

Master Plan

2015-2025

Grey	Green	Grey	Green	Grey
Green	Grey	Green	Grey	Green
Grey	Green	Grey	Green	Grey
Green	Grey	Green	Grey	Green
Black	Green	Grey	Green	Grey

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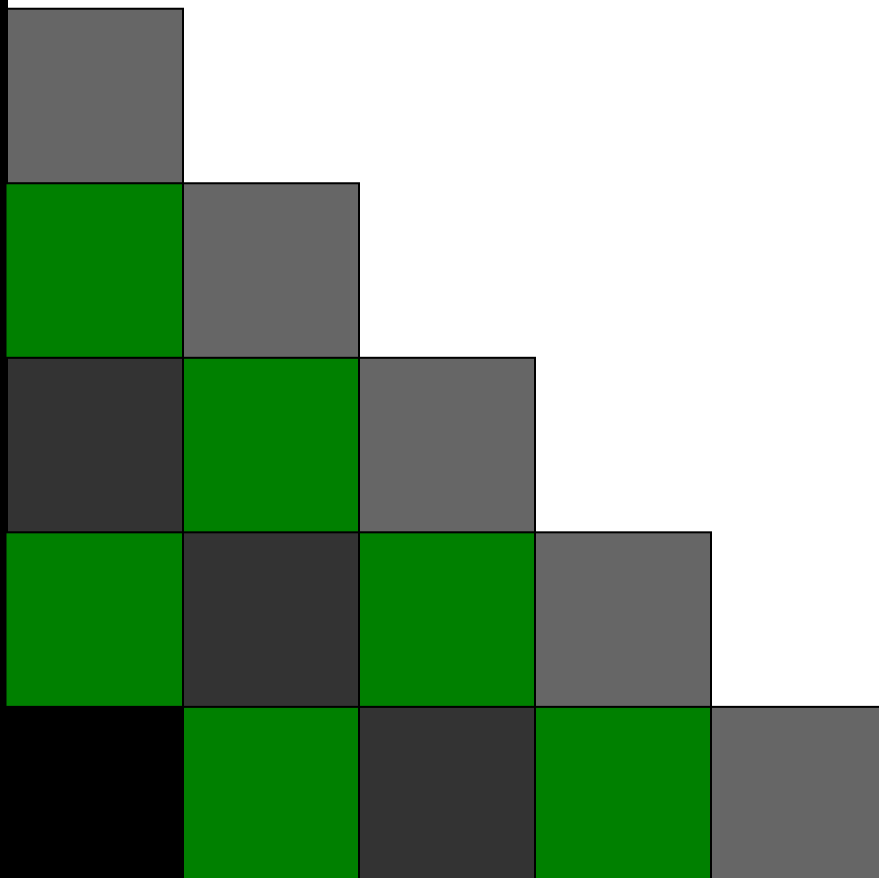
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Chapter 1

Community Profile



Location

This Master Plan is a document prepared for and in collaboration with, Hartford Township and the City of Hartford. The Hartford Community is located in southwest Michigan in Van Buren County. Hartford Township is located along the western edge of Van Buren County where the Berrien and Van Buren Counties share a border. The Township is bounded to the north by Bangor Township, to the east by Lawrence Township, and to the south by Keeler Township. Hartford Township is 33.65 square miles and the City of Hartford is 1.34 square miles essentially at the center of the Township.

HARTFORD TOWNSHIP CITY OF HARTFORD



- Legend**
- State Road
 - Major Road
 - Other Road
 - Railroad
 - River, Lake & Stream
 - ◊ Van Buren Trail
 - City of Hartford
 - Hartford Township
 - Total Tract Land



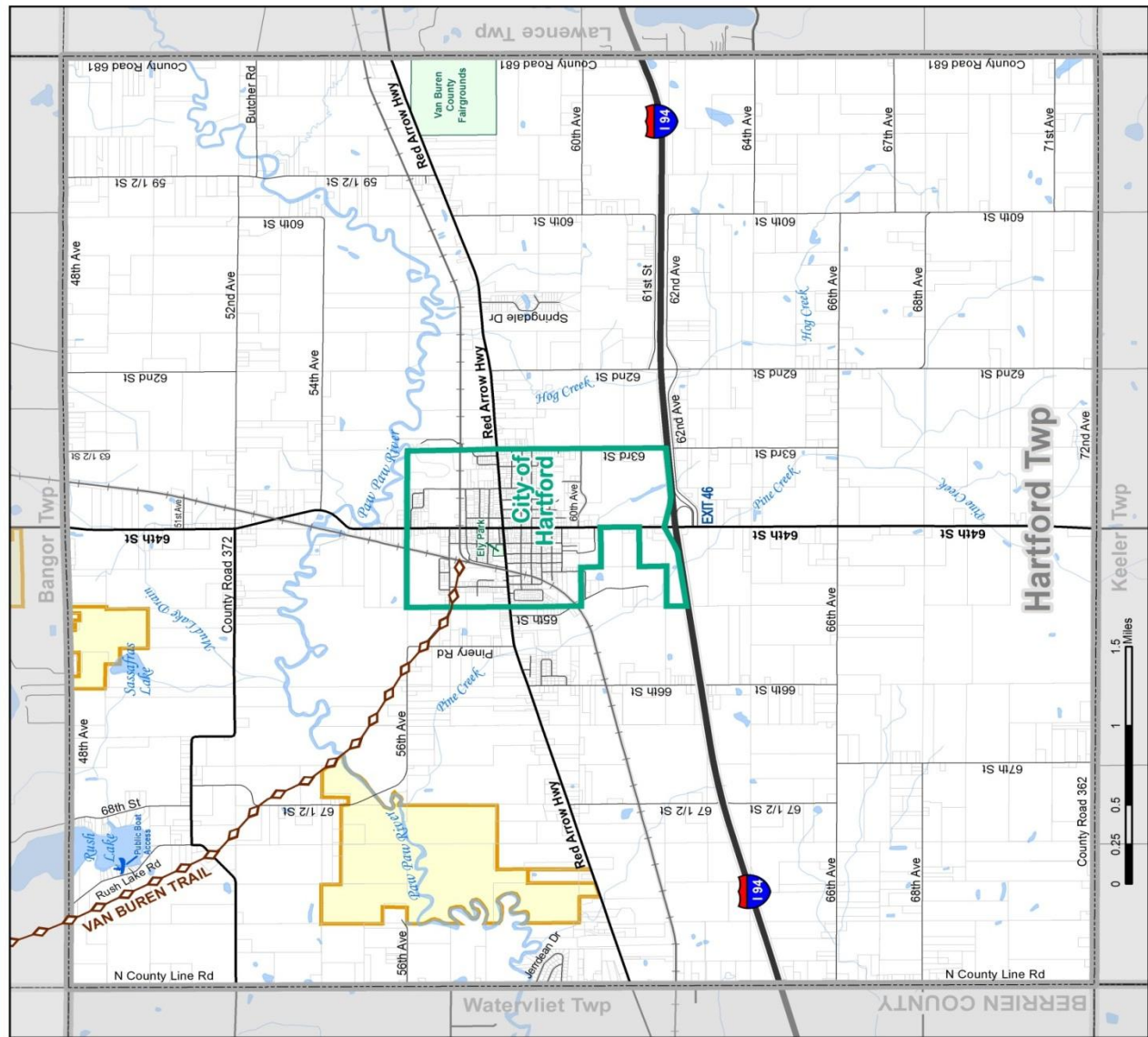
Data Sources

Base Layers: Michigan Geographic Framework (MGF) v10a
Parcel Boundaries: Van Buren County, 2010
Tribal Lands: Pokagon Band of Potawatomi Indians, 2011
Southwest Michigan Planning Commission
185 East Main Street, Suite 701
Benton Harbor, MI 49022
Website: <http://www.swmpc.org/>
Telephone: 269.925.1137
Email: swmpc@swmpc.org

The use of this map is for general reference purposes and is not a legal document.

January 11, 2013

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Map 1: Location of the Hartford Community

Resources

The Hartford community lies in close proximity to significant water resources. It is a short ten miles from the eastern shore of Lake Michigan and the Paw Paw River flows from east to west just north of the City of Hartford. The Paw Paw River has been identified by the State of Michigan and the Nature Conservancy as one of the highest quality freshwater systems in the entire Great Lakes Basin.



Picture 1: Paw Paw River

Van Buren County and Hartford Township are part of the rich Michigan Fruit Belt. The soils and microclimate along Lake Michigan's east coast make for exceptional agricultural growing conditions for non-citrus fruit and berries. Van Buren County has been identified by the State as an important fruit growing area most significantly for grapes, apples, pears, peaches, plums, blueberries and sour and sweet cherries.

In proximity to the Hartford Community is I-94, which is the longest and most prominent east-west interstate in Michigan. The most recent freight data shows, every day roughly 25,000 long-haul freight trucks are using the interstate through Hartford Township. The interstate does not experience any peak-period congestion and is projected to remain congestion free through 2040. The average speed of all traffic as of 2010 was just above 55 miles per hour.

**Public beaches on
Lake Michigan: Van
Buren State Park,
South Haven,
Warren Dunes,
Silver Beach area,
and many others.**

The Hartford Community is largely a scenic and rural community connected with nearby urban center via I-94 and the more leisurely Red Arrow Highway. The Community is within a few short drives to a variety of opportunities such as; employment, shopping, health care, education, cultural, leisure and family friendly activities. Benton Harbor is fifteen miles to the southwest, South Haven is nineteen miles to the northwest, Kalamazoo is thirty-five miles to

the east, Grand Rapids is 63 miles to the north, and South Bend, Indiana is fifty-two miles to the south. Hartford and Hartford Township are within two hours of two major metropolitan areas; Detroit and Chicago. With a range of urban population centers in close proximity, it is important to note that a significant array of resources lie within that radius including fifty-three colleges, universities, and technical training institutes, over a half-million jobs, and \$9.2 Million in retail sales.

Transportation

Rail

Rail service is prevalent in the area of Hartford and Hartford Township. Three passenger rail lines run through Van Buren County. Amtrak's Pere Marquette line runs along the Lake Michigan coast. The Pere Marquette has stops in Bangor and St. Joseph. Amtrak's Blue Water and Wolverine lines also run through Van Buren County.

The Blue Water line originates in Chicago and terminates in Port Huron while the Wolverine line

Bangor, Saint Joseph, and Kalamazoo all have passenger rail service with Amtrak.

runs through Ann Arbor, Detroit, and terminates in Pontiac. Access to the Blue Water/Wolverine lines can be made through stations in Dowagiac and or Kalamazoo.

Freight rail in the Hartford

Community is provided by CSX Transportation and follows the Pere Marquette line into Holland and southwest to Chicago. In Holland the CSX line splits off into a route that hugs the Lake Michigan coast and another that follows the Pere Marquette route to Grand Rapids and beyond. The West Michigan spur runs due east from the CSX line through Hartford and terminates in Paw Paw.

Michigan City and South Bend are both served by the South Shore Electric Commuter Rail that provides service between South Bend and Chicago.

Commercial Bus Service

Commercial bus service is provided by Indian Trails and Greyhound bus companies both have service lines running through Van Buren County. Both lines include stops in nearby Benton Harbor. From Benton Harbor the two bus carriers provide transportation to Holland, Traverse City and the Upper Peninsula of Michigan. The Greyhound line runs due east through Kalamazoo and terminates in Detroit. Having this service available to the community helps welcome family and friends.

**Benton Harbor and
Kalamazoo are
served by Indian
Trails and
Greyhound Bus
Stations.**

Flight

Hartford is connected to the region and the world via private, commercial and cargo air transportation provided by several commercial and private airports. Major public commercial air travel occurs through the Gerald R. Ford International Airport (GFIA) in Grand Rapids. Kalamazoo/Battle Creek International Airport provides commercial air service through three major airlines serving over 500,000 passengers annually. South Bend Regional Airport provides commercial travel to major cities including connections to Chicago and Indianapolis. Several general aviation airports nearby the Hartford Community provide private service through the following airports; Benton Harbor (Southwest Michigan Regional Airport), Dowagiac (Dowagiac Municipal Airport), Holland (West Michigan Regional Airport), Niles (Jerry Tyler Memorial Airport), South Haven (South Haven Area Regional Airport), Berrien Springs (Andrews University Airport), and Watervliet (Watervliet Municipal Airport). This ready access to commercial air transportation and air cargo transport makes Hartford a great place for industries, business and to live.

Education

The Hartford School System constantly strives to be the best school system available. Academic and Athletic competitions consistently rank our district as one of the leading districts in Southwest Michigan. Success comes from the excellent partnerships among the diverse student body, staff, parents and community members. The Hartford Public

Schools have been serving the community for more than 100 years with rigorous academic standards and quality education for the students. The ever expanding curriculum and extra-curricular programs continue to meet the needs of over 1,300 students from Pre-K through 12th grade to prepare them for the workforce or college. Additional opportunities for Adult and Community Education further enhance the district offerings in the truest spirit and tradition of Indian pride. The Hartford Public Schools include both the City of Hartford and Hartford Township, a small portion of Bangor Township to the north, and a larger area of Keeler Township to the south. The district has three school campuses: two elementary schools, and a combined campus for the Hartford Middle School and Hartford High School. The facilities where this co-curricula is provided include the Van Buren Tech Center and the Van Buren Intermediate School District in Lawrence.

Graduation data provided by the Hartford Community School District provides a detailed dissection of graduation performance. Alone, Hartford High School's class of 2010-2011 showed a graduation rate of 90 percent; well above the State's overall average graduation rate of 75.95 percent.

The Van Buren County Technology Center is a resource that provides high school and adult learner's opportunities to get specialized training and college credit options.

The colleges and universities near the Hartford Community provide a variety of degree options.

Associate Degrees can be achieved at Lake Michigan College, Southwestern Michigan College, and Kalamazoo Valley Community College

Liberal Arts colleges within are Andrews University, Kalamazoo College, and Hope College.

Other universities in the area include Notre Dame, Western Michigan University, St. Mary's College, and satellite campuses of both Indiana University and Purdue University.

Business /Entrepreneurial Support

Southwest Michigan has made a concerted effort in recent years to provide a regional approach to surrounding businesses with resources to help businesses succeed. Access to the resources that can support existing and new business startups such as; Cornerstone Chamber of Commerce/Cornerstone Alliance (Benton Harbor), Southwest Michigan First (Kalamazoo), The Michigan Economic Development Corporation (regional office in Kalamazoo), Local Initiatives Support Corporation (LISC) Kalamazoo, Business Resources and Counseling for Entrepreneurs (BRACE), Greater South Haven Area Chamber of Commerce, Van Buren County Economic Development (Paw Paw), MichiganWorks! (Benton Harbor), Paw Paw Chamber of Commerce, Decatur Chamber of Commerce, Hartford Area Chamber of Commerce, Edward Lowe Foundation (Cassopolis), Great Lakes Entrepreneur's Quest, Southwest Michigan Innovation Center (Kalamazoo), Southwest Michigan Planning Commission (Benton Harbor).

Table 1: Economic Development Resources

	Networking	Advocacy	Legislative Tracking	Business and Workforce Development	Site Selection	Capital Acquisition	Brand Development
Hartford Chamber of Commerce	X	X					
Southwest Michigan First (Kalamazoo).	X	X	X	X	X	X	X
The Michigan Economic Development Corporation (regional office in Kalamazoo)		X		X	X	X	
Local Initiatives Support Corporation (LISC) Kalamazoo		X		X		X	
Greater South Haven Area Chamber of Commerce	X	X					X
Van Buren County Economic Development (Paw Paw)		X				X	
MIchiganWorks! (Benton Harbor)	X	X		X			
Paw Paw Chamber of Commerce	X	X		X			X
Decatur Chamber of Commerce	X	X					
Cornerstone Chamber of Commerce/Cornerstone Alliance (Benton Harbor)	X	X	X	X			X
Edward Lowe Foundation (Cassopolis)	X	X		X			
Great Lakes Entrepreneur's Quest				X		X	
Southwest Michigan Innovation Center (Kalamazoo)	X			X		X	X
Southwest Michigan Planning Commission (Benton Harbor).	X		X				

Infrastructure

Water & Sewer

The City of Hartford provides water and sewage treatment facilities to residents of the Hartford Community. There are four municipal wells serving the area with an iron removal plant incorporated into the water system. The water supply is treated with fluoride to prevent tooth decay, phosphates for corrosion and rust control, and chlorine for water disinfection.

