

Hartford Planning and Zoning Minutes - Regular Meeting June 14, 2011

President Munce called the meeting to order at 7:00 p.m. with the following members present: Ham, Campbell, Kuehl, Cunningham, Mitchell and Bender. City Administrator, Teresa Sidel was also present, along with the city code enforcer/building inspector, Orlin Punt. The May 31, 2011 minutes were reviewed. It was noted that Bob Bender did give notice of his absence from the May 31st meeting and the minutes should reflect such. A motion was made by Cunningham, second by Mitchell to approve the minutes of the May 31, 2011 meeting with the revision to include that Bender gave notice of absence – all voted yes, motion carried.

Hearing/Petitions/Applications:

7:05 Hearing – The Planning and Zoning board held a hearing to Vacate a 15 x 323' alley abutting Lots 1, 2, 3, 4, 5 and 6A in Block 6 of South Addition to the City of Hartford. This alley runs east and west between Menth Street and South Street in Block 6 of South Addition. Jon Sundermann was present as the property owner on all sides of the alley. The Sundermanns have been maintaining the alley and the City Public Works Superintendent does not have any issues with vacating this alley. Ray Schulte, with Goldenwest Telecommunications was also present for the hearing. Schulte pointed out that Goldenwest does not care if the alley is vacated but Goldenwest does have some lines that run through that property and asked the homeowner to grant a utility easement so they could have access to those lines for repairs and maintenance. Mr. Sundermann is noted that he is willing to give Goldenwest a utility easement. A motion was made by Kuehl, second by Bender, to approve the vacate petition, subject to providing Goldenwest Telecommunications with a 15' utility easement – all voted yes, motion carried.

Old Business:

*Review Proposed Zoning Districts – The Planning and Zoning Board reviewed a draft copy of proposed changes to the city's zoning regulations. Several items were addressed by the Board and clarification from Toby Brown of SECOG will be needed. Sidel will contact Mr. Brown regarding those items and Mr. Brown will be present at the Board's June 28, 2011 meeting for further review of the draft.

New Business & Updates:

*May 2011 Inspection Report - The Planning and Zoning Board reviewed the May 2011 Code Enforcer/Building Inspector Report. City Inspector, Orlin Punt, was on hand to address any questions from the Board.

*Discussion on Tornado Shed – Jim Anderson was present to ask the Board to consider allowing an above ground tornado shed within the city. Mr. Anderson pointed out that home basements are a good shelter in a tornado but there is concern about falling debris and broken utility lines. Mr. Anderson would like to place a steel container, approximately 20'x8', on his property to be used as a storm shelter. This container would be above ground but anchored to the ground with concrete pillars. It would be sided and roofed with building materials that conform to city regulations. The only utility that he plans to run to the container would be electricity. He would also use this shelter for some storage. After discussion by the Board, they directed Sidel to check with SECOG to see if other communities have any regulations on above ground tornado shelters. The Board thanked Mr. Anderson for speaking and more discussion will be held on this matter in the future.

*Updates – Sidel informed the Board that the Board of Appeals has a hearing scheduled for June 28, 2011 at 7:05pm. The property at 105 W 2nd has conformed to all conditions set forth by the Planning and Zoning Board for address change granted in 2007.

Adjournment: A motion was made by Mitchell, second by Cunningham, to adjourn at 9:01pm - all voted yes, motion carried.

Minutes recorded by City Administrator, Teresa Sidel