

Hartford Planning and Zoning Minutes - Regular Meeting May 28, 2013

Chairman Munce called the meeting to order at 7:00 p.m. with the following members present: Bender, Mitchell, Cunningham, and Campbell. Ham arrived at 7:40pm and Wegleitner was absent without 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 Mitchell to approve the May 28, 2013 agenda as set –all voted yes, motion carried.

Approval of the Minutes: The Board reviewed the May 14, 2013 regular meeting minutes. A motion was made by Cunningham, second by Campbell to approve the May 14, 2013 minutes – Mitchell abstained with all others voting yes, motion carried.

Correspondence/Visitor Recognition:

***Venice Becker:** Mr. Becker was present to discuss with the Board his plans for erecting a third apartment building on his property located at 301 E 5th Street. His proposed plans include building an 8-plex apartment building along with 8 garage units and storm shelter for the residents. Discussions focused on the size of the parking lot, setback requirements and an existing drainage and storm sewer easement. Mr. Becker has submitted an application for a conditional use permit to erect these units that will come before the Board for review on June 11, 2013. Public notice will be posted this week and neighboring property owners will be notified.

New Business & Updates:

***Review of 2012 IBC Residential Codes:** The Planning and Zoning Board reviewed the 2012 residential codes on May 14, 2013. Discussion was held regarding any questions the Board had about the 2012 codes. Campbell asked Paul Clarke for clarification regarding the change in the required R-Factor for insulation. Mr. Clarke will provide this information for the Board at their June 11th meeting.

***Review of 2012 IBC Commercial Codes:** Paul Clarke also reviewed with the Board the 2012 IBC commercial codes and highlighted the changes for 2012. The Board will review the 2012 IBC commercial codes that have been presented to them and discussion will be held again at their June 11, 2013 Board meeting.

***Proposed Amendment to Zoning Ordinance 575:** The Planning and Zoning Board reviewed a proposed amendment to the City's Zoning Ordinance #575. This amendment would amend section 4.03 of the residential zoning code to allow a reduction of setback requirements on a corner lot. Currently, the ordinance allows for a 25' setback on each street side of a corner lot. If adopted, the amendment would allow for a 25' setback on one street side of a corner lot and only a 20' setback on the other street side of a corner lot. After discussion, it was the consensus of the Board to not amend our current regulations. A motion was made by Bender, second by Campbell, to table discussion of the proposed amendment to city ordinance #575 – all voted yes, motion carried.

Adjournment: A motion was made by Mitchell, second by Ham, to adjourn at 8:22 pm - all voted yes, motion carried.

Minutes recorded by City Administrator Teresa Sidel