The average flow of the system is 350,000 gallons per day with a maximum flow capacity of 2.5 million gallons per day. The overall static capacity of the system is 650,000 gallons. The water and sewage system services the entire City of Hartford and west along Red Arrow Highway to The Hartford Four Winds Casino. The largest users of water are the Hartford Public Schools, the Four Winds Hartford Casino, and two local Laundromat businesses. In 2011, two and half miles of water and sewer lines were added down Red Arrow Highway from the City of Hartford to Hartford Township for future use.

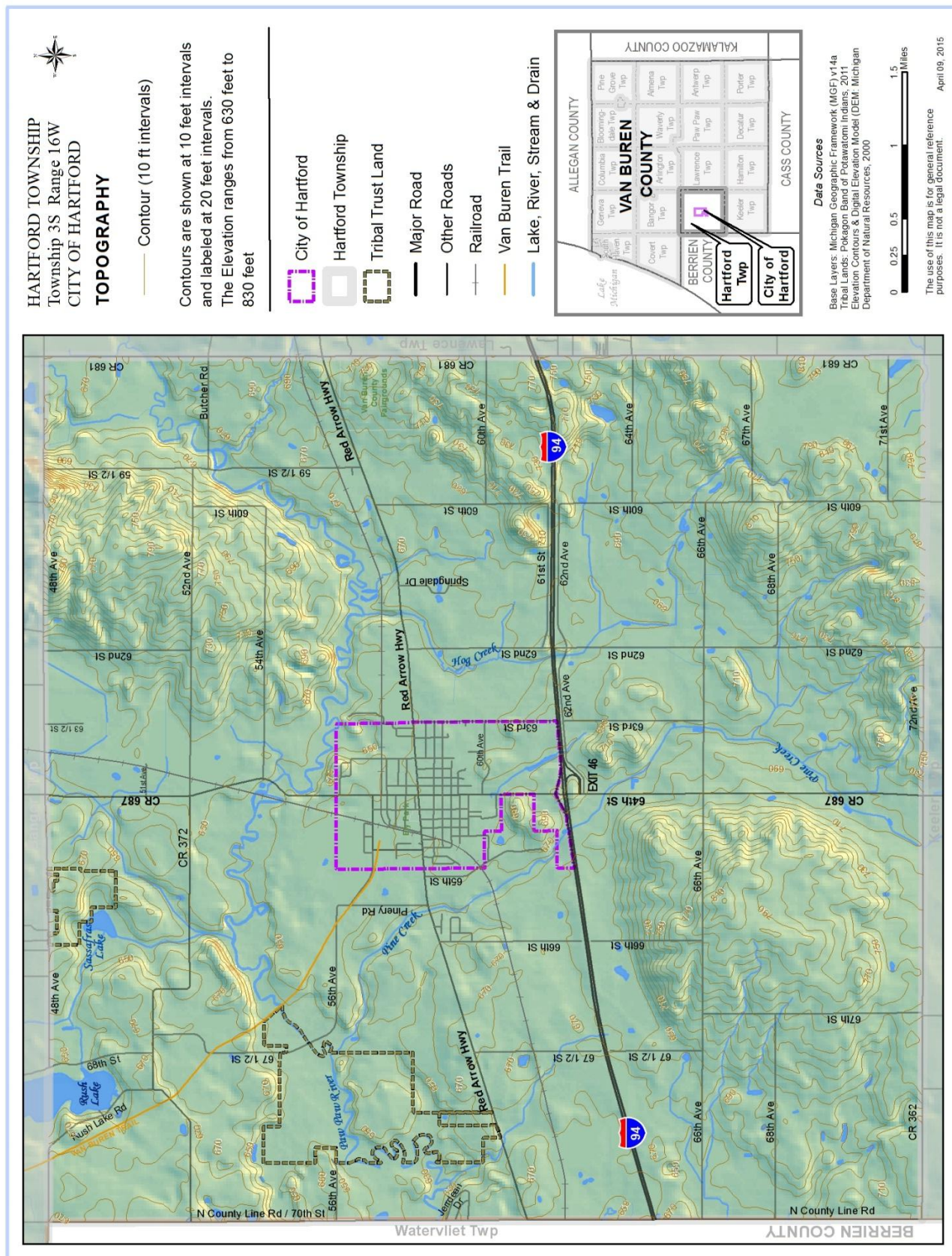
Existing Land Use

The Hartford Community economy is based on farming and manufacturing. By acreage, agriculture comprises the dominant land use. But over time the nature of farming has changed. At one time it was both the dominant land use and the primary employment source. Because the size of the average farm is significantly larger and farm machinery has tended to reduce the labor force required to operate a farm, modern farming no longer occupies the largest employment sector.

The larger scope of land use in Van Buren County tends to have three dominate development patterns. On the Lake Michigan shoreline, second homes and tourism are major economic drivers. In the middle of Van Buren County, farming, food processing, and manufacturing along the railroad and highway. The eastern edge has many residents commuting to jobs into Kalamazoo County and raising families in Van Buren County.

Topography

Generally, the community is topographically defined by gentle slopes and flat bottomland in the areas of the Paw Paw River outwash and floodplains. The topography of the Hartford Community is the byproduct of glacial activity from the Lake Michigan Lobe of the Wisconsin glacial sheet. The common features left behind from glacial activity are till plains, outwash plains, moraines, lake plains and drainage ways and areas where muck and silt were deposited by water that ponded on till plains. Predictably, elevations are lowest in the Paw Paw River area (633 ft elevation) and highest just south and west of I-94 at the point where County Road 687 crosses 66th Avenue (820 ft elevation).



Map 2: Topography

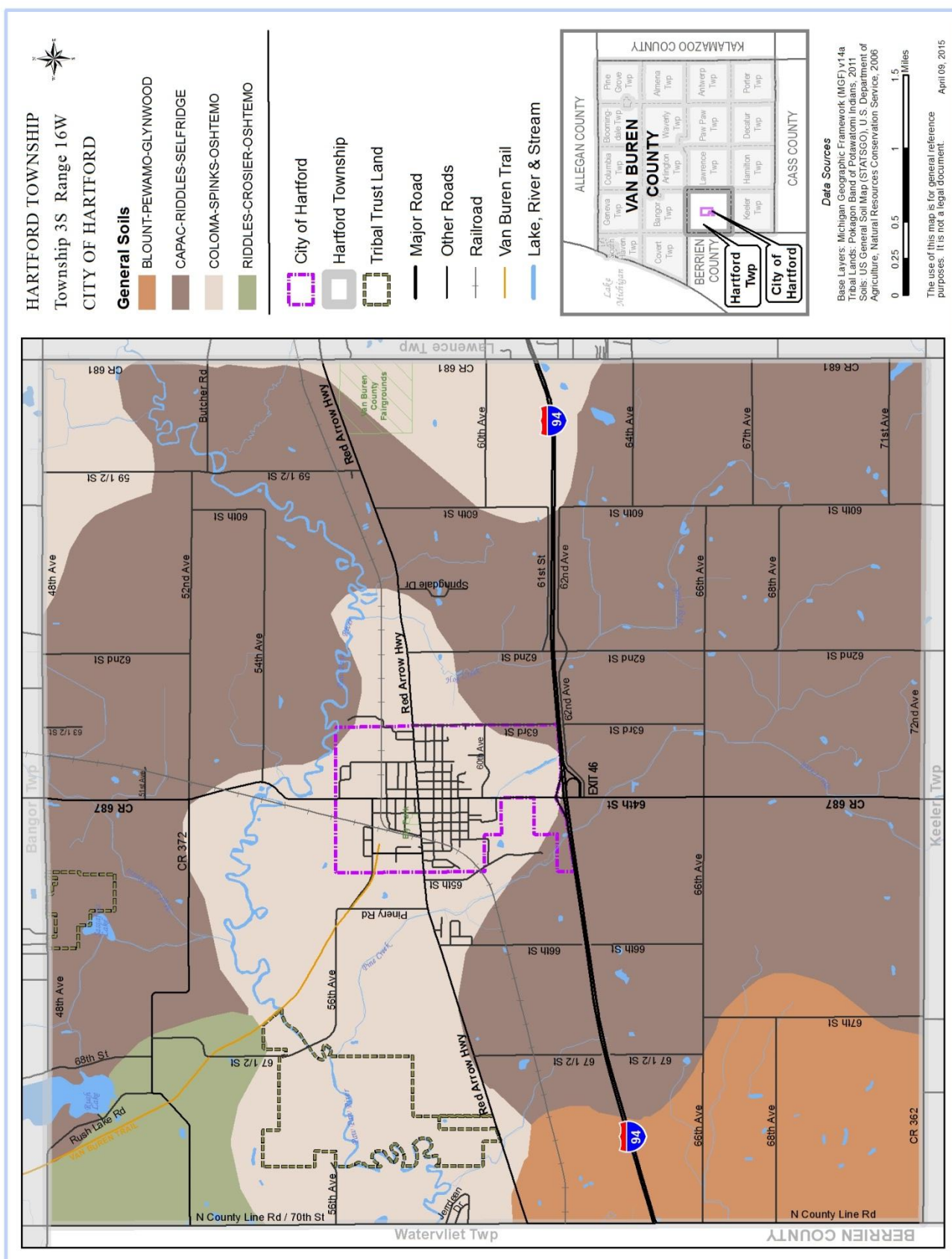
Soils

Soils in the Hartford Community tend to be quite suitable for agriculture and building development. In the 1800's when the area was settled by the European's they realized the area fertile soils were absolutely perfect for farming. Because of the soil conditions, this area became to be known as the "Celery City". Southwest Michigan today produces almost one-third of Michigan's total agriculture. The rich soil and the microclimates contribute to Southwest Michigan's ranking as the Bedding Plant Capital of the World and home to the largest plant growers' cooperative in the region. There are three primary soil classifications found in the Hartford Community, which are Capac-Riddles-Selfridge, Coloma-Spinks-Oshtemo, and Gilford associations.

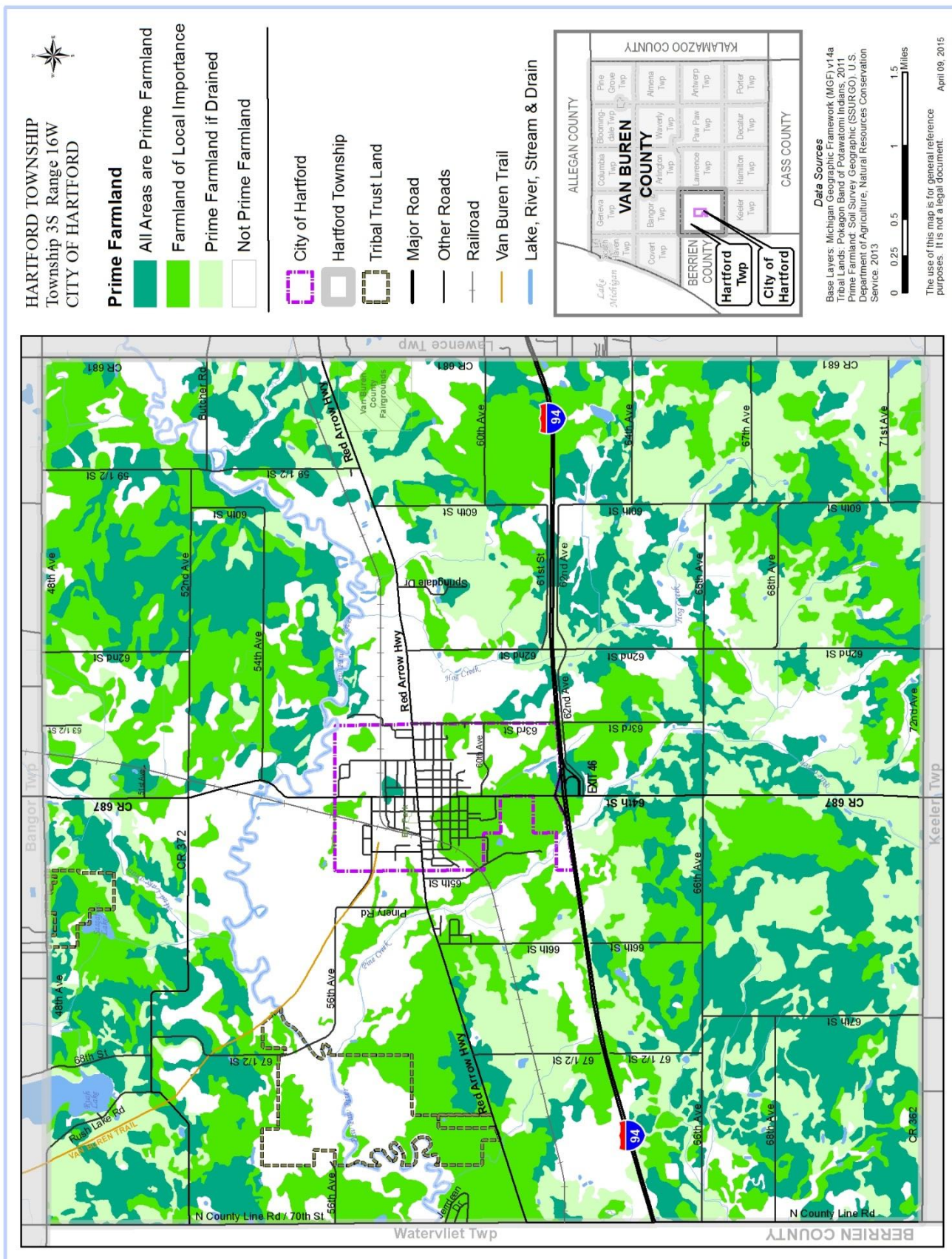
General Soil Associations for Hartford Township

