

Planning and Zoning Meeting – Regular Meeting August 11, 2020

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, Eric Bartmann, Steve Nolte, and Brad Miles. Stephanie Olson-Voth was absent with notice. City Administrator Teresa Sidel and Building Inspector Paul Clarke were also present, along with city engineer Mitch Mergen. There were 2 in attendance from the public.

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

Approve Minutes of June 30, 2020 Regular Meeting: The June 30, 2020 meeting minutes were reviewed. A motion was made by Bartmann, second by Graham to approve the June 30, 2020 regular meeting minutes – all voted yes, motion carried.

Visitors:

- **Pat DeGroot:** Mr. DeGroot came before the Board to ask for a change in our zoning regulations. He is the pastor of a non-denominational church called The Church of New Beginnings. Currently they do not have a permanent building for their church, so they have been meeting temporarily in the upstairs of the Pizza Ranch on Sunday mornings. This space is becoming too small, so they are looking for another venue to rent or even land to build upon in the future. The city's current zoning regulations only allow "churches" in residentially zoned districts. The city is aware that religious entities should be afforded the same rights as any other organizations, clubs or groups so with that in mind, it was the consensus of the Board to amend the city's zoning regulations to allow religious entities in all districts within the city. A proposed amendment will be drafted and presented to the Board.

Hearings/Petitions/Applications

- **7:05 Hearing:** The City Council has been discussing our policy regarding street lift applications. Current sub-division regulations require the 1st street lift to be placed in one year and then the 2nd street lift cannot be placed until the following year. Some developers have asked if they could place both lifts the same year to save time and mobilization costs. The biggest concern regarding this is that if all the underground work and both street lifts were placed in one year, then the ground does not have time to go through a freeze and thaw cycle and we do not get a chance to see the "bad spots" or places where it may settle under the street. City Engineer, Mitch Mergen, was present to go over the proposed changes to the city's sub-division regulations with the Board. The proposed changed would allow both lifts to be placed the same construction year if the underground work has gone through a freeze/thaw cycle. This policy change would only affect new sub-divisions. A motion was made by Bartmann, second by Nolte to recommend approval to the proposed sub-division changes to the city council – all voted yes, motion carried.

Old Business:

- **Swimming Pool Policy Discussion:** Due to the erection of several new pools within the city, discussion was held as to if the city needs additional regulations for them. Right now, the city has adopted the 2018 International Property Maintenance Code, which addresses access control for pools, hot tubs and spas with over 24" of water in them. These regulations do not address setbacks or drainage. A draft policy was reviewed by the Board on suggested regulations for not only access control but for setback and placement requirements. It was the consensus of the Board to consider pools as accessory buildings and draft an amendment to add pools under section 12.03 of the city zoning regulations for review by the Board.

Updates:

- **Building Inspector Update:** Building Inspector Paul Clarke was present to provide a report to the Board. Currently there are 21 open single-family homes and 1 twin homes in various stages of construction. An update on commercial properties was also given to the Board, along with a progress report on the removal of the condemned trailer from Lot 6B in the Northside Mobile Home Court.
- **City Administrator Update:** The Board was provided a copy of the June & July code enforcement report, along with the following updates:
 - **City Council:** The election of LaVonne Randall for ward 3 and the appointment of Mark O'Hara for Ward 2 have filled the open seats on the city council.

- **Projects:** The 9th Street project is going well and should be completed on time. Underground work has been completed and street work should start next week. The Opal/Ruud Lane Intersection Project has also started. A temporary road has been placed and removals are currently being done. The city had a meeting with the state to review our grant application for phase 6 of the bike trail system and a check was received from Wellmark to refurbish playground equipment for Turtle Creek Park. The Board was also informed that the street slurry seal project for this year is scheduled for Monday (8/17) and Tuesday (8/18).

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