

**City of Hartford**  
**Planning Commission Meeting**  
**August 11, 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,

Members Absent: Joseph Lehnert, Adolfo Morales

**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, 5 – 0

**Approval of Commission Minutes:**

Motion by Ackerman supported by Gardner to approve the March 10, 2025 minutes and June 9, 2025 minutes as corrected to change Tim Gardner to Gage Gardner.

Motion carried, 5 – 0

**Public Comments:**

- Planning Commissioner Morlas attendance, Chairman Kling will reach out to Adolfo Morlas to see if he has a work conflict that is preventing him from attending the meetings and/or is still interested in serving on the planning commission.
- The City Manager gave an update on the City's current projects and goals.

**New Business:**

- Discuss & Consider – Proposed Home Occupation & Short-term Rental Regulation,

Hillary Taylor, McKenna, will not be at every meeting but will have Master Plan and Zoning Ordinance updates to discuss & consider. The Planning Commission can expect to receive 10 – 12 policy memos for review and discussion. The memos will have specific questions that require answers that should be reflected in the minutes. A final document, with those changes, will be produced for approval.

Discussion: Home Occupation: Class 1 includes office and service-oriented business's that can include short-term rentals. Permits would be issued administratively. Class II would require planning commission approval. The Commission is in favor of requiring annual inspections under the building department for Class 1. After discussion, planning commission agreed on Class 1 having one employee and Class II would be two employees, allowing one commercial vehicles and planning commission authority to modify. Signage under Class II add, can be modified by the planning commission.

Discussion: Short-term Rental Regulation: can be difficult to enforce and are rented 30 days or less. Concern was expressed regarding renting out a homesteaded property and would like clarification if this is possible. Recommended Short-term Rentals be under Home Occupation Class I and include annual inspections and fees set by City Council from time to time.

- Discuss & Consider – Master Plan update – Power Point - Community Core Values - Set Priorities
  - Land Use – Smart Growth/Growth Management  
Infill Development  
Mixed Use Development
  - Housing - Blight Elimination  
Neighborhood Stabilization  
Housing Rehabilitation
  - Economic Develop - Small; Business Support  
Main Street Downtown Revitalization  
Commercial Corridor & Job Creation
  - Recreation - River & Trail Connection  
Multi-Generational  
Park Accessibility
  - Transportation - Safe Routes to School  
Sidewalk Repair & ADA  
Gateway & Wayfinding Signage
  - Character - Façade Improvement  
Downtown Identity  
Civic Pride
  - Environmental - Better Water
  - Engagement - Community Vision
  - Survey Results: Update on submitted results, Survey will be open to the end of August
  - Review - City's Maps
  - Next Steps - Create a framework for the new Master Plan & Begin work on a new Zoning Ordinance & Land use maps

**Adjournment:**

Motion by Ackerman, supported by Gardner to adjourn the meeting at 7:56pm  
Motion carried 5 – 0

Respectfully submitted by: Jenine Kling, Secretary