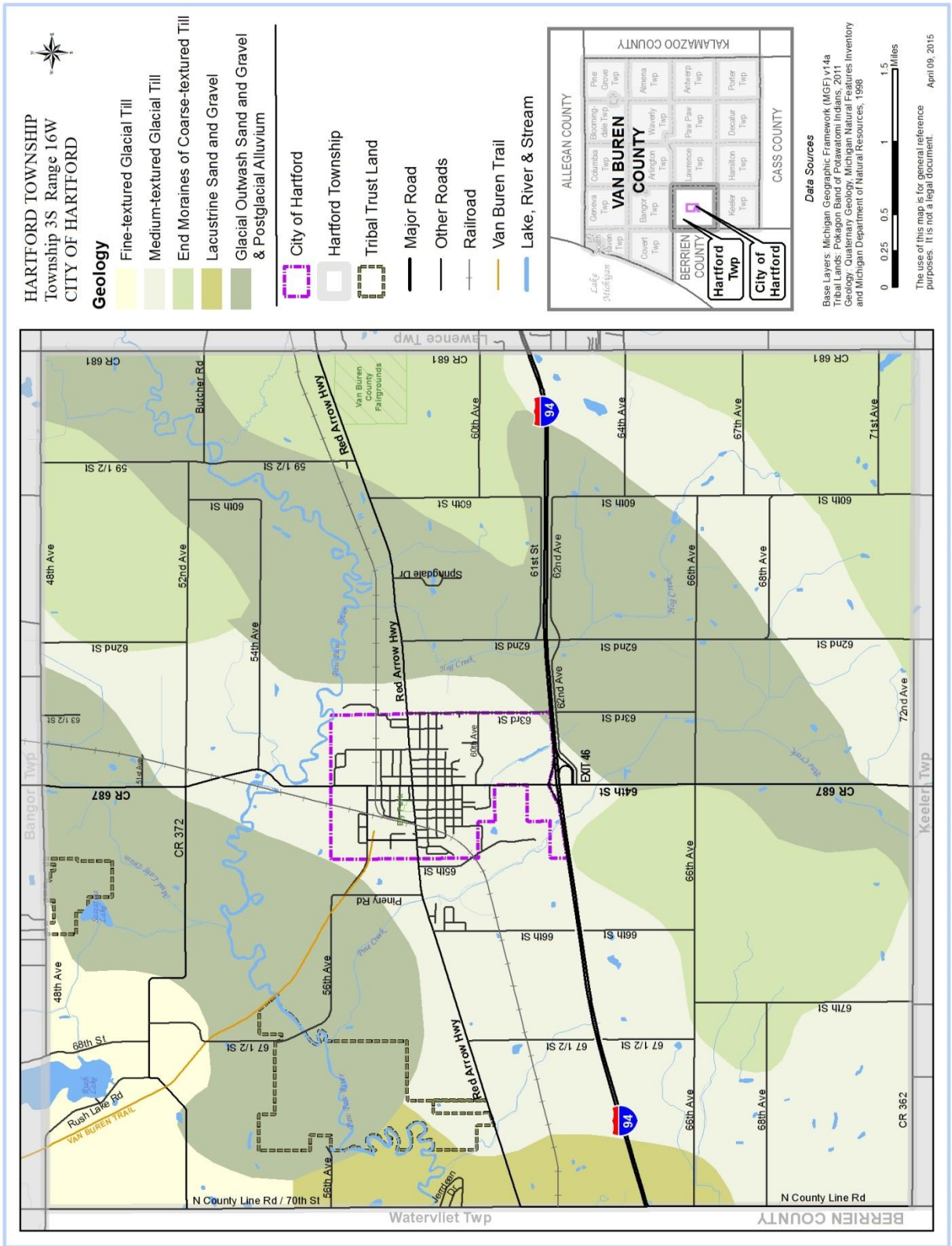
ASSOCIATION	DESCRIPTION	PERCENT OF TOTAL AREA
Capac-Riddles-Selfridge	Nearly level to hilly, somewhat poorly drained and well drained, loamy and sandy soils on till plains, moraines and lake plains. Mostly used as cropland and fairly well suited for woodlands. Ranges from well suited to generally unsuited for building site development and sanitary facilities.	72%
Coloma-Spinks-Oshtemo	Nearly level to hilly, somewhat excessively drained and well drained, sandy and loamy soils on outwash plains and moraines. Mostly used as cropland with some as specialty crops. Ranges from well suited to generally unsuited for building site development and sanitary facilities.	26%
Gilford	Nearly level, very poorly drained, loamy soils on outwash plains. Mostly used as woodlands with some cropland. Generally unsuited for building site development and sanitary facilities.	2%

Source: US Dept. of Agriculture Soil Conservation Service, 1986.



Map 3: General Soils





Demographics

Population

The City of Hartford and Hartford Township have experienced stable growth in the last 20 years. Both communities had higher rates of growth in the previous decade than Van Buren County and the State of Michigan as a whole. Like the State of Michigan, the growth of the Hartford Community has not matched the rate of growth of the population of the United States. However, the results for the State are quite different from those of the Hartford Community. At the State level, the last ten years have been remarkable in that the State is in the top three states in population loss. The State's net migration (in-migration versus out-migration) has resulted in overall population loss over the last decade. However, both the City of Hartford and Hartford Township gained population over the last decade.

The stability and better still, the growth of a local and regional population is a tremendous asset which contributes to stability in housing values, economic activity levels, and school enrollment figures. Van Buren County is expected to receive the bulk of the population growth of nearly 9,000 residents from now until 2035, much higher than Berrien and Cass Counties.

Table 2: Population Changes 1990-2010 City of Hartford, Hartford Township, Van Buren County, Michigan, and the United States

	Total Population 1990	Total Population 2000	Percent Change 1990- 2000 (%)	Total Population 2010	Percent Change 2000- 2010 (%)
City of Hartford	2,341	2,476	5.4	2,688	8.5
Hartford Township	3,032	3,159	4.0	3,274	3.6
Van Buren County	70,060	76,263	8.1	76,258	0.01
Michigan	9,295,297	9,938,444	6.47	9,883,640	-0.5
United States	248,709,873	281,421,906	11.6	308,745,538	9.7

The Aging of the US Population

It is useful to observe the complexion of population in the Hartford Community. Insight into population trends is particularly important in light of the impacts inherent in the overall aging of the American population. Today, people age 50 and over comprise 24 percent of the U.S. population, while 17 million Americans are between the ages of 75 and 85. By 2050, that number will likely reach 30 million,

according to the National Institute of Aging. This change is an important shift that is part of an almost universal trend in the the United States, no other force is as likely to shape the future of national economic health, public finances, and policymaking. This trend toward a population with a significantly older average age will become evident in the next ten years. As the large

group that falls into the existing 50-59 age cohort will graduate in age and

populate the sector of residents 65 and older. The Hartford Community offers the traditional downtown neighborhood and rural area (pre-1950s) which has a range of housing available to fit the needs of individuals, couples, friends and families throughout each stage of life. They will also experience the health challenges that accompany this stage in life. There are many healthcare facilities in the area such as; Bronson Methodist Hospital in Paw Paw and Lakeland Medical Center in Watervliet with larger supporting hospitals in Kalamazoo and St. Joseph.

Keeping active is an essential part of aging, the Hartford Community and surrounding communities sponsor events all year long such as; The Strawberry Festival, The Blossom Time Festival, Concerts in the Park, Youth Fairs, and Christmas in the Park, just to name a few. There

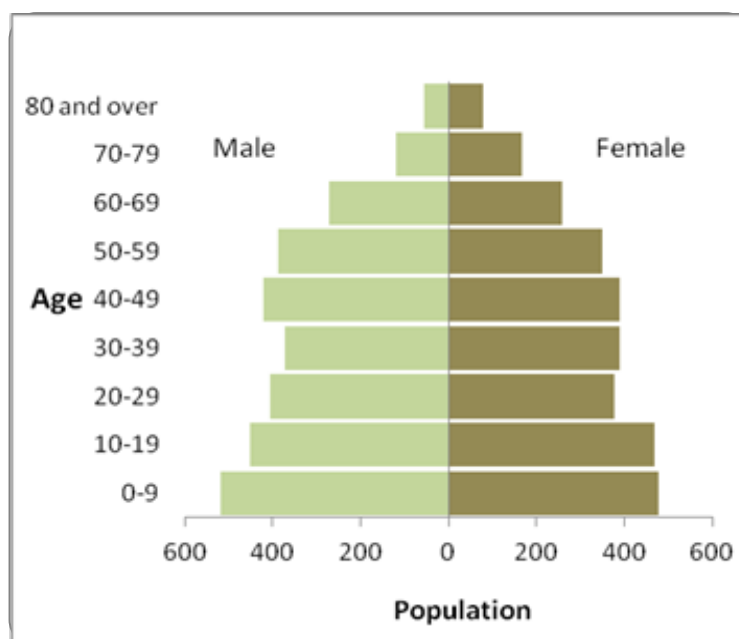


Figure 1: Hartford Community Population Pyramid

are walking paths, parks, a community center and churches of several different denominations available.

Population Density

Using the block group level of analysis, the population per acre density measures can be a helpful tool to understand who lives where in a community and which neighborhoods in a community are similar and dissimilar from each other.

The highest areas of population density exist in on the south side of the City of Hartford in its multifamily housing units. Here, the population density reaches eighteen persons per acre. Most of the residential neighborhoods south of Red Arrow Highway in the City of Hartford range between five and ten persons per acre. The neighborhoods north of Red Arrow Highway range between the three to five persons per acre range. The neighborhoods on the northern side of the City of Hartford with Hartford High and Middle School on the east side, and the Hartford Speedway on the west side are not nearly as densely populated as the southern side of the City of Hartford.

Hartford Township's highest areas of population density are near the City of Hartford. Just to the west and north of the Hartford City limits, residential neighborhoods that range from just under one (.8) persons per square acre to five persons per acre exist. An area on the far western edge of Hartford Township on the border with Watervliet Township has a population density of three to five persons per square acre. North of the City of Hartford, at the corner of County Road 687 and 54th Avenue is a dense neighborhood comprised of mobile homes. This neighborhood's density is comparable to the highest population densities present in the City of Hartford.

Cultural Diversity

According to the 2010 census the majority of the population in the Hartford Community identify themselves as white. The minority populations include very small numbers of African Americans and American Indians. The City of Hartford and Hartford Township contain a sizable

and apparently growing population of Hispanic/Latinos. The Hispanic/Latino population makes up a larger percentage (29.5 percent) of the City of Hartford's population versus that of the Township (22.2 percent). The percentage of Hispanic/Latinos has increased from 12.7 percent of the City of Hartford and 15.5 percent of the Hartford Township population since the 2000 Census.

Housing

The Hartford community has consistently gained population over the last three decades. Both the Township and City have seen increases in total housing units. The City had seen a small but consistent decrease in the total number of housing units over the previous two decades (from 934 units in 1980 to 913 in 1990). But since then, total housing units in the City has increased to 1,002 in 2010. The Township has also seen an increase in the number of housing units over those same thirty years (1,040 in 1990 to 1,335 in 2010).

Table 3: Hartford Community Age of Housing Stock

Year Housing Unit Built	City of Hartford		Hartford Township		Hartford Community	
	Count	%	Count	%	Count	%
Built 2005 or later	40	4.20%	56	4.10%	96	4.16
Built 2000 to 2004	3	0.30%	77	5.60%	80	3.47
Built 1990 to 1999	131	13.90%	222	16.30%	353	15.3
Built 1980 to 1989	43	4.60%	180	13.20%	223	9.67
Built 1970 to 1979	94	10.00%	249	18.20%	343	14.87
Built 1960 to 1969	122	13.00%	187	13.70%	309	13.39
Built 1950 to 1959	161	17.10%	83	6.10%	244	10.58
Built 1940 to 1949	94	10.00%	120	8.80%	214	9.28
Built 1939 or earlier	254	27.00%	191	14.00%	445	19.29
Total	942	100%	1,365	100%	2307	100

Of the 2,337 total housing units in the Hartford Community, the 2010 Census identified 2,063 occupied housing units. 78.60 percent of the total occupied units were owner occupied.

The remaining 12% of housing units were mostly available for rental units for seasonal and recreation.

Table 4: Hartford Community Value of Housing Stock

	City of Hartford		Hartford Township		Hartford Community	
Owner-occupied Housing Unit Value	Count	%	Count	%	Count	%
Less than \$50,000	99	17.20%	178	18.70%	277	18.1
50,000 to \$99,999	376	65.30%	310	32.50%	686	44.84
\$100,000 to \$149,999	82	14.20%	178	18.70%	260	16.99
\$150,000 to \$199,999	7	1.20%	207	21.70%	214	13.99
\$200,000 to \$299,999	0	0.00%	57	6.00%	57	3.73
\$300,000 to \$499,999	3	0.50%	10	1.00%	13	0.85
\$500,000 to \$999,999	6	1.00%	0	0.00%	6	0.39
\$1,000,000 or more	3	0.005	14	0.015	17	1.11
Total	576		954		1530	
Median Value (Dollars)	\$73,700		\$95,900			

The Hartford Community has an eclectic collection of home types to fit everyone's personal taste from the stately Victorian, to the warm Bungalow, the moderate to sprawling ranches and the ever popular farm house. The lot sizes differ greatly from city size lots to several acres in the Township. And let's not forget the wide-ranging home styles to be found surrounding the lakes. From the recession of 2007, the housing markets have firmed up; prices are coming back, which is good news. With the positive shift in the housing market, Hartford and Hartford Township is wonderful place to live and raise a family.

Income

Over the previous decade (1990 to 2000), notable increases in both individual (per capita) and median household income took place in the Hartford Community. The increases were significant. The reasons can certainly be tied to the overall prosperity of the regional economy during that decade. It is also worth noting that the baby boom generation was entering its prime wage earning years. The Hartford Community outpaced the State of Michigan in its growth during the previous decade.

The last decade 2000-2009 has presented significant economic challenges for the nation and particularly the State of Michigan. From 1990-2012, employment nationally in knowledge-based sectors rose 34 percent compared to 14 percent in the rest of the economy. So for more than two decades the American economy has been going through a profound structural change from an industrial to a knowledge-based economy. The inescapable conclusion is that what made Michigan prosperous is no longer the path to prosperity. In 2000 Michigan ranked 18th in per capita income. 2000 marked the end of an era when one could have high prosperity with low education attainment.

Now that Michigan is a “Right to Work” state and the incomes are predicted to grow at a mild, but relatively even pace. Business, non-profit and public sectors job creators all agree we have a good quality of life here in Michigan, thus will transpose into economic growth and individual incomes.

Income Distribution

Income distribution for the City of Hartford and Hartford Township are very similar. The City of Hartford’s median annual household income is \$33,974, only slightly more than Hartford Township’s \$32,692. The mean annual household income of the City of Hartford is \$38,139, which is less than that of Hartford Townships \$43,091. The greater the difference between

median and mean household incomes in a community, the larger the distribution of income in a community.

Table 5: Hartford Community, Van Buren County, and the State of Michigan Income Distribution

	City of Hartford Percent	Hartford Township Percent	Van Buren County Percent	Michigan Percent
\$0-\$14,999	22.4	18.4	12.8	14.6
\$15,000-\$34,999	29.6	33.5	26.9	24.4
\$35,000-\$74,999	39.4	35.5	37.2	34.2
\$75,000-\$149,999	8.7	10.8	17.9	21.3
\$150,000+	0	1.8	5.2	5.5

Of the 860 households in the City of Hartford and the 1,256 households in Hartford Township, less than 40% of the populations of each make between \$35,000-\$74,999 annually. In the City of Hartford, 22.4% of households make \$14,999 or less. In Hartford Township, 18.4% of households have this similar range of income. In the upper income ranges, 8.7% of City households make between \$75,000 and \$149,999 annually. In the Township, 10.8% of households earn annual incomes in this range. In the Township, 1.8% of households earn \$150,000 or more annually.

Table 6: Selected Monthly Owner Costs as a Percentage of Household Income (SMOCAP)

	Count	Percent
Housing units with a mortgage (excluding units where SMOCAP cannot be computed)	951	100.00
Less than 20.0 percent	274	28.81
20.0 to 24.9 percent	181	19.03
25.0 to 29.9 percent	55	5.78
30.0 to 34.9 percent	91	9.57
35.0 percent or more	350	36.80
Housing unit without a mortgage (excluding units where SMOCAP cannot be computed)	570	100
Less than 10.0 percent	225	39.47

10.0 to 14.9 percent	125	21.93
15.0 to 19.9 percent	52	9.12
20.0 to 24.9 percent	50	8.77
25.0 to 29.9 percent	37	6.49
30.0 to 34.9 percent	20	3.51
35.0 percent or more	61	10.70

Table 7: Gross Rent as a Percentage of Household Income (GRAPI)

	Count	Percent
Occupied units paying rent (excluding units where GRAPI cannot be computed)	46	8.31826
Less than 15.0 percent	64	11.57
15.0 to 19.9 percent	80	14.47
20.0 to 24.9 percent	48	8.68
25.0 to 29.9 percent	43	7.78
30.0 to 34.9 percent	272	49.19
35.0 percent or more	0	0

Economy

Jobs Within One-Hour of the Hartford Community

The prosperity of the community benefits from both local and regional prosperity. It is relevant to consider the context of the Hartford Community in the larger regional economy in order to continue to search for opportunities to grow the local economy in ways that can be sustained over time. The strengths of the regional economy have historically been rooted in manufacturing and agricultural production. In fact, manufacturing remains the major employment sector in the larger regional context at 15.60 percent of total jobs within a one hour drive of the Hartford Community. After manufacturing, the health care and social assistance sector represents the next largest employer at 14.50 percent. Retail trade represents 13.1 percent of the total jobs. Educational services are 9.5 percent and accommodation and food services 7.7 percent. Tourism is emerging as a significant component

of the regional economy in large part because of the region's natural beauty, its nearness to Lake Michigan and proximity to the Chicago metropolitan area and its population of over nine million people. Agri-tourism is also a sub-sector of the tourism market that the region has begun to capitalize on by virtue of its vineyards, wineries, and orchards. The service industry is also a significant component of the local and regional economy particularly if the data for general services are grouped with accommodation and food services which together account for almost fifteen percent of total jobs within one hour of the Community.

