

## **Planning and Zoning Meeting – Regular Meeting July 30, 2019**

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: Eric Bartmann, Mark Anderson, Matt Cain and Brad Miles. Stephanie Olson-Voth was absent with notice. City Administrator Teresa Sidel and Building Inspector Paul Clarke were also present.

**Approve Agenda:** Randall noted that the Minnehaha County Planning Department has requested input on conditional use permit 19-34. A motion was made by Bartmann, second by Anderson to add review of county conditional use permit 19-34 under new business to the agenda and approve the approve – all voted yes, motion carried.

**Approve Minutes of July 9, 2019 Regular Meeting:** The July 9, 2019 meeting minutes were reviewed. A motion was made by Anderson, second by Bartmann to approve the July 9, 2019 regular meeting minutes – all voted yes, motion carried.

**Public Comments:** None

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

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

- **7:05 Variance Hearing:** Don and Stacey Sieverding, developers for Knapp's Landing, have submitted a variance application to request smaller lot sizes for twin homes. Currently our regulations state that two-family dwellings need to have a minimum lot area of 14,000 sq. ft with a zero lot line split of 7,000 sq. ft. Knapp's Landing has 18 lots that they have identified as twin home lots that fall below this square footage requirement – this was an oversight by their engineer. Although they fall below the city's current square footage requirement, they are large lots and a twin home with a double garage could easily fit on the lot and still leave green space for a yard. Don Sieverding was present to talk with the Board and address their questions. Sieverding provided information to the Board which shows their current lot layout, the lots that do not meet the current lot size regulation and a comparison of required lot sizes with other surrounding communities. Board discussion focused on lot size, lot width, green space and twin home sizes. It was the consensus of the Board to favor a smaller lot size requirement for twin homes but believed that the request did not meet the requirement for a variance. A motion was made by Bartmann, second by Anderson, to deny the variance – all voted yes, motion carried.

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

### **New Business:**

- **Review Zoning Regulation/Lot Sizes in Residential Districts:** The Planning and Zoning Board reviewed the city's current regulations regarding the lot size for twin homes. Currently Hartford does have one of the highest requirements on square footage for twin home lots and discussion was focused around reducing that requirement. The Board discussed average twin home sizes, garage sizes, driveway widths, lot widths, setbacks and boulevard areas. It was determined that if the city requires 1.5 times the current single lot square footage, it still provides a large enough lot to accommodate the average twin home and garage and still provides adequate green space. The Board proposed changing the lot size for two-family dwellings from 14,000 sf to 11,250 sq. ft with a zero lot line split of 5,625 sq. ft. The lot width and setbacks would remain the same to maintain required green space. The Board feels that this would provide developers and buyers with added options. A motion was made by Bartmann, second by Cain, to present the recommended change on two-family dwelling from 14,000 sq. ft, with a zero lot line split of 7,000 per unit to 11,250 sq. ft, with a zero lot line split of 5,625 per unit to the city council – all voted yes, motion carried.
- **Review Minnehaha County CUP 19-34:** Darwin Sletten submitted a conditional use application to Minnehaha County requesting the transfer of building eligibilities upon his property. The county has requested the city's input before their Board reviews on August 26<sup>th</sup>. Mr. Sletten owns 4 housing eligibilities on his quarter, which lays on the SE corner of the intersection of 256<sup>th</sup> Street and Highway 149. He would like to transfer all the eligibilities to the NW ¼ of the NW ¼ since this is the highest ground and best suited for housing. The Hartford P&Z Board saw no issues with this request, and it was the consensus of the Board to recommend approval to the county.

**Updates:**

- **Building Inspector Update:** Building Inspector Paul Clarke was present to provide a report to the Board. Currently there are 10 open single-family homes and 2 twin homes in various stages of construction. An update was also given on current commercial permits. Clarke will be attending the National Building Inspector Convention in October.
- **City Administrator Update:** City Administrator Sidel asked the Board to give notice as soon as possible if they cannot make a meeting to ensure a quorum. The Board was updated on upcoming appointments for city council and planning and zoning. The Board was also updated on the Mickelson Road Project, Vandemark Project and Sports Complex seeding project.

**Adjournment:** A motion was made by Bartmann, second by Miles to adjourn at 8:10 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.

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Teresa Sidel, City Administrator