

Hartford Planning and Zoning Minutes - Regular Meeting July 30, 2013

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

Approval of the Agenda: A motion was made by Cunningham, second by Ham to approve the July 30, 2013 agenda as set - all voted yes, motion carried.

Approval of the Minutes: The Board reviewed the July 9, 2013 regular meeting minutes. It was noted that the 7:05 conditional use hearing stated that Mr. Becker erected two 8 plex buildings upon his property two years ago – the minutes should reflect that Mr. Becker erected one 8 plex building and one 4 plex building upon his property two years ago. A motion was made by Campbell, second by Bender to approve the July 9, 2013 regular meeting minutes with the correction as noted – Ham abstained with all others voting yes, motion carried.

Hearings/Petitions/Applications:

***7:05 Public Hearing – Conditional Use Permit for 301E 5th Street (Lot 12C of North Lawn Addition):** 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 one 8 plex building and one 4 plex building, now he wishes to erect a third building on his last lot. First hearing date for this property was on June 11, 2013. This hearing has been tabled since that time in order to address area property owners concerns. A big item of concern is drainage issues at that property. Mr. Becker has been asked to submit a drainage plan to the city to address these drainage concerns. A plan was submitted and reviewed by the city engineers. Since this is a low lying area within the city and there are currently drainage issues, city engineers have requested a drainage plan that would detain water flow upon Mr. Becker's site and only discharge water at the same rate as it currently discharged before development. In order to accomplish this detention, Mr. Becker's engineers have proposed a catch basin around Lot 12C that would allow the water to enter and be contained therein until it slowly discharges. City engineers have reviewed the Becker drainage plan that was submitted and they do not believe that the current drainage plan meets the minimum requirements set forth by city regulations. The city engineers have submitted comments regarding the Becker drainage plan and recommend that Mr. Becker addresses these comments and submit a new plan. A motion was made by Munce, second by Cunningham to table the conditional use hearing for 301 E 5th Street until Mr. Becker has re-submitted a detail drainage plan that addresses the city engineer's comments – all voted yes, motion carried.

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

*** Variance Hearing – 301 E 5th Street:** Venice Becker owns the property at 301 E 5th Street. He is proposing to erect an 8-plex apartment building with detached garages. Side yard setbacks for multi-family dwellings are 15'. Mr. Becker's site plans only allows for a 10' side yard setback on the east side of his property and a 12.5' setback on the west side of his property. Mr. Becker originally asked the Board for a 5' setback variance on the east side and a 2.5' setback variance on the west side – he is now only requesting a 5' setback variance on the east side. Area resident – Loren Carver, Charles Meyer, Erik Edberg, Rick Cross, Char Sterner, Tim Groenewold and Fred Finch addressed the Board with concerns regarding granting a setback variance, along with concerns regarding slope of land to the east, lack of on-site management, landscaping, kids playing on electrical boxes and fences, drainage and pet issues. Mr. Becker responded to complaints noting that he has no intention to flood anyone's property and will abide by city regulations. Mr. Becker did question the adequacies of the city's storm sewer inlet and it was noted that the city's storm sewer inlets are only designed to handle a 5 year rain event. Mark Monahan also addressed the Board asking that the Board postpone approval of any variance until a conditional use permit has been secured. Although there are currently drainage concerns at this property, it was noted that a proper drainage plan may help alleviate some of the drainage issues. A motion was made by Munce, second by Campbell to table the setback variance hearing for 301 E 5th Street until a conditional use permit has been secured - all voted yes, motion carried.

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

Old Business: The Planning and Zoning Board were updated on plans for the new Hartford Elevator Feed Mill. The city has been working with the elevator in order to compile a workable plan for the new feed mill site.

Adjournment: A motion was made by Mitchell, second by Cunningham to adjourn at 8:41 pm - all voted yes, motion carried.

Minutes recorded by City Administrator Teresa Sidel