Since the 2007-2010 recession, generally regarded as the most severe economic contraction in more than 70 years, the economy has grown slowly and many fundamental elements of the economy remain well below their pre-recession peaks, or even below historical averages. Inflation-adjusted Gross Domestic Product (GDP) in the first quarter of 2013 was only 3.2% above the level during the fourth quarter of 2007, when the recession began and only 8.3% above the level in the second quarter of 2009, when the economy finished contracting

In 2013, Michigan was ranked the 8th most competitive state for achieving success in job creation and economic development. The state's many business climate changes have resulted in other noteworthy improvements, including; ranked 1st as the state which has recovered most from the Great Recession, 4th in the nation for most new corporate expansions or building projects in 2012, 3rd most business-friendly tax ranking among the nation's 12 largest states. The 3rd in the nation for high-tech growth, Michigan's unemployment rate is the lowest it's been in four years, 6th fastest growing economy in the nation in 2011, credit rating upgraded to AA, the first time it's been above AA- since January 2011, a balanced budget for two years in a row. Chrysler, Ford and GM all gained market shares for the first time in 20 years and had their best U.S. sales since pre-recession. Michigan also ranked 4th in the nation for major new corporate facilities and expansions in 2012. The economic future of Michigan is proving and continues to remain strong.

Jobs Inside the Hartford Community

The US Census identifies broad categories of jobs across the country. It can be useful to track the changes within these broad sectors over time. This information can be a piece of a larger story about the economy within the Hartford Community.

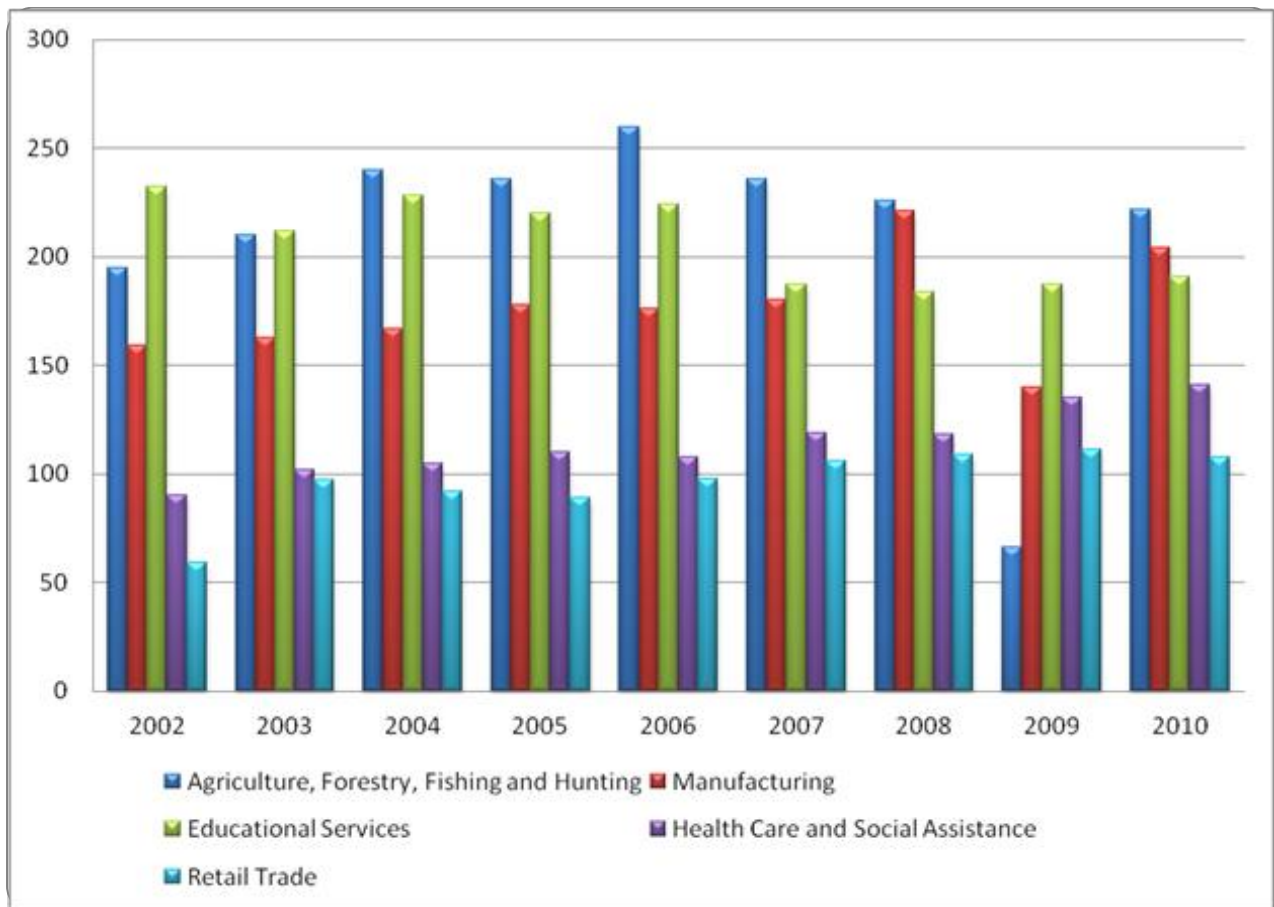


Figure 2: Top Five Employment Sectors for Jobs Located in the Hartford Community (Y axis represents number of jobs and the X axis represents the year)

According to the Census, the top employment sectors located inside the Hartford community are “Agriculture, Forestry, Fishing and Hunting,” “Manufacturing,” “Educational Services,” “Health Care and Social Assistance,” and “Retail Trade”.

Hartford economy rebounded strongly in 2010. The general structural make up of the Hartford community economy mirrors that of Van Buren County and the Southwest Michigan Region as a whole. The total number of jobs located within the Hartford Community did grow just over 100 net jobs from 2002 to 2010. The top three sectors that gained jobs were in the “Health Care and Social Assistance” sector with fifty-one jobs, “Retail Trade” with forty-nine jobs, and “Manufacturing” with forty-five jobs. The greatest job loss was within the “Educational Services” sector with forty-one jobs lost.



Picture 2: Appreciating the Grape Harvest

The Accommodation and Food Service sector has become a strong sector of the Hartford community economy with the opening of the Four Winds Hartford Casino in 2011. The 52,000 square foot facility created approximately 400 new jobs.

***Employed Resident
Commute Times***



Picture 3: Four Winds Casino-Hartford

In 2010, approximately 67 percent of residents who lived in the City commuted 24 miles or less to their primary jobs. This is slightly less than in 2002 when approximately 68 percent of commutes were 24 miles or less. There has been a slight growth in those who commute within the 25-50 mile range and for those who commute more than 50 miles daily. In Hartford

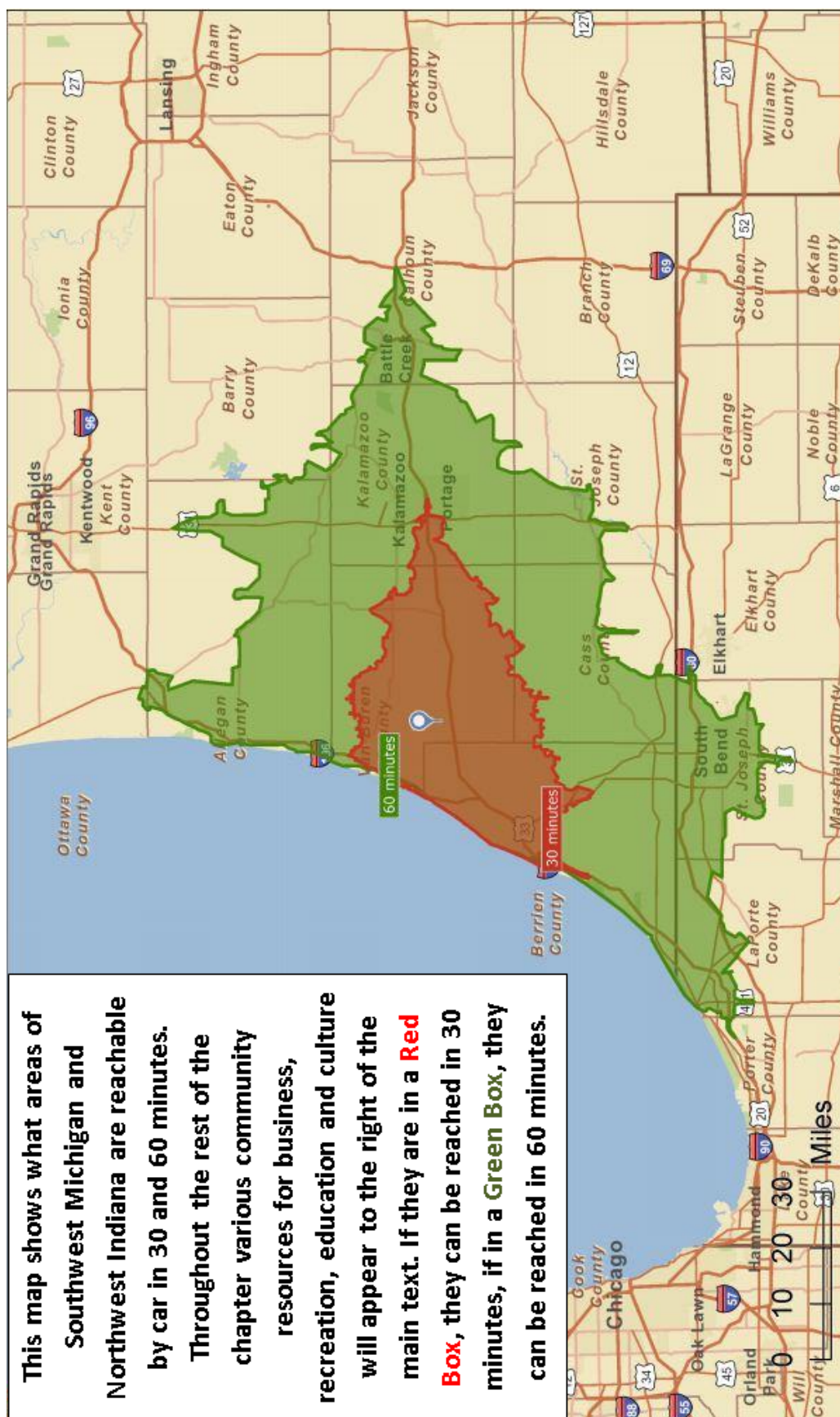
Township there are approximately 7 percent more employed residents traveling 50 miles or more to their primary job than there was in 2002. These long commuting patterns tend to travel east toward Battle Creek, Ann Arbor, and the Detroit Metro area.

Table 8: City of Hartford Commute Distances

	2002	Percent	2010	Percent	Change in Percentage
Less than 10 miles	300	32.9	276	35.8	2.90
10 to 24 miles	318	34.9	240	31.1	-3.80
25 to 50 miles	115	12.6	100	13.0	0.40
Greater than 50 miles	178	19.5	155	20.1	0.60
Total Primary Jobs	911		771		

Table 9: Hartford Township Commute Distances

	2002	Percent	2010	Percent	Change in Percentage
Less than 10 miles	369	30.3	354	33.9	3.6
10 to 24 miles	403	33.1	270	25.8	-7.3
25 to 50 miles	183	15.0	144	13.8	-1.2
Greater than 50 miles	262	21.5	277	26.5	5.0
Total Primary Jobs	1217		1045		



Map 6: Hartford Community 30 and 60 Minute Drive Times

Downtown Hartford Retail

Marketsheds are similar to watersheds. They are local retail areas that fit within larger retail markets. The larger the marketshed served the greater diversity of retail establishments that can be supported. The local marketshed tends to be where a singular commercial area is the most convenient shopping option. The local marketshed for the Hartford downtown had an estimated population

3,213 households
size of 2.72 persons.
of the retail area was
The Hartford
have 44 percent of
increasing that share
of the market, 14,000
additional retail space

Downtown and



Picture 4: Hartford Downtown

Blueprint supports business such as; restaurants, banks, gas stations, several services orientated business, insurance agencies, a hardware store, variety stores and a locally family owned full service grocery store.

of 8,999 persons residing in
with an average household
The total combined income
estimated at \$164,000,000.
downtown was estimated to
the retail market and by
to 48 percent or 49 percent
to 18,000 square feet of
could be supported. *Hartford*

Hartford Township Retail



Hartford Community Assessment

Strengths

As an outgrowth of the community analysis and the public input process including public meetings, steering committee meetings helped put together a picture of the Hartford Community. The picture is one of a Community ready to capitalize economically on its agricultural and manufacturing strengths. The strong assets of proximity to Lake Michigan and the Paw Paw River, the important I-94 corridor, nearby vital urban centers, and the broad choice within the region for post-secondary education all represent points of pride and opportunity. The resources within the Community have been coupled with those of Van Buren County and still further out into the southwest Michigan region to create a supportive environment for business growth. The I-94 corridor fits into a larger transportation network that represents an important asset. The Hartford Community has convenient to access rail, bus, air, and great lakes boating/shipping both for personal travel or freight transport. The Hartford population is relatively diverse. The quality of life in the Hartford Community includes opportunities to access the exceptional locally grown produce at markets, to tap into local and regional entertainment, and to make use of a remarkable breadth of recreational facilities.

Hartford has done well to provide high school level opportunity to students who may once have been allowed to drift out of the school system. The Hartford high school options also include the Southwest Michigan Community School which is geared to provide high school equivalency to students who may not fit what has been the historically typical high school student profile. Hartford students have access to the Van Buren Technology Center that provides a very impressive array of Career and Technical Education to high school and adult learners. By embracing the educational needs of all members of its community, Hartford has made significant investments in its future prosperity.

Opportunities

The future seems to call for more fully capitalizing on agriculture as an economic engine. The Hartford Community can support the growth of an impressive variety of agricultural

products. But beyond the production side, the value-added processing component seems to hold promise for the community. Through a simple connecting of the dots one finds that production, processing, and distribution can sensibly intersect in the Hartford Community. The linkage to a robust transportation infrastructure makes distribution logistics an evident opportunity.

Additionally opportunities exist for still more collaboration between the Community and the Pokagon Band of Potawatomi Indians. The installation of the Pokagon casino in Hartford represents the beginning of a potentially very fruitful partnership within the Community. The tourism component of the casino embodies a new facet in that area economic opportunity for the community. For this reason and untold others, collaboration between the City and the Township is most likely an essential component to fully seize the opportunities ahead. Some work has been done between the two entities relative to future land use along the I-94 corridor. The potential of this corridor for economic development suggests that there is ample reason to search for unified vision and for ways to refine and streamline regulatory processes.

Weaknesses

An exploration of the best way forward for any community should necessarily include a look at areas for improvement. What does the data and anecdotal observation say needs to be addressed as the Community moves forward? Household income in the Community has fallen in the last decade. This is a result of economic activity that is both within and outside of the Community's control. The challenges within the State of Michigan during the last decade have been considerable. The recession that has weighed so heavily on the rest of the nation was felt by Michigan before most other states.

Unfortunately the actual impacts of the recession cannot be so neatly categorized. Many communities within the State have been far more seriously impacted by the recession than the Hartford Community. The near collapse of the domestic automobile industry sent a powerful ripple through manufacturing across the State. The manufacturing sector was not alone. But the lesson learned by many in the economic development community was that a

diverse economy is more apt to deflect or rebound from a strong economic hit than one that is less diverse. The importance of economic diversity has been recognized in the economic vision of many communities since the recession. The Hartford Community does not lack economic diversity but should strive to become as recession-proof as possible. To do this, a variety of robust clusters that capitalize on community strengths will lead to economic stability and sustainability.

A theme has arisen across the State when communities consider how to better themselves. Quality of life and the attraction of residents and businesses inevitably circles back to the level of broadband internet quality and coverage. Naturally this is not the only component that matters when it comes to developing successful communities. However, it is an almost universal need when communities consider how to layer on quality for its residents.

