

Planning and Zoning Meeting – Regular Meeting July 25, 2017

President Rick Freemark called the meeting to order at 7:00 p.m. at Hartford City Hall with the following planning and zoning members present: Bob Bender, Eric Bartmann, Matt Cain, Stephanie Olson-Voth, Tony Randall and John McMahon. City Administrator Teresa Sidel and City Code Enforcer/Building Inspector Paul Clarke were also present.

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

Approve Minutes of July 11, 2017 Regular Meeting: The July 11, 2017 meeting minutes were reviewed. A motion was made by Bartmann, second by Olson-Voth to approve the July 11, 2017 regular meeting minutes – McMahon and Cain abstained, with all others voting yes, motion carried.

Hearings/Petitions/Applications:

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

- **7:05 Appeal Hearing:** Tim and Crystal Waltner have appealed the city's Zoning Administrator decision regarding a zoning violation. The city received a complaint that the Waltners were breeding dogs and selling the puppies. Breeding and selling household pets upon your premise meets the city's definition of a kennel and kennels are not allowed in residential zoned districts. Although this is not a violation of the number of pets per household, it is a violation of the city's zoning code. Kennels are not allowed by either a permitted or conditional use so it is prohibited. Walters do not plan to breed excessively but any breeding is considered a violation. A motion was made by McMahon, second by Bartmann to deny the Waltner's appeal and support the Zoning Administrator's decision that kennels operations are not allowed within residential zoned districts and all breeding and selling must cease – all voted yes, motion carried.

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

Old Business:

- **Review Comprehensive Plan:** The Board is continuing their review of the city's comprehensive plan. Kristen Benidt with SECOG was present to go over proposed updates to section IV- Infrastructure Assessment, section VIII – Land Use Plan and section IX-Growth Area Analysis. The Board also reviewed the updated Current Land Use Map and the updated Future Lane Use Map. Benidt will incorporate all the proposed revisions into an amended Comprehensive Plan and present this to the Board in August for review.

Updates:

- **Code Enforcement/Building Inspector Update:** Building Inspector and Code Enforcer, Paul Clarke, was present to address the Board. Clarke noted that there are currently 8 single-family homes under construction, with 2 twin homes and some multi-family homes in various stages of construction. The Board was given an update on a drainage issue that the city is addressing at one of the multi-family units. Clarke is also addressing several code enforcement issues.
- **City Administrator Update:** City Administrator, Teresa Sidel, gave the Board an update on the Mickelson Road Project. An update was also given update on 107 S Eastern, that is currently going through rezoning.

Adjournment: A motion was made by Bartmann, second by Bender to adjourn at 8:16 p.m. – 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.

Teresa Sidel, City Administrator