

Hartford Planning and Zoning Minutes - Regular Meeting August 27, 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 Bender, second by Ham to approve the August 27, 2013 agenda as set - all voted yes, motion carried.

Approval of the Minutes: The Board reviewed the July 30, 2013 regular meeting minutes. A motion was made by Bender, second by Wegleitner to approve the July 30, 2013 regular meeting minutes – all voted 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 drainage concerns and area property owners concerns. 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. An initial drainage plan was submitted to city engineers and reviewed on July 30, 2013 – this plan did not meet city drainage standards. A new drainage plan was submitted and reviewed at this hearing – this plan for detention ponds does meet the city's drainage standards. The city engineer did express some concern with the water flow against the proposed apartment building and did note that a water inlet to the south of the property will need to be placed for a water catch basin. Area property owners – Charles Meyer, Tim Groenewold, Loren Carver and Rick Cross all addressed the Board with concerns regarding this development. Concerns include: lack of play area for kids and pets, parking inadequacies, not enough room on site for an 8 plex, plan did not follow original plan proposed when the property was rezoned in 2005, the slope of land on the east side, and setback concerns. All area property owners indicated that they would like to see a lesser number of units erected on this lot. Property owner, Venice Becker, also addressed the Board and noted that he has 2 ½ parking spaces per unit and all drainage area will be green space. Mr. Becker noted that he has complied with all city standards for drainage and will comply with all city regulations. A motion was made by Campbell, second by Wegleitner to approve the conditional permit for an 8-plex apartment building with garages on Lot 12C of North Lawn Addition with the following conditions: The owner must erect a 5' fence on the south side of the property and a 6' fence on the east side of the property and the owner must comply with all the city engineer comments – Campbell and Wegleitner voted yes, with all other voting no, motion failed. A motion was made by Munce to table discussion on this conditional use permit until further information is obtained – motion was rescinded. With no other motions made, the conditional use permit for an 8-plex apartment building and garages on Lot 12C of North Lawn Addition was denied.

A motion was made by Campbell, second by Munce, 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 15' setback on the west side of his property. Mr. Becker is requesting a 5' east side setback variance. A motion was made by Munce, second by Ham to table the side yard setback variance request for Lot 12C of North Lawn Addition – Campbell voted no with all others voting yes, motion carried.

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

New Business & Updates:

*Storage Units within Light Industrial Zones – The Planning and Zoning Board discussed a possible change in the city’s zoning regulations to allow storage units as a conditional use under regional commercial districts and/or community commercial districts. City Administrator Sidel will research this change and additional discussion will be held at the next regular meeting of the Planning and Zoning Board.

*July Code Enforcement and Building Inspection Report – The Planning and Zoning Board reviewed the July report for code enforcement and building inspections.

*Sidewalks within Ironwood Estates Development – The Board discussed sidewalk requirements within the Ironwood Estates Development and variances that were issued to property owners without sidewalks. It was noted that city ordinance mandates that all new construction have sidewalks along and street frontages unless a variance is obtained from the Planning and Zoning Board.

Adjournment: A motion was made by Cunningham, second by Mitchell to adjourn at 8:52 pm - all voted yes, motion carried.

Minutes recorded by City Administrator Teresa Sidel