The Hartford Community is no exception to this conversation. At the time of this writing, broadband service is considered to be internet speeds of three megabytes per second or faster. At present, in the Hartford Community the question is one of access, adoption, and of use. The latest data from Connect Michigan, a non-profit partner of the Michigan Public Service Commission that seeks to ensure that all can experience the benefits of broadband, suggests that outside of Hartford City, broadband choices may be limited. The level of broadband quality and coverage has not yet reached the point where businesses and households have a uniformly high level of service options. According to a 2011 article in Michigan's Planning & Zoning News; "without high-speed broadband it is difficult to access much health, educational, social, political, job, cultural, and entertainment information that is available on the internet".

Threats

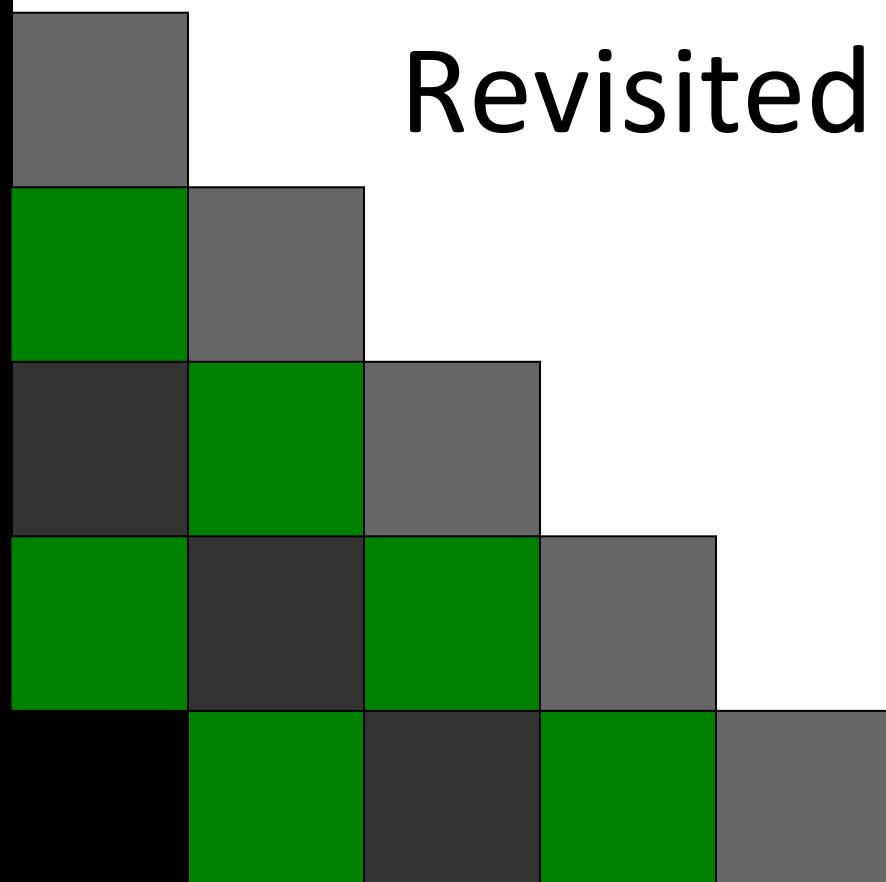
The Hartford Community is not immune to internal and external risks or trends. At the top of that list is the rising cost of infrastructure in a time when the revenue needed to address those needs is decreasing. This juxtaposition of cost and resources seems to be part of a story that is common across Michigan and the nation. The ability of the community to respond to a new dynamic is what will differentiate their story from others.

Water resources have been identified as strength of the Hartford Community. It speaks well of the community that the preservation of this vital resource is also viewed as a concern. In this area, it is clear that Hartford lies in close proximity to the very clean water resources that much of the rest of the world views as the next great, scarce natural resource. We may soon witness a very different world as we watch the availability of oil gradually lessen. Similarly, as the world population increases and the need for water subsequently grow, communities like Hartford will sit in a position of advantage. That advantage can only be realized if the community feels an obligation to maintain the quality of its water.

Water quality is closely tied to land use practices within watersheds. Watershed management plans give communities the ability to see where critical recharge areas are within the system and how to sustain quality water over time. Then the management of that watershed tends to be a matter of the buy-in of the community to the importance of land use practices to maintain the integrity of the watershed.

Chapter 3

1999 Community Goals Revisited



1999 Community Goals

Goal #1: To promote and sustain an adequate supply of affordable, decent, safe and sanitary dwelling units within the community.

Objectives:

- Encourage a diversity of housing styles between single- and multi-family housing units in high-, medium-, and low-density districts;
- Identify target areas for new residential growth and development as well as blighted residential areas and individual units for rehabilitation, condemnation, or removal;
- Identify sources of funding (public and private) to enhance existing dwellings and/or properties;
- Create and enforce appropriate ordinances such as for blight removal and rental inspection;
- Provide information to the public about housing and residential development issues;
- Conduct periodic surveys of the community's housing stock to assess needs.
 - Achievements: WODA Subdivision, Woodside Housing for seniors, South Center Apartment Complex, McDowell Apartment Complex, proposed; Schindledecker subdivision.
 - City and Township ordinances have been revised to address blight and unsightly housing.
 - Michigan State Housing Authority and local banks have invested in the City and Township.

Goal #2: To increase economic activities and job opportunities within the community.

Objectives:

- Form an economic development strategy, identifying areas of the community to promote appropriate commercial and industrial activities;
- Take measures to attract appropriate types of businesses to Hartford as well as to aid existing businesses to either improve or expand their operations;
- Maintain strong relationships with area business-people by promoting the development of a forum to discuss local economic issues;

- Maintain and distribute information on local job opportunities for community residents;
- Identify public and private sources of funding to provide start-up capital for new businesses.
 - The development of I-94 corridor for business and industrial use between City of Hartford, Hartford Township, Watervliet, Watervliet Township and Van Buren County has been identified and is an ongoing project between the communities.
 - The Four Winds Casino development which created over 200 positions for local residents.
 - Downtown Development Authority has assisted with funding to improve the façades of several downtown store fronts to beautify the City of Hartford.
 - Economic Enhancement for Michigan's Red Arrow Communities helps to promote tourism for the communities along the Red Arrow highway.

Goal #3: To maintain, enhance, and expand public infrastructure facilities and services.

Objectives:

- Develop a strategy for the expansion of certain facilities (i.e., water and sewer) to specified areas of the community that are better for development;
- Create independent districts for specialized taxing purposes (i.e., fire protection district, downtown district, etc.;
- Continue to share the costs for fire protection, the library, and possibly other public services between the City and the Township;
- Encourage the maximum utilization of current public infrastructure;
- Establish a community "facility expansion" limit (i.e., urban growth boundary) for water and sewer infrastructure, encouraging higher density developments within this boundary in the name of greater efficiency and lower cost.
 - The waste water management system is in the process of being upgraded and improved; discussions for the improvement began in 2012. The estimated time of completion for the projected is 2015.
 - The City of Hartford and the Township continue to work together for the management, planning and budgeting for the library, fire protection, recreation council and other services shared between the two communities'.

Goal #4: To provide and promote a variety of recreational opportunities within the community.

Objectives:

- Build upon the City's existing (1998) recreation plan to develop a community-wide plan;
- Identify the recreational needs and desires of the community, including all groups of age, race, income, etc.;
- Develop new or further develop established culturally identifying events and festivals such as the Strawberry Festival to form annual activities;
- Advertise local recreational facilities and events to raise public awareness.
 - Community Center (His Place) was opened to serve both communities' recreational needs.
 - The walking and biking trails have been maintained for use by the communities.
 - Numerous annual festivals have been established such as Concerts in the Park, Christmas celebrations, Strawberry festival and the Youth Fair.
 - Lights and restrooms are currently being planned to be added to the City of Hartford's Ely Park.

Goal #5: To clean up and improve the community's aesthetic appearance.

Objectives:

- Create a set of guidelines for community appearance;
- Communicate with residents on the benefits of maintaining a positive community appearance;
- Enact and enforce local ordinances to require the proper maintenance of buildings and properties;
- Expand the City's current waste collection service to include the Township as well;
- Provide a garbage and household junk pick-up service to aid residents with the disposal of unwanted material (i.e., so it doesn't end up in their yard);

- Create and maintain a recycling center facility to give residents a centralized locale to bring their recyclables;
- Create a plan to beautify the downtown area, focusing on those elements which will make it more attractive as a place to socialize and do light shopping;
- Coordinate downtown improvement efforts with local business groups;
- Promote community celebration events to improve upon civic pride.
 - City of Hartford newsletter has been developed and is distributed to the residents quarterly each year.
 - Downtown Development Authority has coordinated improvements with local business groups.
 - Hartford Township conducts bi-annual township wide cleanup. City of Hartford annually holds citywide cleanup and large item trash removal during the Memorial Day weekend.

Goal #6: To encourage better relations between government and residents.

Objectives:

- Encourage and invite residents to attend and participate in local government meetings;
- Improve the distribution of information on planning and development issues;
- Post zoning and other ordinances on a website to make them quickly and easily accessible to all;
- Build upon the City's current newsletter, including more information on community development activities and requesting public input.
 - Zoning and ordinances for both the City of Hartford and Hartford Township have been posted on their respective websites.
 - The City of Hartford quarterly newsletter has been expanded to include distribution to Hartford Township. The information gathered is from various civic groups such as the senior center, library, the recreational center and Chamber of Commerce just to name a few.

Goal #7: To increase local government knowledge on planning and development issues.

Objectives:

- Maintain an up-to-date library of current data on demographics (Census), land use, and planning laws and regulations;
- Subscribe to popular planning related periodicals and keep issues on file;
- Develop a computerized Geographic Information System (GIS) with land use and zoning information;
- Send planning commissioners and other planning staff to periodic workshops and other skill development activities;
- Have community development experts give periodic presentations and workshops on planning issues for planning officials.
 - The City of Hartford is in the process of going to Geographic Information System (GIS) for storm water, sewer and water system tracking.
 - Members of the Planning Commission from the City of Hartford and Hartford Township have and continue to attend seminars to further educate themselves regarding the latest trends in community planning.

Goal #8: To foster cooperation between the City and the Township in the provision of public services.

Objectives:

- Use and enact the present *Hartford Community Master Plan* for the beneficial development of both municipalities;
- Appoint a member of each planning commission to regularly attend the other planning commission's meetings;
- Regularly enter into combined development efforts to improve the community appearance, public services, and civic pride;
- Establish a plan and zoning ordinances that promote the logical, efficient, and beneficial extension of City sewer and water infrastructure into the Township.
 - The City of Hartford and Hartford Township Planning Commissions have jointly worked together to update the 1999 Master to enhance the communities' current and future growth.

- The City of Hartford and Hartford Township continue to work together to improve the fire department, library and community center which serve the communities.
- The City of Hartford and Hartford Township both utilize the same building inspector to assure the codes are consistent between the two communities.

Goal #9: To establish and promote relations with neighboring communities to discuss and resolve common issues.

Objectives:

- Contact neighboring communities to establish some kind of continuing “round table” discussion on development issues;
- Work with neighboring communities to coordinate land use and zoning across municipal boundaries;
- Create an area development plan to assist other municipalities in taking advantage of development opportunities.
- The City of Hartford continues to network with the surrounding communities for current and future business opportunities.
- Several round table discussions have taken place between City of Hartford, Hartford Township, Watervliet, Watervliet Township and Van Buren County to establish a plan for the I-94 corridor business development.

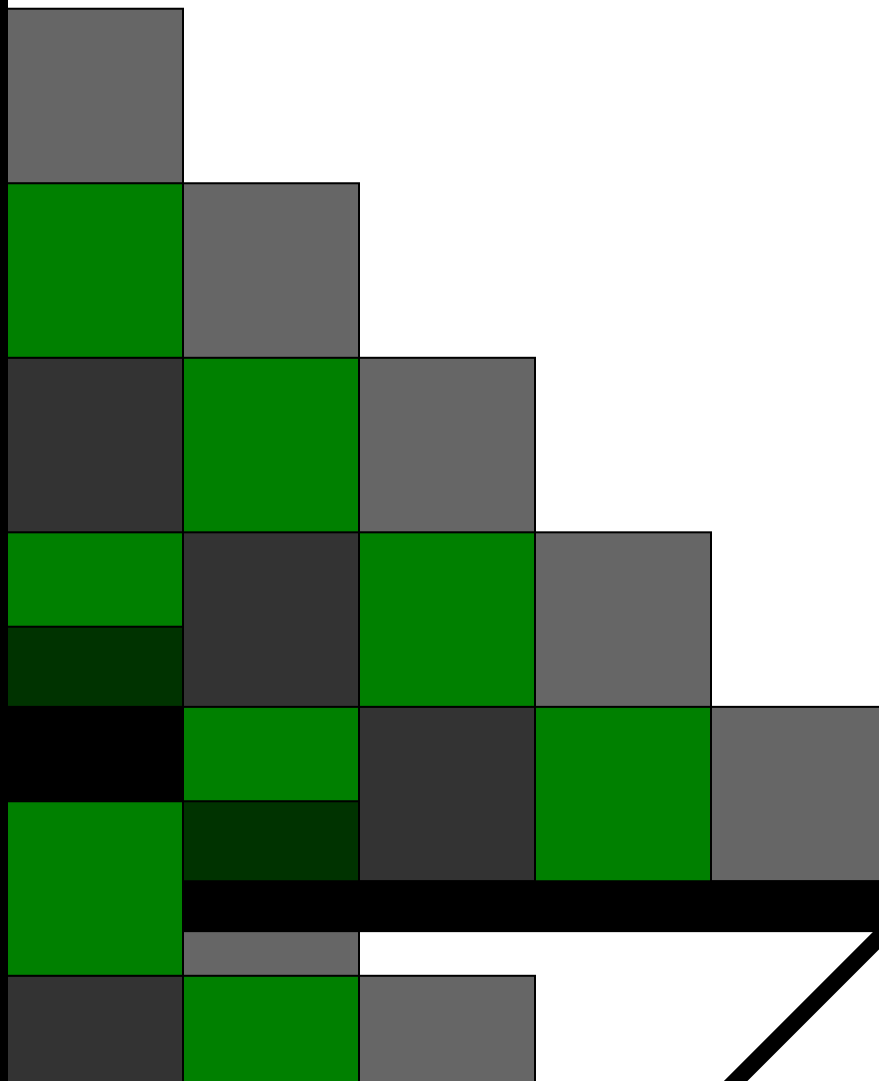
Goal 10: To develop close working relationships with federal, state, and local representatives to gain their support for needed programs within the community.

Objectives:

- Send information to these representatives to keep them abreast of local issues;
- Invite representatives to attend planning commission meetings to get their input on a more personal level.

Chapter 4

Community Goals



Community Land Use Goals

Goal #1: Manage future community growth in a way that maintains the community identity.

- Assess land for its highest and best use. (Utilize the Future Land Use Map found in Section Two of this Plan.)
 - Dedicate development and open space priorities based on opportunities represented by the natural and built environment.
 - Identify the most highly valued open space.
 - Identify the land most desirable for residential, commercial, industrial, and agricultural development.
- Use existing community infrastructure efficiently by fully developing within areas already served.

Goal #1 Measurements:

- ✓ Establish measurements for efficiency of community utility and infrastructure use.

Goal #2: Promote business development in areas along Red Arrow and I-94 corridors.

- Explore opportunities to collaborate with abutting communities to pursue similar goals for economic development along both corridors.
 - Place a high priority on site design of industrial/commercial development within the I-94 and Red Arrow corridors.

Goal #2 Measurements:

- ✓ Collaboration between abutting communities to simplify the development consideration and approval process on property that includes multiple jurisdictions.

Goal #3: Maintain existing water and sewer infrastructure.

- Establish a complete inventory of infrastructure assets
 - Include location, age, type, size.
- Establish an Asset Management and Capital Improvement Program to maintain and replace and potentially expand infrastructure in the most efficient way possible.

Goal #3 Measurements:

- ✓ Map(s) identifying water line infrastructure and an accompanying inventory that lists date of installation or modification, materials, and size.
- ✓ Map(s) identifying wastewater line infrastructure and an accompanying inventory that lists date of installation or modification, materials, and size.

