

Hartford Planning and Zoning Minutes - Regular Meeting March 31, 2015

Chairman Munce called the meeting to order at 7:00 p.m. with the following members present: Bender, Bjergaard, Cunningham, Haugen, Wegleitner and McMahon. City Administrator Teresa Sidel and City Code Enforcer/Building Inspector Paul Clarke were also present.

Approval of the Agenda: A motion was made by Bender, second by McMahon to approve the March 31, 2015 agenda with the removal of "Review Current Zoning Regulations" under New Business – all voted yes, motion carried.

Approval of the Minutes: The minutes from the March 10, 2015 meeting were reviewed. A motion was made by Bjergaard, second by Bender, to approve the March 10, 2015 minutes – Haugen abstained, with all others voting yes, motion carried.

Hearings/Petitions/Applications:

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

*** 7:05 Variance Hearing – 204 S Kingsbury Avenue:** Hartford Mini Storage has submitted a variance request to the city for a 25 foot south setback, which required a 15 foot variance, in order to line up the proposed storage building with the buildings on the adjoining properties per section 13.01. He is also asking for a variance to allow a 72' driveway along the south side to allow for larger vehicles and trailers – the city's public works superintendent previously noted that he did not have an issue with allowing this larger drive. An updated site plan was submitted to the city, which incorporated these changes to his original plan. Jeff Bossman was present to represent the owner and answer any questions from the Board. A motion was made by McMahon, second by Cunningham to approve the variance request for a 25 foot south side setback and allow a 72 foot south side driveway as proposed on the site plan submitted to the city - all voted yes, motion carried.

***7:15 Variance Hearing – 512 Shamrock Drive:** Paul Ideker with Ideker Construction is erecting a new home at 512 Shamrock Drive. The developer of this lot just recently short-platted the lot in order to get the front part of the lot out of the floodplain so flood insurance would not be required – this change made the lot shorter and changed the shape along the rear property line. Mr. Ideker was unaware of this short platting so he designed the home to fit upon the original plat and thought he was well within the setback are – but, because of the short-platting, this lot is not as deep and he is short approximately 4 feet on the rear setback. The Board discussed the special circumstancing with this lot, the irregularities in the lot shape, and how a rear variance will not affect any other properties. A motion was made by Bender, second by Cunningham to approve a 4 foot north side variance along the entire north property line according to the Plat of record – Lot 4A, Block 1 of Kelly Point Addition – all voted yes, motion carried.

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

Correspondence/Visitor Recognition:

***ICC Recognition:** Congratulations were given to Paul Clarke and the City of Hartford for becoming 100% certified by the International Code Council (ICC).

Old Business:

***City Limits Update:** On March 17th, the Hartford City Council reviewed the current city limits and talked about asking land owners that are surrounded by the city on three sides and close to the city limits about voluntary annexation. It was decided to take no action at this time.

New Business/Updates:

***City Administrator Updates:**

- Toby Brown with SECOG was unable to attend this meeting and plans to meet with the Board on April 28th to Review the City's Current Zoning Regulations.
- A Pre-Construction meeting for the Diamond Trail re-alignment project is set for Friday, 4/3 – with constructions beginning in early April.
- Plans for a water line extension from the City water tower to Minnehaha Community Water Corp are being finalized and should go out for bid soon.

- Plans for South Main are being reviewed by the city engineer and the city will coordinate the storm sewer drainage in this area with the developer's project.
- Paul Clarke gave a brief update on projects within the city.

Adjournment: A motion was made by Cunningham, second by McMahon to adjourn at 7:38 pm - all voted yes, motion carried.

Minutes recorded by City Administrator Teresa Sidel