

## **Hartford Planning and Zoning Minutes – Regular Meeting May 11, 2010**

President Munce called the meeting to order at 7:00 p.m. with the following members present: Campbell, Kuehl, Mitchell, Cunningham and Bender – Ringling was absent with notice. City Administrator, Teresa Sidel and Public Works Superintendent, Craig Wagner were also present. A motion was made by Cunningham, second by Campbell, to approve the minutes of the April 27, 2010 meeting – all voted yes, motion carried.

### **Board of Adjustment:**

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 Adjustment – all voted yes, motion carried. The Board of Adjustment held a 7:05 variance hearing for 207 N Vandemark Avenue. Tyler Bruggeman asked the Board to grant a sideyard and rearyard variance in order for him to erect a two-stall garage on the south side of his residence and noted the reasons for his request. The Board discussed various options with Mr. Bruggeman. A motion was made by Munce, second by Cunningham, to grant a 1' south sideyard variance and a 2' west backyard variance – Bender, Campbell and Kuehl voted no with Mitchell, Cunningham and Munce voting yes – motion failed. A motion was made by Kuehl, second by Campbell, to deny the variance application – all voted yes, motion carried. A motion was made by Campbell, second by Kuehl, to adjourn as the Board of Adjustment – all voted yes, motion carried.

### **Board of Appeals:**

At 7:21 a motion was made by Cunningham, second by Mitchell to reconvene as the Board of Appeals – all voted yes, motion carried. The Board of Appeals held a hearing to review the timeline setup in the January 20, 2010 Notice and Order for the Mundt Building renovations. Bill Haugen, attorney for Dave Obenauer, asked the Board of Appeals to incorporate the timeline asked for in their April 30, 2010 letter to the city code enforcer, Rob Schulte. Mr. Obenauer and Mr. Schulte have agreed upon the new timeline schedule. A motion was made by Bender, second by Mitchell, to approve the timeline for the Mundt building renovations as stated in the letter to Rob Schulte dated April 30, 2010 and approved by Mr. Schulte – all voted yes, motion carried. The Board did commend Mr. Obenauer for his efforts and asked that he keeps working with the city's code enforcer and keep him informed of any unforeseen changes. Kuehl also asked Mr. Obenauer to secure the sidewalk area around any portion of the building that he is working on if it is a possible safety problem – Mr. Obenauer agreed. Mr. Bob Dean did approach the podium and ask the Board of Appeals to rescind the Notice and Order and stated his objections. The Board declined Mr. Dean's request. A motion was made by Kuehl, second by Campbell to adjourn as the board of Appeals and reconvene as the Planning and Zoning Board – all voted yes, motion carried.

### **Correspondence/Visitor Recognition**

Terry Hagen came before the Planning and Zoning Board with a proposal to an addition on the west side of unit #4 at 703N Mundt Avenue. Terry asked the Board if they would be willing to grant a 1' variance to the west of unit #4. Hagen pointed out the reasons for his request and after discussion by the Board, it was their consensus to not grant a variance if it comes before them.

The Board reviewed the code officials/building inspection reports from March and April.

### **Old Business:**

The Planning and Zoning Board reviewed a draft ordinance that would add Section 9 to Article V of the city's Subdivision Regulations. The section would address utility tapping fees. The city proposes to implement a \$500.00 utility tapping fee to any new developments started after July 1, 2010. The fee would apply to any additional utility taps on the city's water or sewer mains in areas where the water and sewer have already been laid. A motion was made by Kuehl, second by Bender to recommend approval of draft ordinance #554 to the city council – all voted yes, motion carried.

### **New Business and Updates:**

Comprehensive Plan Review – The Planning and Zoning Board plans to review the city's comprehensive plan. HADC and city council members have been invited, along with Toby Brown of SECOG.

A variance hearing is scheduled for 7:05 on May 25, 2010 for the property at 203 Crestwood Drive.

The Board will review plans for the West Central Gym Addition on May 25, 2010.

**Adjournment:** A motion was made by Bender, second by Mitchell, to adjourn at 8:07pm -all voted yes, motion carried

