

## **Planning and Zoning Meeting – Regular Meeting April 15, 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: Nathan Leimbach, Eric Bartmann, Matt Cain and Brad Miles. Mark Anderson and Stephanie Olson-Voth were absent with notice. City Administrator Teresa Sidel and Building Inspector Paul Clarke were also present.

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

**Approve Minutes of March 26, 2019 Regular Meeting:** The March 26, 2019 meeting minutes were reviewed. A motion was made by Bartmann, second by Cain to approve the March 26, 2019 regular meeting minutes – all voted yes, motion carried.

**Public Comments:** None

### **Hearings/Petitions/Applications**

- **7:05 Public Hearing – Review Proposed Changes to Zoning Ordinance #627:** The Planning and Zoning Board has been discussing possible changes to the city's zoning ordinance to allow Z-lots in developments. This would give an additional housing option within the city. The proposed changes to allow Z-lots would reduce the lot width from 66 feet to 55 feet and reduce the side yard setbacks from 7 feet to 5 feet – all other lot and yard regulations for single family detached dwellings would stay the same. The Board reviewed these changes and the definition for a Z-lot. There was no public input. There were no changes suggested by the Board for the proposed lot and yard regulations, but it was the consensus of the Board to clarify the definition for a Z-lot slightly. A motion was made by Bartmann, second by Cain to approve, and recommend approval to the city council, the proposed changed to the city's zoning regulations to allow z-lots with the suggested wording changes in the definition – all voted yes, motion carried.

### **New Business:**

- **Certificate of Appointment:** Chairman Tony Randall presented a Certificate of Appointment to Brad Miles. Miles was appointed by the Mayor to serve the remainder of the term vacated by Bob Bender's resignation, which will be until December 2019. Congratulations.

### **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. There are also a couple of commercial properties still in construction. Clarke has begun work on following up on older permits so we can close them out.
- **City Administrator Update:** The Vandemark Street Project has been awarded to Soukup Construction and the pre-construction meeting is schedule for this week. City engineers are also working on plans for a sanitary sewer line along Western Avenue from Highway 38 north – project will be subject to funding that is being applied for by the city. The Board was also updated on upcoming agenda items.

**Adjournment:** A motion was made by Bartmann, second by Leimbach to adjourn at 7:45 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