Goal #4: Promote high-quality community fire protection and policing.

- Study best fire and police practices for communities of a similar size and budget.
- Inventory existing resources for Hartford Community fire and police protection.
- Discuss with Hartford community police and fire the best practices from other communities that represent the greatest opportunity for Hartford.

Goal #4 Measurements:

- ✓ Periodic reports to be given by both the Fire and Police Department representatives.

Goal #5: Expand broadband internet access.

- Inventory broadband internet coverage within the community.
- Identify gaps in broadband availability and use.
- Develop a strategy to close the gaps in use and/or coverage.

Goal #5 Measurements:

- ✓ Number of coverage gaps filled through broadband coverage efforts.
- ✓ Increase of Hartford community population percentage using broadband.

Goal #6: Improve the overall quality of road surfaces.

- Perform Pavement Surface Evaluation and Rating (PASER) road surface ratings of all roads in the Hartford Community.
- Collaborate with the Van Buren County Road Commission to develop an Asset Management plan for local road and street pavement management.

Goal #6 Measurements:

- ✓ Map(s) identifying road infrastructure and an accompanying inventory that lists road segment surface ratings.
- ✓ A five to ten year plan that merges annual budget amounts with road repair or replacement goals.

- ✓ Annual improvement of overall average surface quality rating.

Goal #7: Cooperation between civic leaders and governments on economic development promotion.

- Create a strategy to promote cooperation between neighboring municipalities to take advantage of economic development opportunities at a large scale.
- Seek opportunities to more fully develop the value-added agricultural business cluster (fruit and vegetable aggregation, processing, food product innovation, logistics and distribution, local and regional institutional purchasing, etc).
- Seek to diversify the local and regional economy. Explore existing and potential clusters that capitalize on Hartford's strengths.
- Capitalize on local and regional tourism opportunities (u-pick, lake visitors, Four Winds Casino, etc).
 - Work closely with the Pokagon Band of Potawatomi Indians to mutually understand and accomplish shared goals for tourism.

Goal #7 Measurements:

- ✓ Number of new business start ups.
- ✓ Increased traffic counts at tourist destinations.
- ✓ Increased sales at tourist destinations.
- ✓ Formal agreements with neighboring jurisdictions on economic development cooperation.

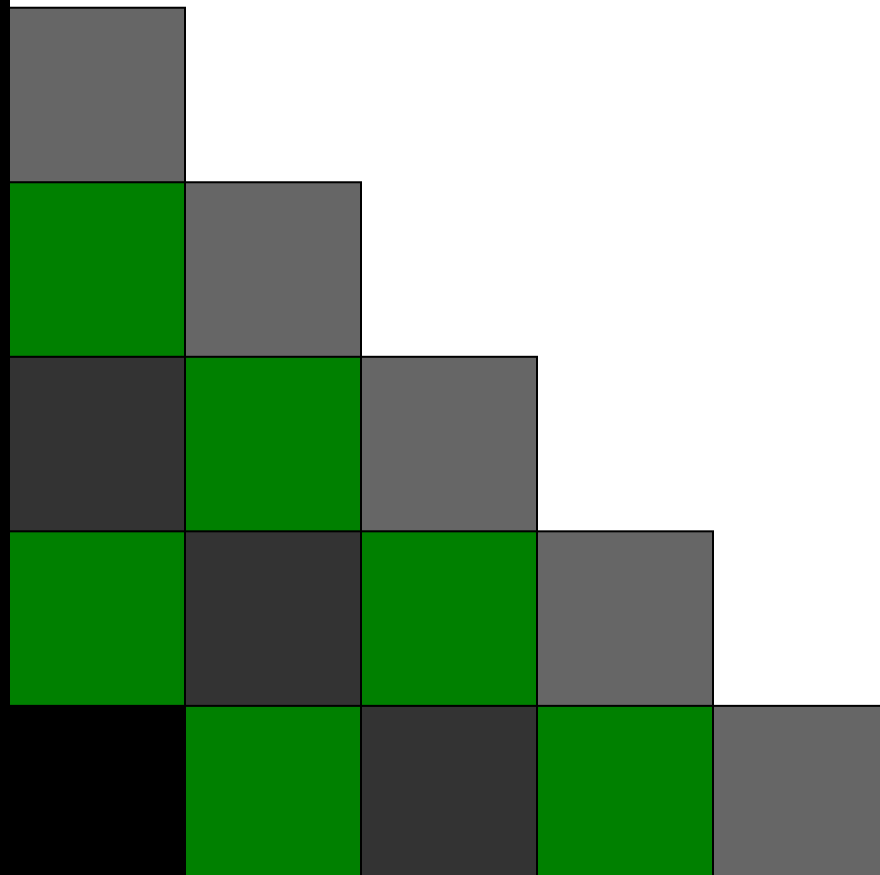
Goal #8: Be responsive to the needs of the Hartford business community

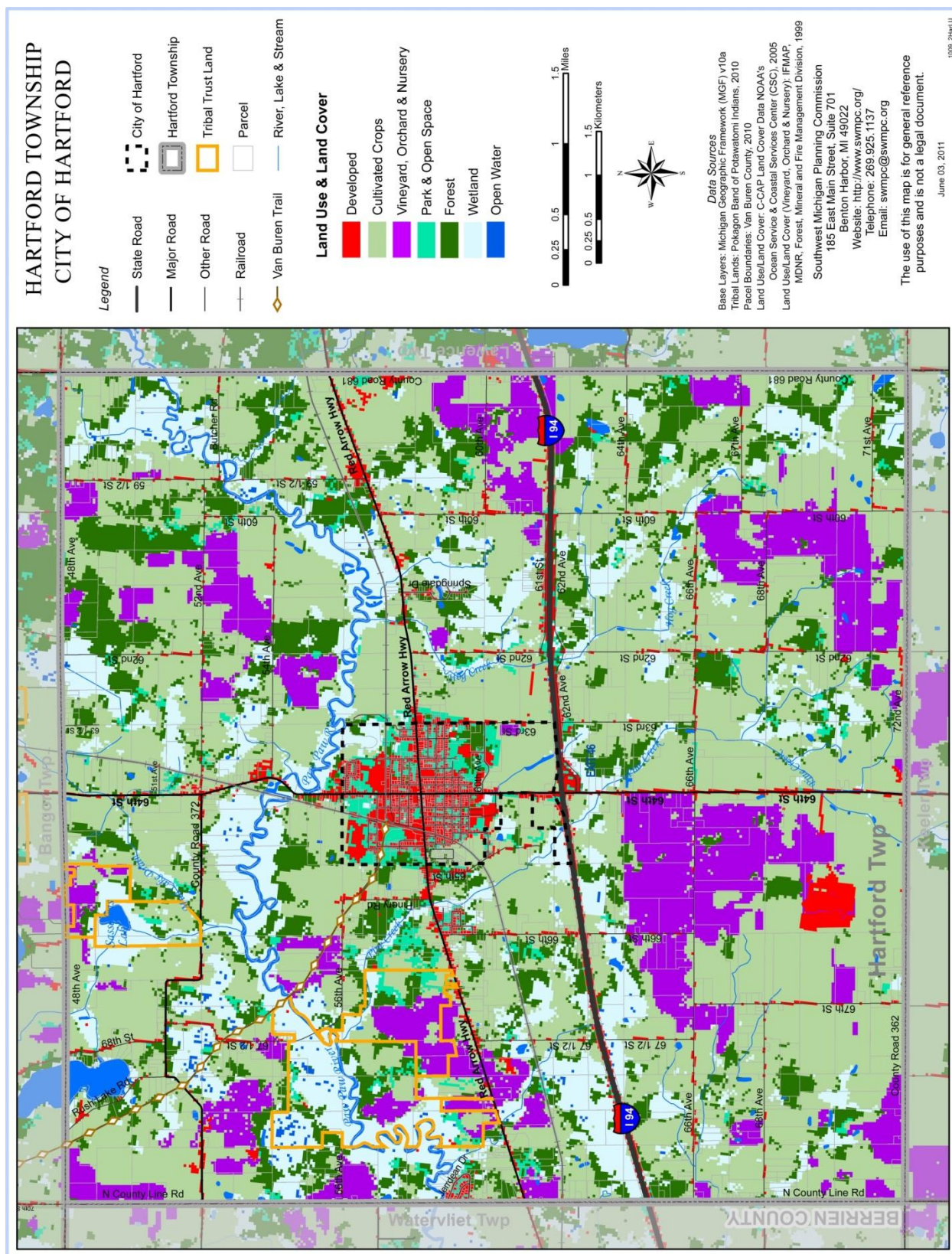
- Maintain strong relationships with area businesspeople by promoting the development of a reoccurring forum between business leaders and elected officials to discuss local economic challenges and solutions.

Goal #8 Measurement:

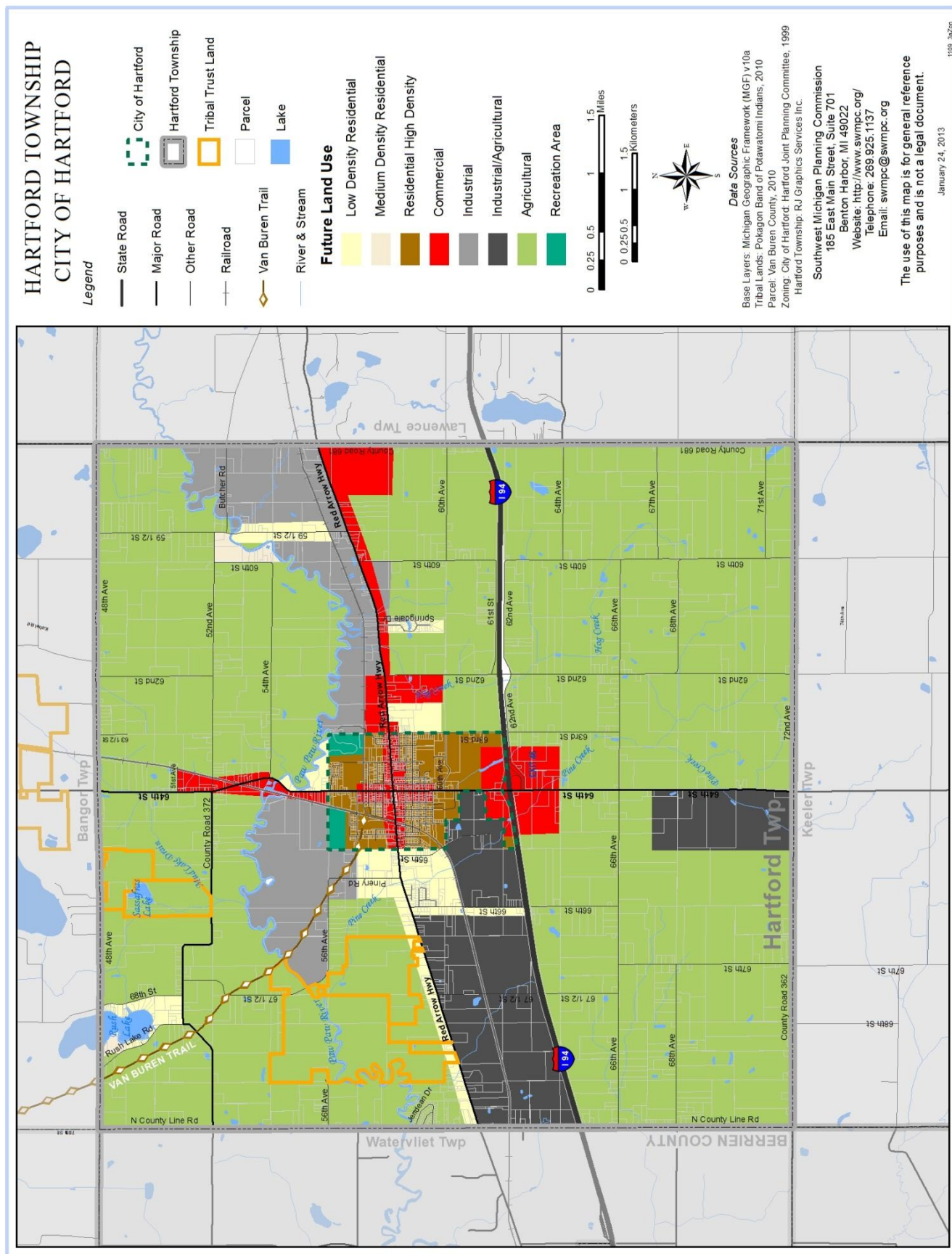
- ✓ Number of meetings of the business and government forum.

