which is North 00 degrees 27 minutes 50 seconds West 342.30 feet from the West 1/4 post of said Section; thence North 89 degrees 32 minutes 10 seconds East 333.00 feet; thence South 00 degrees 27 minutes 50 seconds East parallel with said West line, 294.40 feet to the Northerly line of Highway I-94 right of way; thence North 77 degrees 30 minutes 19 seconds West along same, 341.70 feet to said West Section line; thence North 00 degrees 27 minutes 50 seconds West along same, 217.77 feet to the point of beginning.

Parcel 2:

Commencing at the North 1/4 post of Section 22, Town 3 South, Range 16 West and running thence South 00 degrees 26 minutes 08 seconds East along the North and South 1/4 line of said Section, a distance of 1319.50 feet to the East and West 1/8 line in the Northwest 1/4 of said Section; thence North 89 degrees 51 minutes 25 seconds West along said line, 300.00 feet for the Place of Beginning of the land herein described; thence continuing North 89 degrees 51 minutes 25 seconds West along said 1/8 line, 150.00 feet; thence South 00 degrees 26 minutes 08 seconds East, parallel with the North and South 1/4 line in said Section, 450.00 feet; thence South 89 degrees 51 minutes 25 seconds East, parallel with said 1/8 line, 200.00 feet; thence North 00 degrees 26 minutes 08 seconds West, parallel with said 1/4 line, 175.00 feet; thence North 89 degrees 51 minutes 25 seconds West, parallel with said 1/8 line, 50.00 feet; thence North 00 degrees 26 minutes 08 seconds West, parallel with said 1/4 line, 275.00 feet to beginning.

AND

Commencing at the Northwest corner of Section 22, Town 3 South, Range 16 West; thence South 89 degrees 50 minutes East along the North Section line 417.53 feet to beginning; thence South 00 degrees 27 minutes 50 seconds East parallel with the West Section line 600 feet; thence North 89 degrees 50 minutes West parallel with the North Section line 417.50 feet to the West Section line; thence South 00 degrees 27 minutes 50 seconds East along the West Section line to the Northerly line of 1-94 Highway; thence Easterly along said Northerly line to the North and South 1/4 line; thence North 00 degrees 26 minutes 08 seconds West along said 1/4 line 768.66 feet; thence North 89 degrees 51 minutes 25 seconds West parallel with the South line of the Northeast 1/4 of the Northwest 1/4 of Section 450.00 feet; thence North 00 degrees 26 minutes 08 seconds East parallel with said 1/4 line 450.0 feet to the South line of the Northeast 1/4 of the Northwest 1/4; thence South 89 degrees 51 minutes 25 seconds East on same 450.0 feet to the North and South 1/4 line; thence North 00 degrees 26 minutes 08 seconds West along said 1/4 line 659.75 feet to the South line of the North 1/2 of the Northeast 1/4 of the Northwest 1/4; thence North 89 degrees 50 minutes 35 seconds West along said South line 1826.80 feet; thence North 00 degrees 10 minutes East 445.87 feet to the Southerly line of 60th Avenue; thence North 89 degrees 50 minutes West along said Southerly line 8.44 feet; thence North 61 degrees 12 minutes West along said Southerly line 447.64 feet to the North Section line; thence North 89 degrees 50 minutes West along the North Section line 1.67 feet to beginning.

EXCEPT beginning on the West Section line North 00 degrees 27 minutes 50 seconds West 342.3 feet from the West 1/4 post of Section; thence North 89 degrees 32 minutes 10 seconds East 333 feet; thence South 00 degrees 27 minutes 50 seconds East 294.40 feet to the Northerly line of 1-94 Highway; thence North 77 degrees 30 minutes 19 seconds West along said Northerly line 341.70 feet to the West Section line; thence North 00 degrees 27 minutes 50 seconds West on same 217.77 feet to beginning.

ALSO EXCEPT commencing at the North 1/4 post of Section 22, Town 3 South, Range 16 West; thence South 00 degrees 26 minutes 08 seconds East on the North and South 1/4 line 659.75 feet to the North line of the South 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section and beginning; thence North 89 degrees 50 minutes 35 seconds West on same 395.69 feet; thence South 00 degrees 26 minutes 59 seconds East 659.84 feet to the East and West 1/8 line; thence South 89 degrees 51 minutes 25 seconds East on same to the North and South 1/4 line; thence North 00 degrees 26 minutes 08 seconds West on said 1/4 line to beginning.

Tax I.D. No. 80-52-822-003-00 and Portion of Tax I.D. No. 80-52-822-001-05

Section 2. Effective Date. This ordinance shall take effect seven days after its publication, or on the date on which a lot split is granted for Tax I.D. No. 80-52-822-001-05 that creates the child parcel described above, whichever comes later.

YEAS: Commissioners,

NAYS:

ABSTAIN:

ABSENT:

CERTIFICATION

This true and complete copy of Ordinance No. 344-2024 was declared adopted at a regular meeting of the Hartford City Commission held on_____, 2024.

Richard A. Hall, Mayor

RoxAnn Rodney-Isbrecht, City Clerk

PC Hearing: October 14, 2024
Second Reading: _____ 2024
Published: _____, 2024

Introduced First Reading: _____ 2024
Adopted: _____ 2024
Effective: _____, 2024