

**City of Hartford
Planning Commission Meeting
October 20, 2025 Proposed Minutes**

Call to Order:

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

Pledge of Allegiance was said.

Members Present:

Steve Ackerman, Dan Danger, Gage Gardner, Jenine Kling, Tim Kling, Adolfo Morales

Members Absent: Joseph Lehnert

Staff Present: Nicol Pulluam (formally Brown),

Guests Present: Hillary Taylor, Mckenna

Approval of the Agenda:

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

Motion carried, 6 – 0

Public Comments:

- Jason Arndt, Arndts Auto on East Main Street, purchased 211 North Center Street which is in the B2 general business district. He is wanting to use the property to store cars, but this use is not allowed under the current zoning and there is not an option to re-zone this property. There is not a provision under B2 zoning for a special use permit. The proposed use would be allowed under light industrial zoning. Mr. Arndt will need to seek property within the light industrial district for his intended use.

Approval of Commission Minutes:

Motion by Ackerman, supported by Gardner, to approve the September 8, 2025 minutes.

Motion carried, 6 – 0

Olds Business:

- Discuss & Consider – Proposed Architectural Standards
Discussion: Architectural Standards intended purpose is to preserve and enhance the architectural character of the downtown area, maintain the historic and aesthetic integrity of Main Street while encouraging compatible new development. A design review committee would be appointed to review and give recommendation to the planning commission.
 1. The majority of the planning commission agrees there should be minimum anticultural standards and should not be a barrier to development. This is not a requirement of State Law.
 2. The majority of the planning commission agrees there are no design elements missing.

New Business:

- Discuss & Consider – Proposed Blight Memo
Discussion: used to address vacated and/or deteriorated building blight standards, would set minimum standards. The majority of the planning commission agrees this should be included in the zoning ordinance.

- Discuss & Consider – Proposed Conditional Re-Zoning Memo
Discussion: Standard (straight) re-zoning strictly limits the property's use to those permitted by right within the zoning district. This approach provides consistency but lacks flexibility for unique development proposals that may not fully align with all permitted uses of the district. Conditional rezoning would allow an applicant to voluntarily propose conditions or limit the scope of allowable uses as part of their rezoning request. The approach offers greater flexibility for the both the applicant and the City ensuring development compatibility while accommodating economic growth. The majority of the Planning Commission feels this would be appropriate to add to the zoning ordinance.
- Discuss & Consider – Existing Land Use Chart
Discussion: Existing land uses currently allowed and was developed under the last master plan revision.
- Discuss & Consider – Proposed Land Use Chart
Discussion: Some of the proposed chart is a requirement of State Law. Community goals should be considered on developing the proposed land use chart. The planning commission should consider Residential mixed-use district within the downtown area. It is currently allowed in the central business district, but having a residential mixed-use district is beneficial and can be added to the proposed land use chart. The majority of the planning commission would like to add residential mixed-use district to the land use chart. The land use chart sets the tone for the zoning ordinance. Some of the chart is required by State Law. Churches are treated under assembly halls under current state law and will be updated on the land use chart, this will eliminate some of the grey areas in the zoning ordinance. PUD/land use should be the community's vision within an area that has a list of standards. It is a very powerful tool that should result in great benefit to the community. Consider what zoning districts would the community like to see PUD's, and should align with the future land use map. This topic will be discussed at a future meeting. Comments should be given to the City Manager by December for consideration at the January meeting.
- Discuss & Consider – Existing Zoning Map
Discussion: Existing zoning map was developed under the last master plan revision.
- Discuss & Consider – Proposed Future Land Use Map
Discussion: Future Land Use Map is a reflection of the community's long-term vision, looking 20 – 30 years into the future. Consider the future land use map as a proposed gateway identifying areas that may be appropriate for rezoning. The addition of enterprise zoning district is being proposed, which is a tool as a tool to implement future rezoning requests. The future land use map will evolve with additional input and will be brought back for further discussion. The planning commission will review the proposed land use chart and current & proposed land use maps at their next meeting in November.

Adjournment:

Motion by Gardner, supported by Danger to adjourn the meeting at 7:38pm

Motion carried 6 – 0

Respectfully submitted by: Jenine Kling, Secretary