

## **Planning and Zoning Meeting – Special Meeting May 18, 2022**

Chairman Tony Randall called the meeting to order at 7:30pm at Hartford City Hall with the following planning and zoning members present: Mark Anderson, Stacey Kutil, Michelle Kilbourn, and Brad Miles. Tim Graham was absent with notice. City Administrator Teresa Sidel and Building Inspector Paul Clarke were also present. There was one present from the public present.

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

**Approval of the Minutes:** The April 12, 2022, regular meeting minutes were reviewed. A motion was made by Kutil, second by Graham to approve the April 12, 2022, regular meeting minutes – all voted yes, motion carried.

### **Hearings/Petitions/Applications/Ordinances:**

- **7:30 Conditional Use Hearing:** Justin Brenner of 405 Mulligan Circle has submitted a conditional use permit to the city. He would like to erect a 1,264 square foot accessory building for a pool house, which is over the city's maximum square footage allowed of 1,000 square feet. After review of the site plan, it looks like he will need a conditional use for not only the 1,264sf pool house but to allow the current 280sf shed to stay in place. Current regulations state that if there are 2 accessory buildings, one must be no larger than 150sf. The conditional use permit would need to allow the 1,264 sf pool house and the 280sf shed. Mr. Brenner has purchased 2 lots within this development and has combined them into one large lot. This large lot more than exceeds the city's 30% rear yard requirement. The pool house is still smaller than the house and this larger structure would not be out of place for the neighborhood. Applicant noted that the materials would match the pool with siding and shingles. The Board reviewed the application and supporting documents and noted that the double lot allows the area needed to erect a larger accessory building without it being out of place in the neighborhood. It was noted that no one from the neighborhood or public was present to object to the conditional use. A motion was made by Kutil, second by Anderson to approve conditional use application 2022-5-2 for the erection of a 1,264 square foot accessory building and allow the existing 280 square foot accessory building to stay in place – all voted yes, motion carried.

**Adjournment:** A motion was made by Kilbourn second by Kutil to adjourn at 7:42pm – 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