

Hartford Planning and Zoning Minutes - Regular Meeting October 25, 2016

Chairman Munce called the meeting to order at 7:00 p.m. with the following members present: Bender, Cain and McMahon, with Freemark arriving at 7:06pm. Wegleitner and Finch were absent without notice. City Administrator Teresa Sidel was also present.

Approval of the Agenda: A motion was made by McMahon, second by Cain to approve the October 25, 2016 agenda as set – all voted yes, motion carried.

Approval of the Minutes: The minutes from the October 11, 2016 meeting were presented. A motion was made by Cain, seconded by Bender to approve the October 11, 2016 meeting minutes – McMahon abstained with all others voting yes, motion carried.

Hearings/Petitions/Applications:

- **7:05 Variance Hearing for 810 Ruud Lane:** John Schwartzle has submitted a variance application to the city asking for a 4'3" side yard setback variance from his north property line. A 12 plex apartment unit is planned for this property with detached garages. Mr. Schwartzle also owns the property to the north in which he is also building a 12 plex apartment unit with detached garages. The south lot is not as wide as the north lot so the same configuration will not meet the 15' side yard setbacks as required by the city's regulations. In order to have enough room for his driveway and in order to keep his south setback at the required 15' so not to infringe on another property owner, Mr. Schwartzle is requesting the north side yard setback be reduced to 10' 9" since this side would only affect the property to the north, which he also owns. Even with the reduced setback, there is still almost 16' between the back of the garages on Mr. Schwartzle's north lot and the back of the apartment building on his south lot. Since the request does not affect other property owners and conforms to the general intent of this ordinance, A motion was made by Cain, seconded by Freemark to allow a 4'3" side yard setback variance from the north property line of 810 Ruud Lane – all voted yes, motion carried. Variance was granted.

Updates:

- **Code Enforcement/Building Inspector Update:** Paul Clarke was not at the meeting. He is attending the National Code Enforcement Conference.
- **City Administrator Update:** The Board was reminded, that the November 8th meeting has been cancelled due to the general election being held in city hall. The next scheduled Board meeting will be November 29th at 7pm in city hall – representative with the county will be present to discuss their updated comprehensive plan. An updated was given to the Board on planned storage units in the light industrial district.

Adjournment: A motion was made by McMahon, second by Freemark to adjourn at 7:23 pm - all voted yes, motion carried.

Minutes recorded by City Administrator Teresa Sidel