

Hartford Planning and Zoning Minutes – Regular Meeting February 23, 2010

President Munce called the meeting to order at 7:00 p.m. with the following members present: Campbell, Ringling, Kuehl, Cunningham, Mitchell and Bender. Also present were City Administrator, Teresa Sidel, Code Official, Rob Schulte and City Attorney, Tom Frieberg. A motion was made by Cunningham, second by Ringling, to approve the minutes of the January 26, 2010 meeting – all voted yes, motion carried.

Correspondence/Visitor Recognition: President Munce welcomed Mayor Zimmer and the city council, along with Merlyn Graves, Bob Dean, Sandy Dean and Dave Obenauer who was accompanied by his legal council, Bill Haugen and foreman.

Board of Appeals:

At 7:05 a motion was made by Bender, second by Kuehl, to adjourn as the Planning and Zoning Board and reconvened as the Board of Appeals – all voted yes, motion carried. An appeal hearing was held for the property at 101N Main. Bob Dean, Sandy Dean and Dave Obenauer have filed an appeal application to object to the Notice and Order that was sent out by the city's code official. President Munce stated the subject of the appeal and reviewed the procedure for the hearing. Rob Schulte, Code Official, was first to address the Board. Schulte reviewed the content of the notice and order with the Board, noting what items were safety issues and in need of repair along with a timeline for those repairs. Bill Haugen, representing Dave Obenauer, then addressed the Board. Mr. Haugen noted that Mr. Obenauer has entered into a contract for deed to purchase the property at 101 N Main from Bob and Sandy Dean. Mr. Obenauer is currently in the process of renovating and restoring this property. It was pointed out that he has already expensed time and money into this project and fully intends to complete it in a timely fashion. Mr. Obenauer does not dispute the items that need to be repaired in the Notice or Order but he does ask the Board to give him more time to assess the building repairs before a timeline is imposed. Mr. Obenauer would like the code official and board of appeals to allow him until May 1, 2010 to assess the repairs needed on the property at 101 N Main and then establish a timeline for those repairs. Sandy Dean and Bob Dean then address the Board with their objections to the Notice and Order. Mr. and Mrs. Dean asked the Board of Appeals to dismiss and void the Notice of Order. After discussion by the Board of Appeals, a compromise by the city's code official and Mr. Obenauer was reached. A motion was made by Kuehl, second by Mitchell, to modify the Notice and Order to provide wording which requires Mr. Obenauer to submit a reasonable timeline to the City Code Official by May 1, 2010 and if agreeable by both parties (City Code Official and Mr. Obenauer), the Notice and Order timeline may be adjusted by the Board of Appeals at their May 11, 2010 meeting – all voted yes, motion carried. A motion was made by Bender, second by Campbell, to adjourn as the Board of Appeals and reconvened as the Planning and Zoning Board – all voted yes, motion carried. Mayor Zimmer did approach the podium and expressed his views noting that the City is willing to cooperate with the new owner and asked the same in return.

Old Business: The Planning and Zoning Board reviewed a draft of ordinance #551, which would impose restrictions for using vehicles and recreational vehicles for living facilities. Discussion was held by the Board and an amendment to paragraph 5, section 2, was made to read "Travel Trailers or Motor homes that are capable of supplying electrical, water and sewer may be used for living, sleeping or housekeeping purposes when parked or stored on any residential or commercial lot with prior approval of the property owner for a period of 14 days". A motion was made by Bender, second by Cunningham, to approve the draft of ordinance #551 as amended and send to the city council for their review – all voted yes, motion carried.

New Business and Updates:

*Sidel informed the board that the Department of Transportation contacted her regarding Highway 38 right-of-ways issues. These issues will be addressed by the city.

*The Board was given a copy of the code enforcer/building inspection reports for December and January for their review.

Adjournment: A motion was made by Kuehl, second by Campbell, to adjourn at 8:17pm -all voted yes, motion carried

Minutes recorded by City Administrator, Teresa Sidel

