

**City of Hartford
Planning Commission Meeting
July 13 2026 Proposed Minutes**

Call to Order:

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

The Pledge of Allegiance was recited.

Members Present: Dan Danger, Gage Gardner, Jenine Kling, Tim Kling, Adolfo Morales,

Members Absent: Steve Ackerman, Joseph Lehnert,

Staff Present: City Manager, Nicol Pulluam

Guests Present:

- Andra, McKenna Representative was present to answer questions on the Draft Zoning Ordinance

Approval of the Agenda:

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

Motion carried, 5 – 0

Public Comments:

- Jeff Fuller, Mary Street, comments on Zoning Ordinance Draft

Approval of Commission Minutes:

Motion by Danger, supported by Gardner, to approve the June 8, 2026 Planning Commission meeting minutes.

Motion carried, 5 – 0

Olds Business: None

New Business:

- Discuss & Consider – Zoning Ordinance Draft

Discussion:

- Proposed Zoning Map: The proposed zoning map designates the commercial core in orange, allowing for increased residential density to support a more walkable downtown area. The Planning Commission will determine where these residential units may be located and whether to allow two- and three-unit dwellings in low-density residential areas through the Special Use Permit process.
- Accessory Buildings: The Commission discussed minimum size requirements and varying setback requirements based on fire safety standards. The Planning Commission would like the placement of shipping containers to require Planning Commission review and approval. While building permits are not required for structures under 200 square feet, the Commission discussed whether additional restrictions should apply to these smaller accessory structures. Sheds under 200 square feet are generally not considered permanent structures.
- Lot Size: Current zoning requires a minimum buildable lot size of 12,000 square feet; however, many existing lots within the City are less than 10,000 square feet. The Commission discussed how to address this discrepancy.

- Motorhomes and Campers: The Commission discussed revising the regulations for parking motorhomes and campers by clarifying the definition, specifying acceptable parking surfaces or remove the restriction, and considering whether side-yard parking should be subject to setback requirements.
- Future Discussion: This section will be revisited at the next Planning Commission meeting.
- Discuss & Consider – Attendance Policy & City Commission Reappointment
Discussion: Planning Commission members need to notify the Chair if they will not be able to attend a meeting for it to be excused. The City Manager is concerned about those that are missing 50% or more at a meeting.

Adjournment:

Motion by Danger, supported by Gardner to adjourn the meeting at 7:18pm

Motion carried 5 – 0

Respectfully submitted,

Jenine Kling, Secretary