

## **Hartford Planning and Zoning Minutes - Regular Meeting May 14, 2013**

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

**Approval of the Agenda:** A motion was made by Cunningham, second by Ham to approve the May 14, 2013 agenda as set –all voted yes, motion carried.

**Approval of the Minutes:** The Board reviewed the April 30, 2013 regular meeting minutes. A motion was made by Bender, second by Wegleitner to approve the April 30, 2013 minutes – Cunningham abstained with all others voting yes, motion carried.

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

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

**\*7:05pm Variance Hearing – Devin Alfson:** Devin and Heidi Alfson have purchase a lot at 602 Ironwood Drive with plans to move in a Custom Touch Home. Since this is a corner lot, a setback of 25 feet is required on the west, east and north side of the property with a 7 foot setback on the south side of the property. Mr. Alfson miscalculated the north side setback when the house was ordered and now that it is built, it cannot meet the north setback requirement of 25'. Mr. Alfson explained his situation to the Board and discussed various options. If the house was shifted slightly on the lot, the minimum north side variance required would be 10 feet. A motion was made by Bender, second by Cunningham, to grant a 10 foot north side setback variance to Devin and Heidi Alfson for 602 Ironwood Drive – Bender, Cunningham, Ham and Wegleitner voted yes, with Campbell and Munce voting not – motion failed for non-concurring vote of 2/3 of the members of the Board.

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

A motion was made by Bender, second by Ham to have Toby Brown with SECOG review the city's setback requirements for corner lots in residential zoned districts and present a draft amendment to the city – all voted yes, motion carried.

### **New Business & Updates:**

**\*Joint Jurisdiction Process:** The City of Hartford is exploring a possible joint jurisdiction with Minnehaha County. Toby Brown with SECOG was present to discuss with the Board the pros of a joint district, including compact and orderly growth, a cooperative approach to land use between the city and county and it accommodates anticipated future city growth. The cons would be another layer of regulations, additional meetings for the Boards and possible political backlash. Brown reviewed the procedural requirements for a joint zoning request. The city would need to update our comprehensive plan and then submit a request to the county for joint jurisdiction. If the request is acceptable to the county, the County Planning Board and the City Planning and Zoning Board will begin to meet jointly to set up zoning regulations to cover the joint district. Once the new zoning regulations have been developed, the county and city will need to adopt them and a joint zoning district can be created. The Planning and Zoning Board was in favor of moving forward to pursue joint jurisdiction with Minnehaha County. The Hartford City Council will make the final decision regarding pursuing joint jurisdiction with the county.

**\*Review of 2012 IBC Residential Codes:** Currently the city has adopted and follows the 2006 IBC Codes. The 2012 IBC codes have been adopted by the City of Sioux Falls and Minnehaha County. The City of Hartford has started the process of reviewing the 2012 IBC Codes with hopes to adopt the 2012 codes later this summer. Paul Clarke, the city's building inspector, reviewed with the Board the 2012 IBC residential codes and highlighted the changes for 2012. The Board will review the 2012 IBC residential code and discussion will be held again at their May 28<sup>th</sup> Board meeting.

**\*April Code Enforcement/Building Permit Report:** City Code Enforcer/Building Inspector, Paul Clarke, gave the Board a status update on various building projects within the city. There are currently 5 single family homes under construction. He has inspected a home along Western Avenue that is in disrepair and has discussed with the property owners the items that need to be addressed. He also continues to work on property code violations throughout town.

**Adjournment:** A motion was made by Wegleitner, second by Ham, to adjourn at 8:59 pm - all voted yes, motion carried.

Minutes recorded by City Administrator Teresa Sidel