



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

TO: Mayor Hall and the Hartford City Commissioners

FROM: Nicol Brown, City Manager

DATE: October 28, 2024

RE: APPROVE 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

ITEM BEFORE THE COMMISSION:

The item before the Commission is to approve an ordinance to amend the zoning map provided by section 151.05 of the city of Hartford zoning ordinance. To conditionally rezone Tax ID 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.

DISCUSSION:

The city received a rezoning application from Casey's Retail Company to rezone the property at 61827 CR 687, adjacent to Shell's gas station and I-94. The applicant proposes a new C-store/fuel station, Casey's gas station. The property is currently zoned General Business, but the proposal is for Light Industrial per our zoning ordinance. The request to rezone the two parcels went before the planning commission on September 9th. The Planning Commission approved a public hearing on the rezoning for October's Planning Commission meeting. The rezoning will include amending the zoning map. (see drawings)

The planning commission held a public hearing on Monday, October 14th, at 6:00 p.m. Two citizens were present; neither citizen was against the rezoning of the parcels but had questions regarding the new development. Per the zoning ordinance, the planning commission has recommended that this item be brought before the city commission for review and consideration of approval.

RECOMMENDATION:

The Hartford City Commission approves an ordinance to amend the zoning map provided by section 151.05 of the city of Hartford zoning ordinance. To conditionally rezone Tax ID 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.