

## **Planning and Zoning Meeting – Regular Meeting June 8, 2021**

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: Mark Anderson, Tim Graham, Stacey Kutil, and Steve Nolte. Brad Miles was present via teleconference. Michelle Kilbourn was absent with notice. Finance Officer Karen Wilber and Chamber & Economic Development Director Amy Farr were also present. There were 6 from the public present.

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

**Approval of the Minutes:** The May 25, 2021 regular meeting minutes and the May 26, 2021 joint meeting minutes were reviewed. A motion was made by Nolte, second by Anderson to approve the May 25, 2021 regular meeting minutes and the May 26, 2021 joint meeting minutes – all voted yes, motion carried.

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

**7:05 Public Hearing - Rezone:** Dennis Bossman, who owns the property located at 101 S Main Ave, has applied to rezone the property from community commercial to residential. Bossman has a party that is interested in purchasing the property and converting the existing structure to a home. Other properties in that area are a mixture of commercial, residential, and natural resource conservation zoning. CEDD Amy Farr was present to discuss her thoughts on the rezone. She explained that currently Downtown Hartford Inc is working with the City Engineer to conduct a study of the downtown region and develop a guide for future growth. This downtown corridor study area encompasses Main Ave from 2<sup>nd</sup> St to South St and then from South St to Western Ave. Discussions have indicated that the goal is that the South St corridor would be the entrance to the downtown area, making commercial zoning a better fit than residential. Mark Monahan and Rick Cross, who also own property in the area, were present to express their opposition to the rezone. Travis & Jenna Winter, the party interested in purchasing the property, were also present. The board had further discussion on surrounding properties, future vision of this area, zoning setback requirements and buffer areas. Even though this is a transition area with both types of zoning, the consensus was that commercial zoning is a better fit. A motion was made by Anderson, second by Kutil to recommend denial of the rezoning of the North 120 Ft of Lot 8, Block 7 of South Addition from community commercial to residential - Nolte voted no with all others voting yes, motion carried.

### **Updates:**

- **Building Inspector Update:** Building Inspector Paul Clarke was not present. His inspection report for May 2021 was provided to the Board.
- **City Administrator Update:** City Administrator Teresa Sidel was not present. Her update was provided to the Board:
  - **Code Enforcement:** The Board was given an update on 2 non-compliant properties within the city.
  - **Design Standards:** The City Engineers have completed their reviewed the City's design standards. Engineers will hold a meeting with city staff to review the changes before being presented to the Board for approval.
  - **Zoning Amendments:** The draft zoning amendments that were previously approved will come before the Board for a public hearing and final approval on June 29<sup>th</sup>.
  - **Project Updates:** The Board was given an update on the Mickelson Road project.
  - **Grant Updates:** The city has submitted grants for a storm shelter/concession stand at the Swenson Sports Complex, for phase 6 of our bike/recreation trail and for a new dog park – all are in the review process.
  - **Council Updates:** City Council took no action on the Snyder's fence. The Council will discuss regulation for fence/accessory buildings in easements at their June 15<sup>th</sup> meeting. Discussion on the petition for improvements to 12<sup>th</sup> Street are ongoing.

**Adjournment:** A motion was made by Kutil, second by Anderson to adjourn at 7:40 p.m. – all voted yes, motion carried.

Minutes recorded by Finance Officer, Karen Wilber.

I, the undersigned, Karen Wilber, Finance Officer, 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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Karen Wilber, Finance Officer