

Hartford Planning and Zoning Minutes - Regular Meeting June 11, 2013

Chairman Munce called the meeting to order at 7:00 p.m. with the following members present: Bender, Mitchell, Cunningham, Ham and Wegleitner. Campbell 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 June 11, 2013 agenda as set –all voted yes, motion carried.

Approval of the Minutes: The Board reviewed the May 28, 2013 regular meeting minutes. A motion was made by Bender, second by Mitchell to approve the May 28, 2013 minutes – Ham abstained with all others voting yes, motion carried. The Board reviewed the June 3, 2013 special meeting minutes. It was noted that the variance time was incorrect in the minutes. A motion was made by Cunningham, second by Mitchell to approve the June 3, 2013 special meeting minutes with the change of the variance hearing time from 7:05pm to 6:05pm – all voted yes, motion carried.

Hearings/Petitions/Applications:

***7:05 Public Hearing – Rezone of W 375' of Lot 5 of Smith & Grover's Addition:** Jon Maras has submitted an application to the City of Hartford requesting the rezoning of the W 376' of Lot 5 of Smith and Grover's Addition to the City of Hartford from Natural Resource Conservation (NRC) to Residential (R). Anticipated use of the property would be to erect multi-family housing. Area property owners voiced their concerns regarding this development. Andy Eggebraaten, Sean Burns and Bob Neilson voiced concerns regarding drainage, wanting to keep the greenway area, roads and traffic congestion, and snow removal. Many of the items brought to the Board by the area citizens are issues that need to be addressed during the conditional use hearing. Mark Monahan, who was representing Mike Jacobson, asked the Board to do their due diligence as this development moves forward with the conditional use process. Chairman Munce noted that this was just a rezone hearing and that residential zoning would be an acceptable zoning for this property. A motion was made by Bender, second by Cunningham, to recommend approval to the city council for the rezoning of the W 375' of Lot 5 of Smith & Grover's Addition from Natural Resource Conservation to Residential – Wegleitner and Mitchell voted no, with all others voting yes, motion carried.

***7:10 Public Hearing – Rezone of Lot 6, Block 8 of Drake's Addition:** Alex Espinoza has submitted an application to the City of Hartford requesting the rezoning of Lot 6, Block 8 of Drake's Addition to the City of Hartford from Residential (R) to Light Industrial (LI). Anticipated use of this property would be for the erection of storage units. Mark Monahan asked what the permitted uses for LI and the list of permitted uses was read. Wegleitner questioned the need for more storage units. It was noted that there are only residents on the north side of this property and the surrounding property is either commercial or NRC. A motion was made by Munce, second by Mitchell, to recommend approval to the city council for the rezoning of Lot 6, Block 8 of Drake's Addition from Residential to Light Industrial – Wegleitner and Ham voted no, with all others voting yes, motion carried.

***7:15 Public Hearing – Conditional Use Permit for 301E 5th Street:** Venice Becker has applied for a conditional use permit to erect an 8-plex housing unit with garages upon his lot at 301 E 5th Street. He purchased 3 lots 8 years ago and two years ago he erected two 8 plex buildings, now he wishes to erect a third building on his third lot. Area property owners were present to address the Board and voice concerns they had over this development. Charles Meyer, Loren Carver, Rick Cross, Fred Finch, Erik Edberg, Charlene Sterner and Tim Groenewold addressed the Board with concerns regarding safety issues, play area for children, area for pets, alignment of driveway, drainage, snow removal, traffic congestion, parking issues, setback requirements, fencing, maintenance and privacy. Mark Monahan asked the Board to look at traffic issues, drainage issues and contact the fire department for their input. Venice Becker addressed the Board and noted that the city engineer did a drainage study when he submitted his preliminary plans for the development and at that time he complied with all their stipulations for a drainage easement and inlet. He noted that a fence was erected around his existing properties – 6' on the west side and 5' on the south side. He also felt that parking issues with campers, boats and trailers on the city street is a law enforcement issue and noted that he does not allow them to be in his complex. Mr. Becker pointed out that a play area for children was discussed when he erected his other buildings and it was determined that his close proximity to the city park would allow the park to be a play area. A motion was made by Ham, second by Wegleitner, to table the conditional use permit until the city engineers have performed a drainage and traffic study of this site and until the city can contact the fire chief regarding emergency access and the sheriff department regarding traffic issues – all voted yes, motion carried. The Planning and Zoning Board also requested a site plan of all three lots owned by Mr. Becker.

Old Business:

***Review of 2012 Residential and Commercial IBC Codes:** The Board has reviewed both the 2012 residential and commercial IBC codes. Changes from the city's current 2006 to the 2012 code have been discussed. Building Inspector, Paul Clarke, explained to the Board the changes in the insulation and fenestration requirements that are in the 2012 code.

New Business & Updates:

***Review of 2012 IBC Property Maintenance Code:** Clarke noted to the Board that there have been no significant changes in the property maintenance code between the 2006 code and the 2012 code.

***May Code Enforcement/Building Permit Report:** The Board reviewed May's code enforcement/building permit report and questions were addressed.

Adjournment: A motion was made by Bender, second by Mitchell, to adjourn at 7:59 pm - all voted yes, motion carried.

Minutes recorded by City Administrator Teresa Sidel