

**PLANNING AND ZONING AGENDA**

**TUESDAY, OCTOBER 29, 2019**

**120 N Main Ave. (Former American Legion Building)**

**7:00 P.M.**

- 1) MEMBER COUNT BY STAFF  
Mark Anderson, Eric Bartmann, Matt Cain, Tim Graham, Brad Miles, Stephanie Olson-Voth, Tony Randall
- 2) APPROVAL OF THE AGENDA
- 3) PUBLIC INPUT FORUM ON POSSIBLE JOINT JURISDICTION BETWEEN  
THE CITY OF HARTFORD AND MINNEHAHA COUNTY
- 4) ADJOURNMENT

**Next Planning & Zoning Meeting: Tuesday, November 12, 2019**

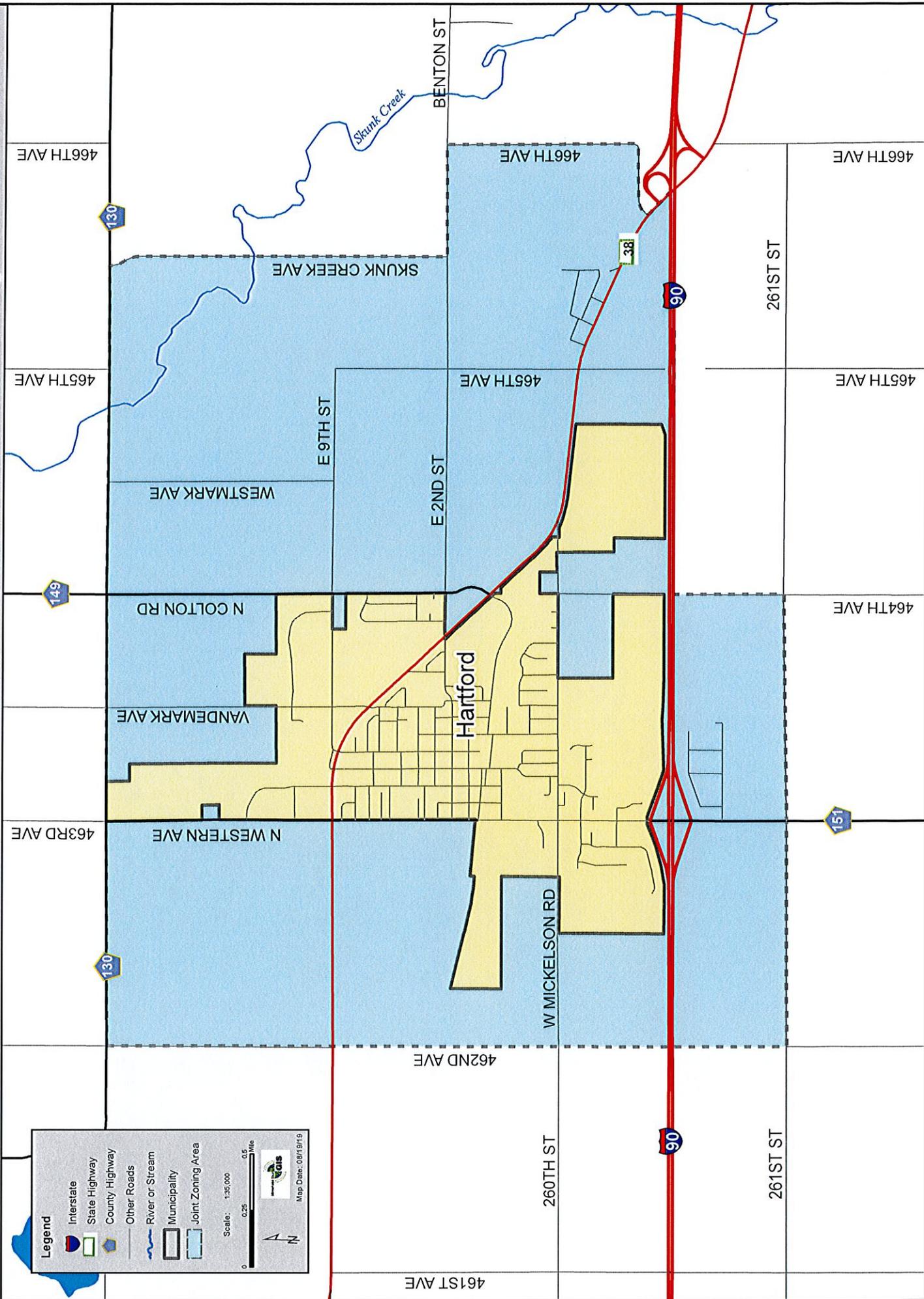
**Joint Jurisdiction Forum**

**Tuesday, October 29, 2019 – 7 p.m.**

**120 N Main Avenue**

- 1. Welcome – Mayor Menning**
- 2. P&Z Board will Open Meeting (Member Count, Approve Agenda) – Tony Randall**
- 3. Explanation of Joint Jurisdiction – Kristen Benidt with SECOG**
  - What is Joint Jurisdiction?
  - What is the Process to obtain Joint Jurisdiction?
- 4. Background of the City's Pursuit of Joint Jurisdiction – Teresa Sidel**
- 5. Why the City is seeking Joint Jurisdiction & How it effects our community members – Tony Randall**
- 6. Discussion among Small Groups – Council & Board Members at each table**
- 7. Large Group Discussion – Mayor Menning**
- 8. Summary – Mayor Menning**

