

**City of Hartford
Planning Commission Meeting
March 10, 2025 Proposed Minutes**

Call to Order:

T. Kling, Chairman called the meeting to order at 6:05pm.

Members Present:

Steve Ackerman, Dan Danger, Tim Gardner, Jenine Kling, Tim Kling, Joseph Lehnert, & Adolfo Morales

Note: Lehnert, newly appointed to Planning Commission, allowed to participate but not in any voting processes due to not being sworn in. Chairman Kling welcomed Lehnert and Danger to the Planning Commission and look forward to their contribution.

Also Present:

Nicol Brown, City Manager; Hilary Taylor, Sr Project Planner for McKenna & Assoc.; public Attendees: Jeremiah Smith, Alantis Goodwin, Sean Heil, Mike Jaeger, Spencer O'Dell, & Peter Ludeman

Approval of the Agenda:

Motion by Ackerman, supported by Gardner to approve agenda as presented for March 10, 2025 meeting as presented.

Motion carried, 6-0

Approval of the Minutes:

Motion by Gardner, supported by Morales, to approve the minutes of the December 9, 2024, meeting.

Motion carried, 6-0

Public Comments:

None initially- addressed later in the meeting

City Manager Comments:

Pulled Surf Internet project, they do not have water and sewer lines mapped out. Working to get another high-speed internet provider to come into town. Possibly find a company to come and map out the city's water and sewer lines.

Old Business:

- Discuss and Consider Election of Officers: T. Kling stated the current officer positions: T. Kling, Chairman; Ackerman, Vice Chair; and J. Kling Secretary. He asked members of the Planning Commission if they wanted to nominate someone new for those positions or keep them as is. Morales recommended keeping them as is.

The City Manager discussed the Secretary position & responsibilities, specifically the submission of the meeting minutes and the possibility of the Clerk or Deputy Clerk stepping in to take minutes at the meetings or complete them from the recorded meeting. This may require a slight change of the by-laws.

Motion by Morales, supported by D. Danger to keep Officers as is: T. Kling Chairman, Ackerman Vice Chair, and J. Kling as Secretary

Motion carried, 6-0

- Discuss & Consider 2025 Planning Commission Meeting Schedule: October 13th meeting City Hall will be closed due to Indigenous People's Holiday. Briefly discussed surrounding dates. T. Kling suggests moving the meeting to the following Monday, October 20th.

Motion by J. Kling, supported by Ackerman, to hold the October 2025 Planning Commission meeting on October 20th at 6:00pm

Motion carried, 6-0

New Business:

Discuss and Consider- Site Plan Review- 202 W Main, Coin Express Laundry Expansion. Those in attendance for project: Hillary Taylor senior planner from McKenna; Jeremiah Smith, Owner; Alantis Goodwin, Business Partner; Shawn Heil, General Manager; Mike Jaeger, Butler Builders; and Spencer O'Dell, AR Engineering.

T. Kling went by the property to look at where the extension would be along the south side of the building. Smith is proposing a 4,400 sq ft addition to the existing building used as a laundromat. The site is .456 acres, and located at the corner of Franklin St. and West Main St. The property is currently zoned B-2 General Business. Smith stated the addition will be used for their commercial business only, to accommodate the need to service larger commercial jobs that can no longer be handled up front which is used by retail customers. He will be putting in 450lb washers and will offer 12 more jobs over the next 3 years, at \$17/hr. no experience needed.

Heil and Jaeger presented an overview of the site plan, along with input from Spencer, and answered any questions that were raised, such as water pressure issues, parking, etc. they confirmed that there will not be a water issue, bringing in an individual 4" water line to the new building and will not pose any pressure issues for the surrounding neighborhood.

Taylor gave a quick read through of the McKenna review & recommendations including the findings from Wightman's review. Wightmans had a total of 6 recommendations, one addressing the number of parking spaces required and McKenna has 3, one being the location of electric and gas service shall be shown on the plans. It was agreed that these conditions along with the other 7 need to be met for the site plan to be approved.

After reviewing the presented plan, along with the findings from Wightman and McKenna, and making sure all questions were addressed, it was agreed upon to go ahead with the Site Plan recommendations with two (2) separate motions.

Motion by T. Kling and supported by D. Danger to approve the site plan for 202 W Main, contingent on conditions from Wightman and McKenna being met.

Roll Call Vote: Yes - Ackerman, Danger, Gardner, J. Kling, Morales, T. Kling
No - None

Motion by T. Kling supported by Gardner to send recommendation to Zoning Board of Appeals to approve the Parking Space Variance for 202 West Main St.

Roll Call Vote: Yes - Ackerman, Danger, Gardner, J. Kling, T.Kling, Morales
No - None

Return to Public Comment:

Peter Ludeman, owner of Renaissance Cultivators, LLC, wants to put a portable trailer on his property. Said he has reached out to the Clerk through e-mails & has also spoken to the City Manager. The Manager had informed him previously, due to Zoning rules, that he needs to apply for a Site Plan Review to be able to bring it before the Planning Commission. He's not understanding the fee. His interpretation of the Ordinance is not the same. The Manager told him to consider his options and let the Clerk know what he would like to do. At this time, the Planning Commission is not able to discuss his request.

Reports:

City Manager shared her February 24, 2025 monthly updates:

- City applied for a MSHDA grant to get the City Master Plan updated. Grant was awarded for \$50,000. It will be taken before City Commission for McKenna & Associates to update the Master Plan.
- Spark Grant is moving forward with Abonmarche, changes are being made and will be presented once they are available.
- City's Audit was done.
- SafeBuilt is no longer our Building Official as of March 23rd. Randall Aldering is going to be the New Inspector for the City.
- Brian Matthews is the new Police Chief. Coming in Part-time and in an administrative capacity. Hiring new officers, working on training materials, and getting the department up to date. Commission authorized an increase in officers pay One applicant is renewing their certification and hopefully will begin in April.
- Project compass-putting together some smart goals. Hoping to apply for some grants.
- Working with the fireboard and reviewing the proposed budget before it goes to the Township and City joint meeting to approve the budget.

- Still working with departments within the City to make sure everything is running better and more smoothly.
- First DDA workshop meeting in February.
- City Manager review coming up.

Gardner brought up wanting to repair Maple St. The City Manager reported it has gone before commission to get a bond to fix some streets. Also applying for a grant sent out by Senator Gary Peters to get more road work done. Next big project is water/sewer drainage and some city streets.

Adjournment:

Motion by Gardner, supported by D. Danger to adjourn the meeting at 7:20pm

Motion carried 6 – 0

Respectfully submitted by: Jenine Kling, Secretary

RKS/RRI