

Hartford Planning and Zoning Minutes - Regular Meeting February 12, 2013

Chairman Munce called the meeting to order at 7:00 p.m. with the following members present: Bender, Cunningham, Mitchell, Wegleitner and Ham. Campbell was absent with notice. City Administrator Teresa Sidel was also present

Approval of the Agenda: A motion was made by Bender, second by Wegleitner to approve the February 12, 2013 agenda as set –all voted yes, motion carried.

Approval of the Minutes: The Board reviewed the January 8, 2013 regular meeting minutes. A motion was made by Ham, second by Cunningham to approve the January 8, 2013 minutes – all voted yes, motion carried.

Hearings/Petitions/Applications:

***7:05 Hearing – Plat Review and Rezone of Lot 1, Block 2 of Central Valley Place Addition:** On behalf of the Central Valley Golf Club, Brad Meehan submitted a plat for Lot 1, Block 2 of Central Valley Place Addition. Future plans for this property include the construction of a twin home. The plat was submitted in proper order and reviewed by the city engineer. City engineers requested that the plat include the following: 1) The centerline of Highway 38 right of way should be labeled on the plat. 2) A 10 foot utility easement should be added to abut the right of way. 3) An access easement should be obtained from adjoining properties to protect the owner's right to access the property of Lot 1, Block 1 and the Golf Course. A motion was made by Bender, second by Ham to recommend approval of Plat of Lot 1, Block 2 of Central Valley Place Addition to the city council, provided that all the engineer's requests are completed – all voted yes, motion carried. Brad Meehan is also asking to rezone Lot 1, Block 2 of Central Valley Place Addition from NRC (Natural Resource Conservation District to R (Residential District). A motion was made by Bender, second by Mitchell to recommend to the city council approval of the rezoning of Lot 1, Block 2 of Central Valley Place Addition contingent on plat approval by the city council – all voted yes, motion carried.

New Business & Updates:

***January Code Enforcement/Building Permit Report:** City Code Enforcer/Building Inspector, Paul Clarke was unable to attend the meeting but provided the Board with his January report for review.

***Proposed Planned Development (PD) for the Meadows Development:** The Meadows Development Co. has submitted an application to Minnehaha County for a Planned Development NW of Hartford. This planned development would feature 145 townhomes, 6 twin homes, wetlands and bioswales, boulevard streets, a pathway system and a clubhouse & recreational facility. The Minnehaha County Planning Commission will hold a public hearing on February 25, 2013 at 7pm in the Commission Meeting Room of the County Administration Building to receive public input and review the Meadows Development PD. The Hartford Planning and Zoning Board reviewed the proposed development and identified areas of concern regarding this development. Terry and Michelle Dickerson also attended the Hartford planning and zoning meeting and conveyed some of their concerns and questions to the Board. Several items such as the proposed wetlands, drainage, septic system, fire protection, and maintenance of streets and bioswales were discussed. Ham, Wegleitner and possibly Munce will be attending the County Meeting on February 25th to present the identified city concerns to the County Planning Commission.

Adjournment: A motion was made by Ham, second by Cunningham, to adjourn at 8:05 pm - all voted yes, motion carried.

Minutes recorded by City Administrator, Teresa Sidel