

## **Hartford Planning and Zoning Minutes - Regular Meeting September 13, 2016**

Chairman Munce called the meeting to order at 7:00 p.m. with the following members present: Bender, Cain, Finch, Wegleitner, and McMahon. Freemark was absent with notice. City Administrator Teresa Sidel and City Code Enforcer/Building Inspector Paul Clarke were also present.

**Approval of the Agenda:** A motion was made by Cain, second by McMahon to approve the September 13, 2016 agenda as set – all voted yes, motion carried.

**Approval of the Minutes:** The minutes from the August 29, 2016 meeting were presented. A motion was made by Bender, second by Cain to approve the August 29, 2016 meeting minutes – all voted yes, motion carried.

### **Hearings/Petitions/Applications:**

- **7:05 Hearing n Annexation Petition:** John Jarding with Jarding Development has submitted an annexation petition for the parcel just to the east of Kelly Point Addition along Mickelson Road (#15988). There is approximately 7 acres within this parcel. They plan to develop this land into residential housing and possibly some commercial lots. A motion was made by Bender, second by McMahon, to approve the annexation petition submitted by Jarding Development and send it on to the city council with a recommendation for approval – all voted yes, motion carried.

### **New Business:**

- **Review of 2015 IBC – International Building Codes:** The city is reviewing the 2015 building codes. These codes are updated every 3 years. The city is currently working under the 2012 codes but the current code is 2015. Sioux Falls and Minnehaha County have just upgraded to the 2015 codes, so Hartford needs to consider following suit in order to keep up with current contracting practices. There are 4 codes that need updating – Residential, Commercial Building, Existing Buildings and Property Maintenance. The Board reviewed the residential codes at their last meeting and reviewed the commercial codes, which regulate the building practices for commercial and large residential buildings, at this meeting. Paul Clarke, building inspector for Hartford, presented a submittal and synopsis to the Board which highlighted the significant changes to the 2015 IBC and what amendments Sioux Falls included. After review and discussion of the changes and amendments, a motion was made by Wegleitner, second by Finch to approve the 2015 International Building Codes as presented with amendments – all voted yes, motion carried.

### **Updates:**

- **Code Enforcement/Building Inspector Update:** Paul Clarke gave the Board an update on building permits – the city currently has 15 single family home permits in various stages of construction, along with a twin home, and inspections have been performed on a couple of commercial properties. Clarke's August Report was also presented to the Board.
- **City Administrator Update:** The Board will continue their review of the International Codes with a review of the Existing Building Codes on 9/27. The Board will also hold hearings on 2 conditional use applications for multi-family housing on 9/27.

**Adjournment:** A motion was made by Finch, second by Bender to adjourn at 7:50 pm - all voted yes, motion carried.

Minutes recorded by City Administrator Teresa Sidel