Additional Maps

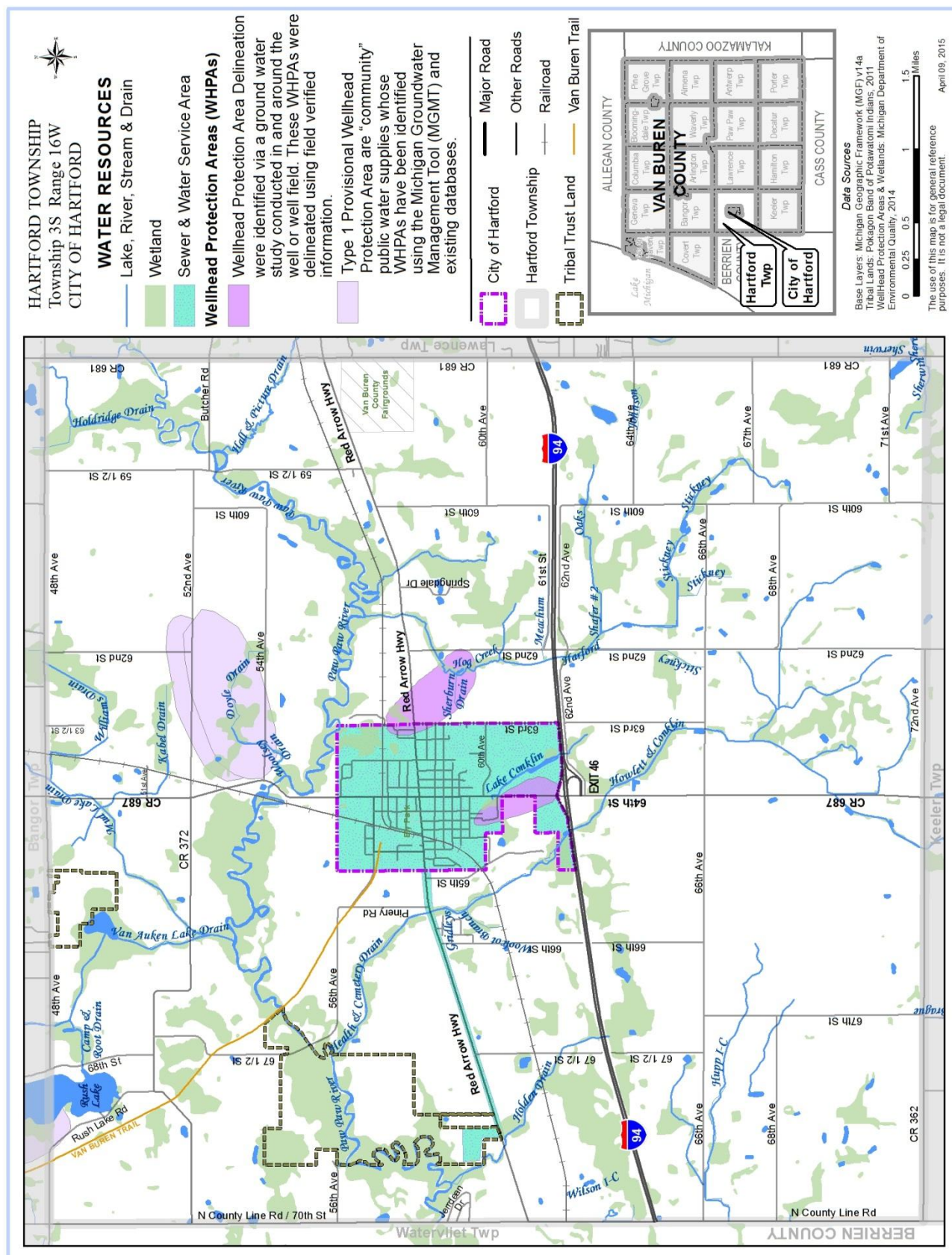


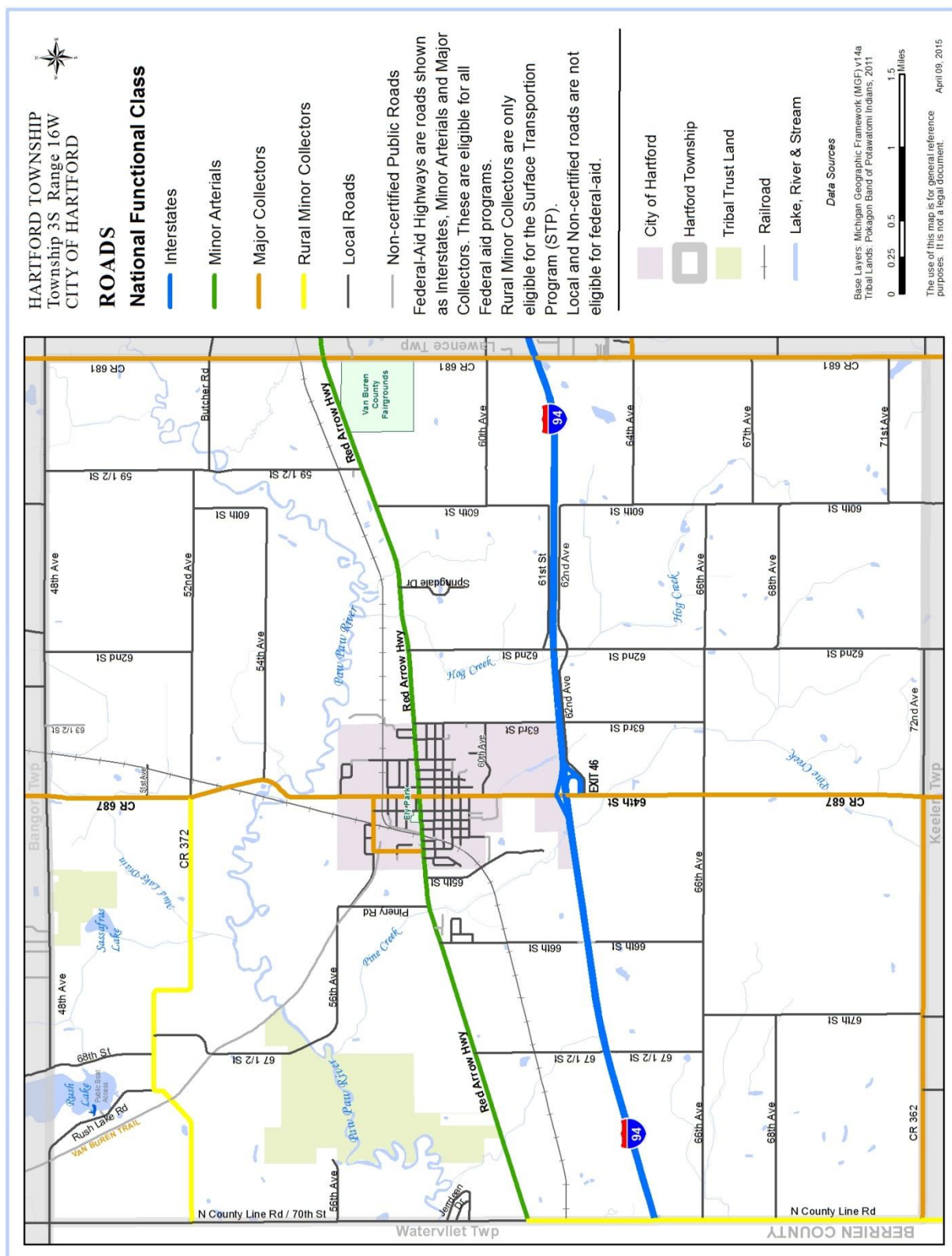


Map 7: Hartford Community Existing Land Use Map

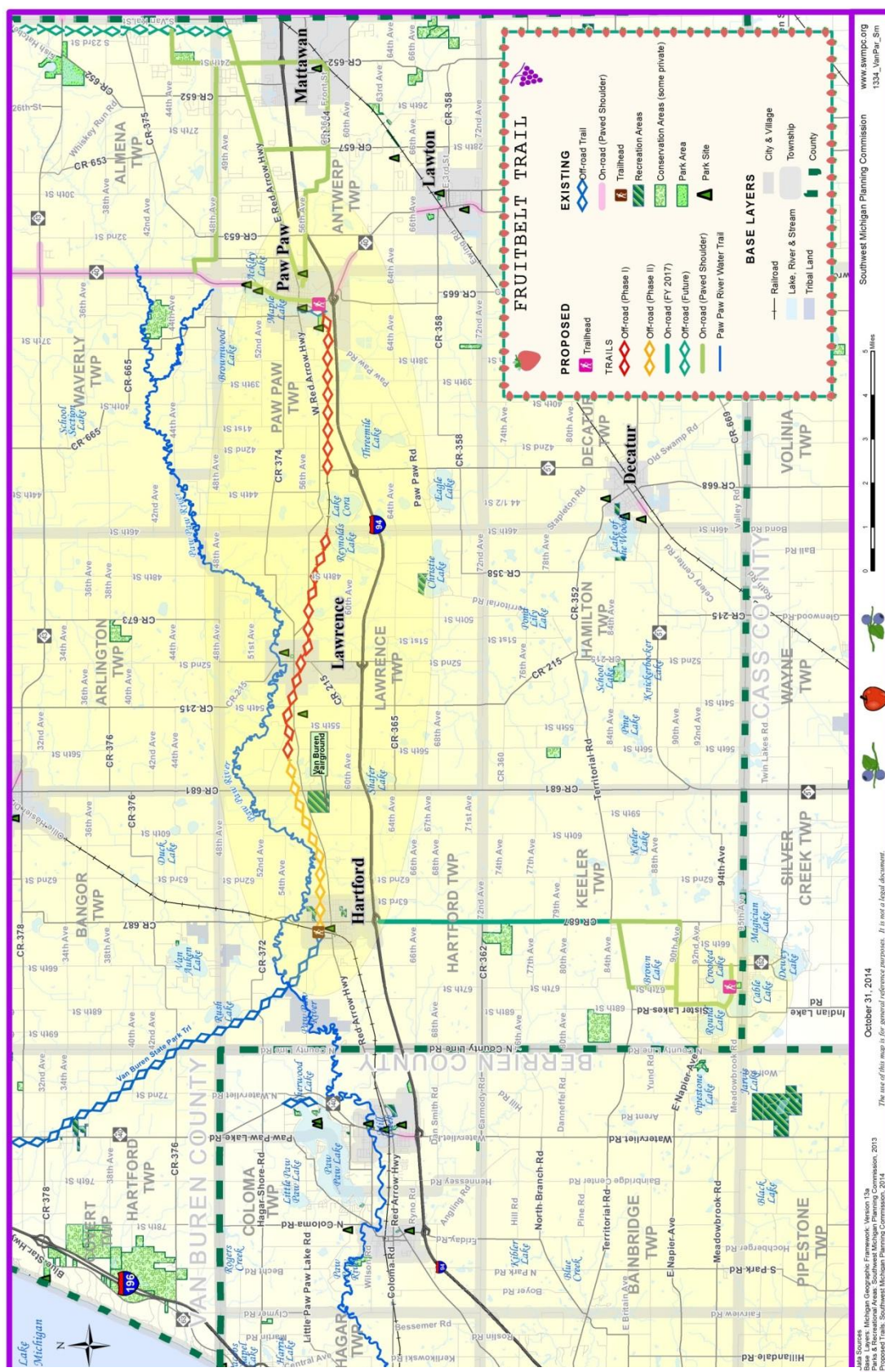


Map 8: Hartford Community Future Land Use Map



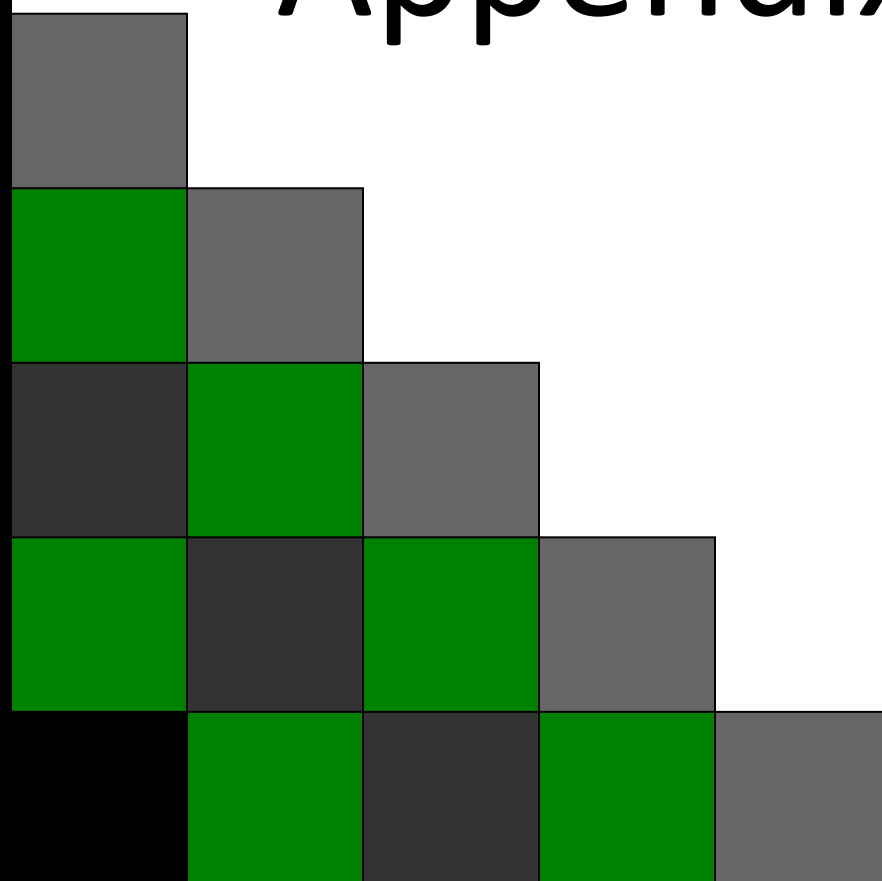


Map 10: Roads



Map 11: Fruit Belt Trail – Planning map for a non-motorized trail.

Appendix



This appendix contains a description of the land use present in the City of Hartford and for Hartford Township. Each description illustrates how each zoning code could be built using the current zoning code. The land use zones in Hartford Township and the City have Harford are similar, but the following descriptions are not necessarily the descriptions of the physical neighborhoods. The total acreage comprised by each zone is listed and the accompanying percentage relates to the municipality in which that zone resides.

Overview of Existing Land Use Categories

a. Rural and Agriculture

i. Hartford Township Agricultural

1. Allows for farms and dwelling units for families. Accessory uses include those allowed in the R-1 district of Hartford Township and structures needed for farming, roadside stands, advertising signs and dwelling structures for migrant workers. In addition to those uses permitted in the R-1 district, food processing and packaging industries, farm equipment sales and services, airfields and airports, aggregate extraction, retail shopping centers and gas stations, and additional support structures are allowed only by special permit.
2. The land uses in this zone tend to be broad. In rural areas this is sometimes preferred. It is useful to recognize that as permissible uses get broader, land use predictability decreases. Or stated differently, the broader the list of permissible uses, the less chance that a landowner has of knowing what will locate next door. Currently though, few of the accessory or special uses allowed are actually present in the district. These areas remain predominantly rural and agricultural in nature.
3. 16,559 Acres, 78.2 percent of total land use.

b. Single Family Residential

i. City of Hartford

1. Allows for single family detached homes, signs, and public recreation facilities like libraries, and parks. Special uses can include duplexes, home occupations, and the utility buildings necessary for the services of the community. Churches, cemeteries, parochial and private schools, charitable organizations, and organizations

supported by charities may also be located in the area as long as they are within the neighborhood character.

2. The zoning is suburban in nature. Detached single dwelling units on lots with front, side, and back yards, along with church's, day care centers, and parks. Service alleys might be provided to allow for a separation of some residential service functions (trash pickup, parking, etc.) and roads should be designed to encourage cars to travel at slow speeds through the neighborhoods.
3. 472.8 Acres, 55.9 percent of total land use.

ii. Hartford Township (R-1)

1. Allows for single family detached homes and professional home occupations. Special uses may include: churches, schools, libraries, public owned buildings, and light industrial trades such as woodworking shops etc., public utilities, nonprofit community clubs such as fraternal lodges, country clubs, and public recreational facilities.
2. Building setbacks in the this zone must be located a distance of 110' to 83' from the highway center line depending if the road is under the jurisdiction of the Michigan State Highway Department or the Van Buren County Highway Commission. Accessory buildings must be located in the rear yard with side and rear yard be present. With large setbacks and homes widely separated. Other civic buildings could be present, but the distance between them is necessarily and enough space to allow for car, bus and delivery vehicle ingress or egress.
3. 729.3 acres, 3.4 percent of total land use.

c. Duplex

i. City of Hartford

1. Allows for two dwelling units to be in a single structure, signs, and public recreation facilities like libraries and parks. Special uses can include single family homes, home occupations, and utility buildings necessary for the services of the community. Churches, cemeteries, parochial and private schools, charitable organizations, and organizations supported by charities may also be located in the area as long as they are within the character of the neighborhood.

2. The feel of this zone is still suburban, but with the possibility of higher density. Each dwelling structure may only occupy no more than 30 percent of the lot. With front, side and back yards still present. Service alleys might be provided to allow for a separation of some residential service functions such as trash pickup, parking and deliveries. Divided yards are also permitted. Great care regarding how cars travel through the neighborhood should be taken when designing streets. The increased density without an urban style street environment can lead to more pedestrian/car conflicts.

3. 6.3 acres, .74 percent of total land use.

d. Residential-Resort Permitted Use.

i. Hartford Township

1. R-2 zoning allows the addition of cabin camps, motels, resort hotels, trailer parks, boat liveries, boat shops, bait shops, marinas and other similar recreation enterprises as permitted uses.
2. Building setbacks in the this zone must be located a distance of 83' to 110' from the highway center line depending if the road is under the jurisdiction of the Michigan State Highway Department or the Van Buren County Highway Commission. Accessory buildings must be in the rear yard with side and rear yards present. This zone is spacious, with large setbacks and homes widely separated. Other civic buildings could be present. It is worth noting that a generous distance between buildings is required in order to accommodate large numbers of cars, truck deliveries and recreational vehicles. These spaces can sometimes make for an uncomfortable environment for pedestrians so they should be carefully designed to accommodate pedestrian circulation. Recreational and resort development may also occur in this zone.

3. 69 acres, .3 percent of total land use.

e. Multifamily

i. City of Hartford

1. Allows structures with more than 2 dwelling units per structure or single family mobile home parks. Convalescent, retirement, nursing, group or similar homes may also be present. Mobile home

parks of 5 acres or larger are a special use, as are funeral homes and mortuaries.

2. The feel of this zone has a great degree of flexibility. Large apartment buildings on large lots or row housing could be constructed. Large front lawns of a minimum of 50' must separate the building from the major thoroughfare. Buildings must be spaced apart at least 20' from edge to edge. Service drives cannot be located in the front lawn. No structure may be built more than 30' tall. The locations of mobile homes on a lot are dictated by the course and dimensions of the road.
3. 12.6 acres, 1.5 percent of total land use.

f. Rural Residential

i. City of Hartford

1. Allows only residential dwellings and buildings associated with residential uses like barns, parks, trails, play grounds, and walking paths.
2. The feel of this zone is rural in nature, requiring at least 23,000 sq. feet and allowing for just fewer than 2 lots per acre. The total coverage by structure for each site cannot exceed 25 percent. Building structures cannot exceed 2 ½ stories or 25 feet.
3. 138.7 acres, 16.4 percent of land use.

g. Central Business District

i. City of Hartford

1. Allows a wide variety of business establishments ranging from retail of commodities, personal services, restaurants, theaters, offices, banks, and showrooms for trades people. Dwelling units are allowed but only on the second floor. Drive-in restaurants and open-front stores are not allowed.
2. The feel of this zone is urban. A building may cover the entire lot area and be 3 stories tall. There is not a minimum lot width or minimum lot area. The lot coverage of the building is determined by the use. Both factors determine the number of parking spots

required. The fronts of buildings abut the sidewalk, and no side yards are required.

