

## **Planning and Zoning Meeting – Regular Meeting April 30, 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: Eric Bartmann, Mark Anderson, Stephanie Olson-Voth and Brad Miles. Matt Cain and Nathan Leimbach 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 Olson-Voth to approve the agenda as set – all voted yes, motion carried.

**Approve Minutes of April 15, 2019 Regular Meeting:** The April 15, 2019 meeting minutes were reviewed. A motion was made by Bartmann, second by Miles to approve the April 15, 2019 regular meeting minutes – all voted yes, motion carried.

**Public Comments:** None

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

- **7:05 Public Hearing – Review Rezone Application submitted by C&C Ventures:** The City of Hartford received a rezone application from C&C Ventures to rezone a portion of Cresswood Addition from Natural Resource Conservation (NRC) to Regional Commercial (RC). Laurie Cressman was present to represent C&C Ventures. She had indicated that they would like to rezone the land adjacent to the interstate in order to have the property zoned properly for commercial growth and to advertise lots for sale. This zoning request does match the developments approved preliminary plans. A motion was made by Bartmann, second by Olson-Voth to recommend approval of Ordinance #666 to the Hartford City Council to rezone a portion of Cresswood Addition from NRC to RC – all voted yes, motion carried.
- **7:10 Public Hearing – Review Rezone Application submitted by Western Meadows LLC:** The City of Hartford received a rezone application from Western Meadows LLC to rezone a portion of Western Meadows Addition from Residential (R) to Light Industrial (LI). Bonnie Mogen was present to represent Western Meadows LLC. Ms. Mogen noted that the developer would like to zone the SW portion of this development light industrial in order to provide a larger lot choice for sale as light industrial. The property currently to the east is already zoned light industrial. The preliminary plan for this area referenced residential zoning and had a designated park land area. The city engineer, Mitch Mergen, meet with the developers on Monday, April 29<sup>th</sup> to discuss this zoning change request. The developers have agreed to incorporate a park area into their phase 3 plans in order to satisfy city regulations for park land dedication. A motion was made by Bartmann, second by Anderson to recommend approval of Ordinance #667 to the Hartford City Council to rezone a portion of Western Meadows Addition from R to LI – all voted yes, motion carried.
- **Review/Approve Plat of Tract 1 of Lufco Addition:** Lufco, Inc has submitted a plat for approval by the City. Although the property is approximately  $\frac{3}{4}$  mile west of city limits along highway 38, it is within the city's platting jurisdiction and needs city approval before it can be submitted to the county. The plat was reviewed by the city engineer and conforms to the city standards. A motion was made by Bartmann, second by Olson-Voth to approve the plat for Tract 1 of Lufco Addition – all voted yes, motion carried.

### **New Business:**

- **Review of 2018 International Building Codes:** The City currently uses the 2015 international building codes for building within the city, but the 2018 international building codes are the most recent edition. Sioux Falls and Minnehaha County have just upgraded to the 2018 codes, so Hartford needs to consider following suit in order to promote consistency for our contractors and keep up with current building practices. There are 4 codes that need updating – Residential, Commercial Building, Existing Buildings and Property Maintenance. The Board reviewed the significant changes with our building inspector from the 2015 code to the 2018 code and discussed the amendments made by Sioux Falls and Minnehaha County. Building Inspector Paul Clarke noted that changes focused on improving safety and incorporating changes for technology. After questions and discussion by the Board, a motion was made by Bartmann, second by Anderson to recommend approval of Ordinance #668 – International Building Code for Commercial Properties; Ordinance #669 – International Property Maintenance Code; Ordinance #670 – International Residential Code for 1 & 2 family dwellings; and Ordinance #671 – International Existing Building Code to the city council – all voted yes, motion carried.

### **Updates:**

- **Building Inspector Update:** Paul Clarke was present to give the Board an update on open building permits within the city. Currently there are 9 open single-family homes and 4 twin homes in various stages of construction. There are also a couple of commercial properties still in construction.
- **City Administrator Update:** A preconstruction meeting was held on the Vandemark Street Project and work has already begun on utilities for the project. 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 city attorney is currently working with the county on steps to move forward with Joint Jurisdiction. The City council has approved 1<sup>st</sup> reading of the z-lot ordinance. The Board was also updated on a couple of on-going code violations.

**Adjournment:** A motion was made by Olson-Voth, second by Bartmann to adjourn at 7:50 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