# Existing Hartford Joint Platting Jurisdiction Area & Proposed Joint Zoning Jurisdiction Area



### Process to Acquire Joint Jurisdiction

1. The City must have an adopted Comprehensive Plan
2. This Comprehensive Plan must be approved at a joint meeting between the Minnehaha County Planning Board and the Hartford Planning and Zoning Board.
3. Once the Comprehensive Plan is approved by both Planning Boards, then it must go before both governing Boards for approval. The Comprehensive plan must be approved at a joint meeting between the Minnehaha County Commissioners and the Hartford City Council.
4. If the Comprehensive Plan is approved by both governing boards, then regulations need to be developed for the proposed joint jurisdiction area.
5. The proposed joint jurisdiction regulations must be approved at a joint meeting between the Minnehaha County Planning Board and the Hartford Planning and Zoning Board and they must hold at least one public hearing on the proposed zoning regulations.
6. If both Planning Board approve the joint zoning regulations, then it goes before a joint meeting between the governing Boards. The proposed regulations need to be approved (by Ordinance) by both the Minnehaha County Commissioners and the Hartford City Council. This too requires a public hearing.

**Note:** Until the final step in this process is completed and both governing boards pass an ordinance for Joint Jurisdiction - Joint Jurisdiction is not established.

All correspondence and notes to the county have expressed the city's intention to hold public meetings with the property owners within the proposed joint jurisdiction area and the general public so we can get feedback and input on the proposed regulations before we finalize a draft to go before the county for final ordinance approval.

## Joint Jurisdiction Regulations

**Note:** Regulation for Hartford's proposed Joint Jurisdiction area have not been established yet, but the City of Hartford is proposing to closely follow the Joint Jurisdiction Regulations established between Minnehaha County and the City of Dell Rapids (in order to establish consistency for the county). If allowed to move forward, the city and county will develop our own joint jurisdiction regulations and some items may be changed after gathering input from the surrounding landowners and various county and city leaders. Our intent is not to establish unnecessary or unneeded regulations but to work together with the county and landowners for the benefit of the entire community.

### Comparison between County Regulations & Joint Jurisdiction Regulations that Dell Rapids has enacted

**Zoning Districts:** The same zoning districts are set up in the county and the joint jurisdiction area – no change in districts

#### A-1 Agriculture District

**Permitted Uses:** Existing Animal Feeding Operations - The joint regulations state that all liquid waste from concentrated animal feeding operations shall be injected (not surface applied) and that animal expansion on existing operations shall not exceed 500 animal units.

Permitted Used Removed – Agricultural Tourism, Agricultural Workforce Housing and aquaculture

**Conditional Uses:** Removed from county regulations – Shooting/Hunting Preserves, Adaptive Reuse, Solar Energy Conversion Systems, Aquaculture that produces more than 20,000# of cold water fish per year or more than 100,000 of warm water fish per year.

#### RR-1 Rural Residential Districts

**Permitted Uses:** All same except Fowl was removed as a permitted use. (county allows 6 hens to be kept)

**Conditional Uses:** All same except Adaptive reuse removed as a conditional use (note adaptive reuse to changing a single-family home into an accessory building)

#### R-1 Residential Districts

**Permitted Uses:** No changes

**Conditional Uses:** All the same except Adaptive reuse removed as a conditional use

#### C – Commercial Districts

**Permitted Uses:** No changes

**Conditional Uses:** All the same except joint jurisdiction regulations added asphalt concrete plant and ready-mix concrete plant as a conditional use allowed

#### I-1 – Light Industrial Districts

**Permitted Use:** No changes

**Conditional Uses:** All the same except Solar Energy Conversion systems, Salvage or junk yards and Aquaculture were removed as conditional uses

#### I-2 – General Industrial Districts

**Permitted Uses:** No Changes

**Conditional Uses:** All the same except Solar Energy Conversion system and Aquaculture were removed as a conditional use

#### RC – Recreational

**Permitted Uses:** Same except Agricultural Tourism was removed as a permitted use

**Conditional Uses:** Conditional Uses removed from the county – Agriculturally related operations involving the handling, storage and shipping of farm products, Shooting/Hunting preserves, Adaptive reuse and Solar Energy conversion systems

**PD – Planned Development Districts & WS – Water Source Protection Overlay District** – No Changes from County

#### Additional Use Regulations

All Additional Uses still allowed in joint jurisdiction except for Agricultural Tourism and Solar Energy Conversion Systems.

No major changes to any regulations except for Concentrated Animal Feeding Operation – the wording is different in this section and the joint jurisdiction regulations are more in depth.

**Additional Yard Regulations, Additional Height Regulations, Parking & Loading Regulations, Nonconforming Uses** – No changes at all

**On-Premise & Off-Premise Signs** – No major changes from the county

**Sections on Conditional Use Permits, Change of Zone, Board of Adjustments, Administration & Enforcement, Building Permits, Fees and General Provisions** – all the same as the county except the meetings procedure is changes to note the joint jurisdiction board