

Planning and Zoning Meeting – Regular Meeting February 24, 2026

Planning & Zoning Vice-Chairman Brad Miles called the meeting to order at 7:00pm at Hartford City Hall with the following planning and zoning members present: Mark Anderson, Tim Graham, Keely Espinoza, and Joe Whealy. Stacey Kutil and Tony Randall were absent with notice. City Administrator Teresa Sidel was also present with 2 people from the public.

Approve Agenda: A motion was made by Anderson, second by Espinoza to approve the agenda as set – all voted yes, motion carried.

Approval of the Minutes: The February 10, 2026 regular meeting minutes were reviewed. A motion was made by Graham, second by Whealy to approve the February 10, 2026 meeting minutes – all voted yes, motion carried.

Public Comments on Non-Agenda Items: None

Hearings/Petitions/Applications: None

New Business:

Review/Approve Preliminary Plans for 38 North Development: The Jans Corporation has submitted preliminary plans for their development – 38 North Development. This proposed development is located just to the east of Maple Pass on the north side of Highway 38. The development will be all residential housing with larger lots available. There is a small section in the SW corner that will have accessory buildings for the residents of the development – no public storage. They have met their open space contribution to the city with the majority of the land being towards the middle of the development for a park. There are 3 phases planned for the development with the 1st phase being started as soon as this year if approved. Street access and city utilities for the 1st phase will be through the Maple Pass Addition/Oakley Street. ISG has reviewed the plans submitted and ensure it conforms to city design regulations and general lot, block and street layout. A copy of their comments has been provided to the Board. Comments 2-6 are general in nature and the developer will revise the plans. Comment 1 will require additional discussion with the city council in regard to maintenance of the detention pond – the developer agrees that sidewalks will be maintained by the adjacent property owner per city ordinance. ISG and staff believe that the plans can be approved contingent that all engineer comments are addressed. This will allow the owner to continue to move forward with the development process, while allowing future discussion on the detention pond with the city council. Brain Jans with the Jans Corp was present to address any questions. A motion was made by Espinoza, seconded by Graham, to recommend approval of the preliminary plans for 38 North Development to the city council contingent that all engineer comments are addressed – all voted yes, motion carried.

Updates:

- **City Administrator Update:**
 - **Project Updates**
 - Western Ave Expansion: All 3 phases of the road are complete. Some minor punch list items still need to be addressed such as seeding, sidewalks, dirt work, etc. A follow-up walk-through is being conducted to update the punch list items.
 - WRRF –Substantial completion has been achieved on the project and the city is treating all our wastewater through the new plant. The city continues to work with ISG and Rice Lake on equipment startups, updates to the SCADA system and testing. The city continues to advertise for a plant operator.
 - TA Grant – ISG has received state approval to move forward on this project. ISG is surveying the land so design work can begin.
 - Kelley Ave Drainage Study – ISG conducted a study of this area due to the poor drainage concerns. Current drainage conditions and 3 possible alternatives for improvements were reviewed by the city council on 10/7. No action was taken by the council but it will be revisited within the next couple of months. A possible meeting is being looked at for April.
 - Other Projects: All on-going developments have been provided with an updated punch list to be completed from the city.
 - **Other Updates:**
 - The city is advertising for a new wastewater plant operator.
 - The city has approved the final plan and development agreement for TIF #3. All necessary approvals have been completed and TIF #3 is in effect.
 - The city has transferred the old lagoon land to Gateway Hartford Inc. for future remediation and redevelopment. GHI is leasing back the property to the city in order to allow the city to continue de-watering the lagoons, relocating the tree branch site, and honor our billboard lease agreement.
 - Tyler Tordsen with SMGA will address the city council on 3/3 to provide an update on the regionalization grant.
 - America is turning 250. The city council will have some discussions on things we can do to help recognize this at the 3/3 meeting.

- Sidel provided an update from Paul Clarke on open building permit. There are currently 7 open single family home permits and 2 open twin home permits. An update on commercial permits was also included, along with an update on a code violation issue at Mundt & 1st Street.

Adjournment: A motion was made by Espinoza, second by Whealy to adjourn at 7:27pm – all voted yes, motion carried.

Minutes recorded by City Administrator, Teresa Sidel.

I, the undersigned, Teresa Sidel, City Administrator, in and for the City of Hartford, South Dakota, do hereby certify that the above and foregoing is a true and correct copy of the minutes which are on file at Hartford City Hall.

Teresa Sidel, City Administrator