

## **Planning and Zoning Meeting – Regular Meeting March 30, 2021**

Chairman Tony Randall called the meeting to order at 7:00 p.m. at Hartford City Hall with the following planning and zoning members present: Mark Anderson, Tim Graham, Michelle Kilbourn, Brad Miles, with Steve Nolte present via phone. City Administrator Teresa Sidel and Building Inspector Paul Clarke were also present, along with 1 person from the public.

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

**Approval of the Minutes:** The March 9, 2021 meeting minutes were reviewed. A motion was made by Nolte, second by Graham to approve the March 9, 2021 regular meeting minutes – all voted yes, motion carried.

### **Hearings:**

- **7:05 Public Hearing- Rezone:** Jim Baartman, on behalf of Kevin Nothdurft, is wishing to rezone Lot 3-5 (except the east 20') and the S1/2 of the vacated alley in Block 6 of South Addition from residential to light industrial. This property is located on the NE corner of the intersection of Western Avenue and South Street. The property to the south is zoned heavy industrial and the fire departments sits upon it and the property to the north is zoned community commercial and has a storage facility on the east side of the property and then it is zoned light industrial. The property directly to the east is zoned residential with one home upon it – then it is zoned heavy industrial and has more storage units. The property to the west is undeveloped at this time. Mr. Baartman would like to purchase this property from Kevin Nothdurft to erect a truck shop to work on his own trucking equipment. Baartman was present to address the Board. He states that this is only for minor repairs on his truck and will not be a commercial truck shop to work on equipment owned by others. He is asking to rezone to light industrial since a “Motor Vehicle Service Station” is a permitted use in this zone. A motor vehicle repair facility is allowed in community commercial zoned districts as well but that would require a conditional use permit from the Board – some discuss was held on this option, but the Board noted that no one from the public was present to object to this rezone and the use conforms with other uses within the area. A motion was made by Nolte, second by Kilbourn to recommend approval of the rezoning of Lot 3-5 (except the east 20') and the S ½ of the vacated alley in block 6 of South Addition from residential to light industrial – all voted yes, motion carried.

### **Updates:**

- **Building Inspector Update:** Building Inspector Paul Clarke provide an update to the Board. There are currently 16 open single-family homes in various stages of construction. Clarke also gave a brief update on 4 commercial properties under construction.
- **City Administrator Update:**
  - **City Engineer:** ISG Inc is the newly appointed city engineer. Stockwell Engineers will still be working with the city to complete a few projects but ISG will be handling any engineering services going forward.
  - **Code Enforcement:** The Board was given an update on various code enforcement issues that are being addressed within the city.
  - **P&Z Appointment:** The Mayor will be making an appointment for the open P&Z Board position at the next city council meeting on April 6<sup>th</sup>.
  - **Ordinance #705:** The city council has passed 2<sup>nd</sup> reading of Ordinance #705 – On-Premise Sign amendment.
  - **Up-coming Agenda Items:** The Board will continue their review of the city’s design standards once ISG has completed their review and the Board will also be looking at our zoning regulations once SECOG completes their codifications of all amendments.

**Adjournment:** A motion was made by Miles, second by Anderson to adjourn at 7:20 p.m. – 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 is on file at Hartford City Hall.

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Teresa Sidel, City Administrator