

Planning and Zoning Meeting – Regular Meeting March 26, 2019

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, Stephanie Olson-Voth, Eric Bartmann and Matt Cain. Nathan Leimbach was absent without notice. City Administrator Teresa Sidel and Building Inspector Paul Clarke were also present.

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

Approve Minutes of March 12, 2019 Regular Meeting: The March 12, 2019 meeting minutes were reviewed. A motion was made by Cain, second by Bartmann to approve the March 12, 2019 regular meeting minutes – all voted yes, motion carried.

Public Comments: None

Hearings/Petitions/Applications

A motion was made by Bartmann, second by Olson-Voth, to adjourn as the Planning and Zoning Board and reconvene as the Board of Adjustments – all voted yes, motion carried.

- **7:05 Variance Hearing:** Sam Assam is in the process of submitting engineering plans for his Turtle Creek Highlands Development on the east side of town. The plans he has submitted incorporate 15 Z-lots that have a frontage width of under 66 feet, which is the city's minimum width standard for detached single family lots. The variance request is to reduce the frontage from our minimum of 66 feet to 60 feet and to reduce the side yard setback from our minimum of 7 feet to 5 feet in order to accommodate these Z-lots. Eric Willadsen, engineer for the developer, was present to discuss and answer questions from the Board. The concept of Z-lots were discussed, along with the requirement for a variance. It was the consensus of the Board to favor Z-lots but believed that the request did not meet the requirement for a variance. A motion was made by Cain, second by Bartmann, to deny the variance – all voted yes, motion carried.

A motion was made by Bartmann, second by Olson-Voth, to adjourn as the Board of Adjustments and reconvene as the Planning and Zoning Board – all voted yes, motion carried.

New Business:

- **Discussion of Z-Lots and possible zoning amendments:** Information was present to the Board regarding Z-lots. Information on the Pros and Cons, what other cities allow and incorporate, zoning regulations and possible options for Hartford developments. The Board also discussed lot sizes and widths, driveway widths, maintenance, and aesthetics. It was the consensus of the Board to amend the cities current regulations to allow smaller lots for Z-lots. A motion was made by Bartmann, second by Olson-Voth to propose a zoning ordinance change that would allow Z-lots with a 55 foot minimum width, a maximum driveway width of 25 feet, a front setback of 25 feet, a back setback of 25 feet and a side yard setback of 5 feet – all voted yes, motion carried. The Board will hold a public hearing and review the proposed changes on April 11th at 7pm in city hall.

Updates:

- **Building Inspector Update:** Paul Clarke was present to give the Board an update on open building permits within the city. Currently there are 8 open single-family homes and 4 twin homes in various stages of construction. The Hartford plaza has started a remodel project. Sioux Falls has approved the 2018 ICodes so Hartford will begin reviewing the proposed changes so we can update to the 2018 codes as well.
- **City Administrator Update:** The Board was given an update on the Vandemark Street Project bid. Bids came in lower than engineer estimates and will go before the city council for award on April 3rd. The Joint Jurisdiction process will begin again once the city receives direction for our attorney and the county attorney.

Adjournment: A motion was made by Bartmann, second by Anderson to adjourn at 8:17 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.

Teresa Sidel, City Administrator