

Hartford Planning and Zoning Minutes - Regular Meeting December 13, 2011

President Munce called the meeting to order at 7:00 p.m. with the following members present: Ham, Wegleitner, Campbell, Cunningham, Mitchell and Bender. City Administrator, Teresa Sidel was also present along with City Code Enforcer/Building Inspector, Orlin Punt.

Minutes:

The November 29, 2011 regular meeting minutes were reviewed. A motion was made by Campbell, second by Cunningham to approve the regular meeting minutes of the November 29, 2011 – Munce abstained with all others voting yes, motion carried.

Old Business: A public hearing was held by the City Council on December 6, 2012 regarding proposed revisions to the city zoning regulations. A few comments/questions were discussed during the city council public hearing and the Planning and Zoning Board was asked to review them. Toby Brown, with SECOG, was present at the Planning and Zoning meeting to discuss the following concerns.

1. **Residential Districts** – The proposed zoning revisions will convert all single-family residential districts and all multi-family residential districts into just one district call “Residential”. The present zoning draft allows up to 4 units to be built in a residential district with just a building permit issued through the zoning administrator. To build 5 or more units, a builder would need to come before the Planning and Zoning Board to receive a conditional use permit. At which time, the Board would review the site plans and put forth any condition that a builder would need to follow in order to allow the building of multi-units. The council would like to see this section a little more restrictive and change it to only allow up to 2 units as a permitted use and anything that is 3 or more units would need to have a conditional use permit. A motion was made by Bender, second by Cunningham to delete from residential district “Multiple-family dwellings (3 or 4 dwelling units)” from section 4.01 permitted uses and to add it to section 4.02 as a conditional use – all voted yes, motion carried.
2. **Off-Street Parking** - Section 12.04 (7a) was discussed by the Board. The current revision would not allow any solid waste collection vehicle, tractor and/or trailer of a tractor-trailer truck, dump truck, cement-mixer truck, wrecker with a gross weight of 12,000 pounds or more or similar such vehicles or equipment to park in a residential district. Municipal ordinance #430 allow vehicles up to 18,000 pounds to operate on city streets and municipal ordinance #449 allows commercial vehicles to park on city streets for a limited period of time if the vehicle is under 18,000 pounds. To mirror the vehicle weight limits of the city’s current municipal ordinance #430 and #449, a motion was made by Munce, second by Bender to have section 12.04 read as follows: “No solid waste collection vehicle, tractor and/or trailer of a tractor-trailer truck, dump truck, cement-mixer truck, wrecker with a gross weight of 18,000 pounds or more or similar such vehicles or equipment shall be parked in any residential district.” – all voted yes, motion carried.
3. **Wind Energy Conversion Systems** – Concerns were brought up at the December 6th city council hearing regarding wind energy conversion system in residential districts. One council member would like to not allow these systems in residential district at all. Mr. Brown pointed out to the Board that alternative energy system are becoming more popular as a way to conserve energy, reduce costs and be “greener” towards the environment. Some cities have restricted them from residential districts and have even omitted wind energy conversion systems from their zoning ordinances completely. Not having a wind energy conversion section in their zoning ordinance has worked against those communities because there have been a few court cases where attorneys have deemed them as an accessory use item since they do not fall under any other section and then they have been allowed. The proposed ordinance would allow wind energy conversion systems within the city but only by conditional use. Every person who wanted to erect a wind energy conversion system (residential or commercial) would need to come before the planning and zoning board for approval. Every system would also need to meet the setback requirements, rotor clearance requirements and decibel requirements. After much discussion by the Board, it was the consensus to leave in the wind energy conversion system section as proposed and have it monitored by the Board. A motion was made by Ham, second by Mitchell to make no changes to draft ordinance #575, Section 12.15-Wind Energy Conversion System – all voted yes, motion carried.

Ordinance #575 will be resubmitted to the City Council for their approval with the above changes on December 20, 2011 for 1st Reading. Ham and Bender will be present at the December 20, 2011 city council meeting to address any questions or concerns from the council.

New Business & Updates:

*November 2011 Inspection Report - The Planning and Zoning Board reviewed the November 2011 Code Enforcer/Building Inspector Report. City Inspector, Orlin Punt, was on hand to address any questions from the Board. The Board was also notified that Mr. Punt submitted his resignation as the city's part-time code enforcer/building inspector. Punt has accepted a full-time position in another community and he will be moving out of town and will be unable to perform his current duties for the city. The Board thanked Mr. Punt for his service and wished him well.

*Attendance Chart - The Board was asked to review their 2011 meeting attendance chart.

* It was noted that Bender, Cunningham and Ham are up for re-appointment in January. All have expressed a willingness to continue on the planning and zoning board.

Adjournment: A motion was made by Cunningham, second by Wegleitner, to adjourn at 8:02pm - all voted yes, motion carried.

Minutes recorded by City Administrator, Teresa Sidel