

Hartford Planning and Zoning Minutes - Regular Meeting August 9, 2011

President Munce called the meeting to order at 7:00 p.m. with the following members present: Ham, Campbell, Kuehl, Cunningham and Bender. Mitchell was absent with notice. City Administrator, Teresa Sidel was also present, along with the city code enforcer/building inspector, Orlin Punt. The July 26, 2011 minutes were reviewed. A motion was made by Kuehl, second by Cunningham to approve the minutes of the July 26, 2011 meeting – Campbell abstained with all others voting yes, motion carried.

Visitor Recognition:

Discuss E 5th Street Apartments – Property owner along E 5th Street came before the Planning and Zoning Board to receive additional information regarding the apartment units that are to be erected adjacent to their property and present concerns regarding the project. Mr. & Mrs. Chuck Meyer, Rick Cross, Erik Edberg and Tim Groenewold were the property owners present that expressed their concerns. Mr. Meyer spoke on behalf of the group and asked about items such as zoning, drainage, snow removal, trees, fencing and parking. The Board thanked the property owners for bringing their concerns before the Board. The Board will address those concerns with the developer and then follow-up with the property owners. The Board also noted that adjacent property owners will be contacted before any new development is allowed on Lot 12C of North Lawn Addition.

After discussion with the owners, the Board did address their concerns with the developer. Mr. Becker noted that he does want to work with the adjacent property owners and plans to erect nice, clean units for all families to live. He noted that he will follow all city codes and maintain the units.

The City Administrator will send out a letter to the property owner's present, along with Char Sterner, that will address the concerns brought forth.

Hearings:

Replat of Lots 12A, 12B and 12C in North Lawn Addition - The Board reviewed a replat submitted by Venice Becker. This plat would replat the lot line between Lot 12A and 12B and move it approximately 14' to the west. Mr. Becker's property is the only property that is affected. All required elements of the plat are intact. A motion was made by Campbell, second by Ham to approve the replat of Lots 12A, 12B and 12C of North Lawn Addition - all voted yes, motion carried.

Old Business:

Review Proposed Zoning District - The Planning and Zoning Board reviewed proposed revisions to the city's zoning ordinance. After review and discussion by the Board, some minor changes were noted. Toby Brown with SECOG will be asked to incorporate those changes into a final draft of the zoning regulation and this updated draft will be reviewed at the Board's August 23rd meeting.

Wind Energy Conversion System Ordinance – The Planning and Zoning Board also reviewed a proposed ordinance for wind energy conversion systems. The Board plans to research and gather more information from wind energy companies regarding wind energy conversion systems before any action is taken.

New Business & Updates:

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

Adjournment: A motion was made by Kuehl, second by Munce, to adjourn at 9:35pm - all voted yes, motion carried.

Minutes recorded by City Administrator, Teresa Sidel