3. 18.9 acres, 2.2 percent of land use.

h. General Business District or Commercial District

i. Hartford Township

1. Allows for the uses of the Agricultural Zone, Residential District, and Residential Resort District in addition to retail businesses, personal services like barber and beauty shops, banks, country clubs and gas stations. Larger retail establishments like lumber yards, large grocery and big box retail are allowed by permit.
2. The feel of this zone is suburban with large parking lots and large setbacks for low, one-story buildings. Some housing or religious structures could also be present. It would also be possible for agricultural uses to be in proximity of day-care facilities, senior living facilities, or auto repair shops. This zone suggests that the primary mode of access for most uses would be by car. The challenge within this zone might be for connectivity using other transportation modes.
3. 939.8 acres, 4.4 percent of land use.

ii. City of Hartford

1. Allows all of the uses as in the Central Business District in the City of Hartford and businesses that are more auto-intensive. These uses may include car dealerships, bowling alleys, drive in restaurants, bus stations, more intensive public utilities, and motels. The additional uses generally require an area larger than those that tend to be available in the central business district. Because of the tendency toward larger lots, pedestrian movement among the uses in this zone can be challenging.
2. The feel of this zone is car orientated with parking and roads dominating the built environment. Buildings cannot be more than 2 and 1/2 stories and building rear access is required for loading and delivery space. There is no minimum area or width restriction.
3. 94.6 acres, 11.2 percent of land use.

i. Light Industrial District

i. City of Hartford

1. Primarily accommodates wholesale activities like warehouses whose external, physical effects are restricted to the area of the district and in no manner affecting a detrimental result to the surrounding districts; and to permit manufacturing, compounding, processing, packaging, assembly, and/or treatment of finished or semi-finished products. The uses are considered with an eye toward their potential impact on the other districts. Industrial activities that would produce loud noise, exhaust fumes, smoke or gas are not intended for this district.
2. This zone is auto and truck intensive with larger buildings set back from the street. Buildings can be no larger than 3 stories (50 feet or less) unless they have fire protection sprinkler systems. A 50 foot front setback is required and a 10 foot side yard is required. There are no minimum lot area or width restrictions.
3. 6.3 acres, .7 percent of land use.

j. Heavy Industrial

i. Hartford Township

1. The district allows all uses permitted in the commercial district while also including the permitted uses in the agricultural district. The industrial uses like terminal facilities or dairy plants generally require more machinery and truck traffic. These uses are the primary uses envisioned in this zone, but with residential and agricultural uses also permitted, building types and land uses may be highly mixed throughout the district.
2. The feel of this district is varied.

ii. 2889.3 acres, 13.6 percent of land use.

iii. City of Hartford

1. Primarily accommodates wholesale activities like warehouses whose external, physical effects are restricted to the area of the district and in no manner affecting a detrimental result to the surrounding districts; Their uses are considered with an eye toward their potential impact on the other districts. This district includes

the accommodation of large permanent indoor or outdoor recreational facilities which require a conditional use.

2. The feel of this district is dominated by large buildings, large parking lots and driveways. Little to no pedestrian infrastructure.
3. 94.6 acres, 11.2 percent of land use.

Future Land Use Categories

k. Low Intensity Overlay zone

- i. The Paw Paw River is an asset that will drive future economic development for tourism. By requiring low impact development standards in this district, both the City of Hartford and Hartford Township would be endorsing a community vision that capitalizes on the potential economic benefits from a uniquely untouched natural asset, while acting as a steward of nature.
- ii. Hartford Township and City of Hartford
 1. The purpose of this overlay zone is to protect and improve water quality along the Paw Paw River. Parcels that contain or boarder the Paw Paw River would be required to use low impact development practices. The goal is to not limit the uses of the land but to ensure that any land use choice minimizes the impact on the Paw Paw River.
 2. How buildings are arranged and what types of uses are allowed will be determined by the underlying zone. Building sites would collect nearly all of the storm water on-site and landscaping materials would typically be native plant material. Buildings would minimize use of energy and may generate some their own energy using alternative energy sources like photovoltaic cells, passive and active solar and geothermal heat.
 3. 3085 acres, 15.6 percent of land use.

l. Industrial Development

- i. The current industrial designation allows many different types of uses by right and by permit. This allows for a great deal of flexibility for current owners of the land.
- ii. Hartford Township

1. The purpose of this district is to remove any ambiguity in the uses allowed and to give any industrial or consolidated feeding operation a dedicated district in Hartford Township. The district should facilitate access to nationally important road infrastructure and city water and sewer infrastructure.
2. This very large acreage must accompany this zone with large single or two story warehouses and barns. The roads should accommodate semi-truck traffic expected with such uses. Housing, public recreation facilities, and commercial retail uses would not be permitted in the zone. Supportive offices for the industrial and consolidated feeding operations would be allowed.
3. 1751.2 acres, 8.2 percent of land use.

Zoning Regulations

Zoning is the primary tool used by communities to implement a Master Plan. According to the City and Village Zoning Acts, the zoning ordinance and specific zoning regulations applied to property shall be based upon a plan designed to protect the health, safety, and general welfare of the community. The following are examples of possible zoning strategies available to the Hartford community:

- **Rezoning to Implement the Master Plan.** The land use classifications on the Future Land Use Map provide the basis for evaluating future changes in zoning. Zoning changes that are consistent with the Future Land Use Map generally receive deferential and favorable judicial review if challenged. The Master Plan should be the principal source of information in the evaluation of all requests to change zoning.
- **Performance Zoning.** Rather than simply regulate development on the basis of dimensional standards, many communities have established performance standards to regulate development based on the permissible effects or impacts of a proposed use. Performance standards could be used to supplement conventional zoning standards for the purposes of regulating such items as noise, dust, vibration, glare and heat, safety hazards, and environmental impacts. Defined standards can be particularly useful in achieving environmental and resource protection goals. If based on a strong body of research, standards can be developed that relate to critical natural resources and environmental areas such as floodplains, wetlands, and groundwater recharge areas.
- **Incentive Zoning.** Incentive zoning allows a developer to alter the dimensional limitations in the zoning ordinance if the developer agrees to fulfill conditions stated in the Ordinance. Incentive zoning could be considered to promote innovative land planning techniques. For example, a “density bonus” can be used as an incentive for residential development that includes larger areas of useable open space or that

includes specific features associated with traditional neighborhood development.

- **Planned Development.** Planned development involves the use of special zoning requirements and review procedures that provide design and regulatory flexibility, so as to encourage innovation in land use planning and design. Planned developments could achieve a higher quality of development than might otherwise be possible. If applied judiciously, these techniques can be an effective zoning strategy to achieve development in accordance with the goals and objectives of the Master Plan. Planned developments can be used to encourage rural open space or cluster developments and to facilitate re-development in and around the central business district. Planned developments typically include an incentive component.

- **Overlay Zoning.** Overlay zoning allows the communities to impose a new set of regulations on a special area within an existing zoning district. In an area where an overlay zone is established, the property is placed simultaneously in two zones, and the property may be developed only under the applicable conditions and requirements of both zones. Overlay zoning has been used in other communities to address special conditions and features, such as historic areas, environmentally sensitive areas, and mixed use corridors, without disrupting the underlying zoning plan.

HARTFORD JOINT MASTER PLAN - PUBLIC INPUT

Community Meetings

1. October 26, 2010
2. November 23, 2010
3. December 14, 2010
4. January 20, 2011
5. February 17-18, 2011
6. June 7, 2011
7. October 26, 2011
8. October 28, 2014

Community Surveys

- June 7-24, 2011
- March 26-April 13, 2012

Interviews With Key Stakeholders

- Ted Johnson - Mayor, City of Hartford
- Ron Sefcik - Hartford Township Supervisor
- Yemi Akinwale - City Manager, City of Hartford
- Andy Hubbard - Assistant Principal, Hartford High School
- Dave Janicki - Principal, Hartford High School

Unit #53 Jessica Abernathy
Unit #107 William Bruce
Unit #23 Janet Vanostran

(12-10-15 TCR)

**CITY OF HARTFORD
COUNTY OF VAN
BUREN
STATE OF
MICHIGAN
NOTICE OF PUBLIC
COMMENT PERIOD
AND PUBLIC
HEARING NOTICE**

The City of Hartford, Michigan will hold a Public Comment Period for the City of Hartford and Hartford Township Joint Master Plan from December 8, 2015 to February 8, 2016. The Plan will be available for review during business hours at Hartford City Hall, 19 West Main Street, Hartford, MI and also at the City's website at <http://www.cityofhartfordmi.org/> Written comments can be submitted by email to citymanager@cityofhartfordmi.org or by mail to 19 West Main Street, Hartford, MI 49057 and must be received by February 8, 2016.

The City will also hold a Public Hearing on the Plan Monday, February 15, 2016 at 7:30 p.m. At this meeting, the public will have the opportunity to give oral and /or written comments and also ask questions regarding the plan. All interested persons are urged to attend.

RoxAnn Rodney-Isbrecht, Clerk
City of Hartford
19 West Main Street
Hartford MI 49057
269-621-2477
269-621-2054 fax
(12-10-15 TCR)

commencing at the N ¼ post of said Section 3; thence S 1549.7 feet along the ¼ line and the center of Bakertown Road to an angle point thence S 37 degrees W 108.5 feet along said center line to the beginning of the parcel of land herein described; thence continuing along said center line South 37 degrees W 114.9 feet; thence N 63 degrees 14 minutes 13 seconds W 175.72 feet; thence N 20 degrees 38 seconds E 76.52 feet; thence S 73 degrees 30 minutes E 207.45 feet to the place of beginning. . Which has the address of: 1570 Bakertown Rd., Buchanan, MI 49107

During the six months immediately

following the sale the property may be redeemed, unless determined to be abandoned in accordance with MCLA 600.3241(a), in which case the redemption period shall be thirty (30) days from the date of sale.

Country Heritage Credit Union

Dated: July 29, 2013

By Stephen L. Langeland (P32583)

BUSINESS ADDRESS:

Stephen L. Langeland, P.C.

Attorney at Law

6146 W. Main St., Ste. C

Kalamazoo, MI 49009

269/382-3703

(11-26, 12-3, 12-10, 12-17-15 TCR)

(269) 637-1151

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Hartford, MI 49057



Van Buren County Planning Commission

219 Paw Paw Street, Suite-302, Paw Paw, MI 49079-1492

Telephone (269) 657-8243 Fax (269) 657-0643

February 1, 2016

Julie Sweet
Hartford Twp. Clerk
61310 CR 687
Hartford, MI 49057

Dear Ms Sweet:

On Wednesday, January 27, 2016 the Van Buren County Planning Commission (VBCPC) reviewed The Joint Master Plan for Hartford Township and City of Hartford. We would like to thank you for letting us review the master plan and we commend you for working together on a joint plan to create a unified vision for the community. The plan appeared to support a good regional approach by describing Hartford's place within, and references to, the surrounding communities.

There were many positive elements including references to an urban growth boundary around the city to maximize utilization of current infrastructure and the low-intensity overlay zone surrounding the Paw Paw River and the inclusion of specific Community Land Use Goals in the update near the end.

On a Doroh/Stermer Motion unanimous vote, our commission voted to not concur with the master plan draft because it was missing important elements:

1. Creating a master plan is an opportunity to invite the community to share their opinions, and to see that their input is part of the decision-making process, we were uncomfortable with the lack of public opinion data which should be gathered through several strategies including community-wide surveys and focus groups. We feel that is it important to also acknowledge those who helped to prepare, guide, and support the creation of the document to ensure its integrity.
2. Since agriculture and water quality are of major concern to the community, we hoped to see more elements of farmland preservation and watershed management in the plan.

One member felt that agriculture/industrial zone on the future land use map is of concern, as it may undermine the ability to retain the scenic, rural quality of the city and township. Many tools are available to help protect farmland and water quality throughout the Hartford area when writing ordinances to support the master plan.

Another pointed to the census data and some of the graphs/tables included. He noted there are no residential houses in the city of Hartford worth a Million dollars. Also, the text related to the population pyramid did not seem to support the graph. These were more general comments of population in general.

Sincerely,

Ted Thar
Secretary
VBC Planning Commission
CC. Ron Sefcik, Roxann Rodney-Isbrecht, Yemi Akinwale



County of Berrien Community Development

BERRIEN COUNTY ADMINISTRATION CENTER
701 MAIN STREET
ST. JOSEPH, MICHIGAN
49085-1392

TELEPHONE: (269) 983-7111 EXT. 8617
FAX: 269-982-8611

December 11, 2015

Yemi Akenwale, City Manager
City of Hartford
19 W. Main St.
Hartford, MI 49057

SUBJ: HARTFORD TOWNSHIP & CITY OF HARTFORD JOINT MASTER PLAN 2015-2025

Dear Mr. Akenwale:

At its meeting on December 8, 2015 the Berrien County Planning Commission reviewed the joint Master Plan for Hartford Township and City of Hartford, with the following result:

The Commission found that the Master Plan is consistent with the current (2015) Berrien County Master Plan and there appears to be no inconsistency with the master plans of local units of government that are within Berrien County and adjacent to Hartford Township. The Commission felt it is well applied and organized plan that is forward looking at land use patterns and commends the Township and City working jointly to address future land use decisions.

If you have any further questions, please feel free to contact us.

Sincerely,
BERRIEN COUNTY PLANNING COMMISSION

A handwritten signature in cursive script, reading "Katie Montoya".

Katie Montoya
Assistant Director, Community Development

**CITY OF HARTFORD
COUNTY OF VAN BUREN
STATE OF MICHIGAN
RESOLUTION 2016 - 002**



City of Hartford/Hartford Township Joint Master Plan

At a Regular meeting of the City of Hartford Commission, called to order by Mayor Theodore Johnson on February 22, 2016 at 7:30p.m.

The following resolution was offered:

Moved by Commissioner Hall and supported by Commissioner Goss.

WHEREAS, the City's Joint Master Plan with Hartford Township expired in 2004; and

WHEREAS, the two communities desired to update the Joint master Plan with both Planning Commissions working towards this end, and

WHEREAS, the two Planning Commissions have worked diligently with the residents during various meetings and presentations on the new Master Plan, and

WHEREAS, the two Planning Commissions have reviewed the expired plan and identified all of the items that were implemented and updated those yet to be implemented, and

WHEREAS, the two Planning Commissions have held different public meetings and discussions to solicit public input on the new Master Plan; and

WHEREAS, the copies of the Joint Master Plan have been disseminated to all of the neighboring communities adjacent to the Hartford communities, the utilities and the railroad companies for the sixty-three (63) day comment period from December 8, 2015 – February 8, 2016; and

WHEREAS, a Public Hearing was held to give residents opportunity to discuss and ask questions about the plan; and

NOW THEREFORE BE IT RESOLVED, that the City Commission of the City of Hartford hereby adopts this Joint Master Plan; and

ALSO BE IT FURTHER RESOLVED THAT, that the plan is good until the year 2025.

YEAS: Ron Burleson; Rick Hall; Dennis Goss; Terry Tibbs and Ted Johnson
NAYS: None

ABSENT: Frank Dockter; John Miller

RESOLUTION DECLARED ADOPTED

DATE: February 22, 2016


RoxAnn Rodney Isbrecht, City Clerk

I RoxAnn Rodney-Isbrecht, Clerk for the City of Hartford, do hereby certify that the foregoing is a true copy of a Resolution duly adopted by the City Commission of the City of Hartford during a meeting held on February 22, 2016.



RoxAnn Rodney-Isbrecht, City Clerk
City of Hartford
19 West Main Street
Hartford MI 49057