

Hartford Planning and Zoning Minutes - Regular Meeting January 27, 2015

Chairman Munce called the meeting to order at 7:00 p.m. with the following members present: Bender, Bjergaard, Cunningham, Haugen and McMahon. Wegleitner was absent with notice. City Administrator Teresa Sidel and City Code Enforcer/Building Inspector Paul Clarke were also present, along with City Engineer Mitch Mergen.

Approval of the Agenda: A motion was made by Cunningham, second by Bjergaard to approve the January 27, 2015 agenda as set – all voted yes, motion carried.

Approval of the Minutes: The minutes from the January 13, 2015 meeting were reviewed. A motion was made by Haugen, second by Cunningham, to approve the January 13, 2015 minutes – all voted yes, motion carried.

New Business/Updates:

***Preliminary Plans for South Main Addition:** The Planning and Zoning Board reviewed preliminary plans submitted for phase 3, 4 and 5 of South Main Addition. The developer plans to start construction on phase 3 this spring, which will build out the infrastructure and lots along Main Avenue and the south part of Calvin Drive. This is a residential development with no plans for commercial property. The plans were submitted to the city staff and the city engineer for initial review. Comments were generated by the city engineer in regards to conformance with the city's regulations – all those comments have been addressed by the developer's engineer to the city's satisfaction and the final plan submitted conforms to the city's subdivision regulations and engineer design standards. The Board reviewed the plan with the developer, Larry Kolterman and his engineer Eric Willadsen. A motion was made by Bender, second by Haugen to recommend approval of the preliminary plans for phase 3, 4 and 5 of South Main Addition to the City Council – all voted yes, motion carried.

***Paul Clark Report:** City Building Inspector/Code Enforcer, Paul Clark, noted that a preliminary walk-through of the AmericInn Hotel was conducted this last week and he has finalized 2 new home permits.

***City Administrator Updates:**

- City Administrator Sidel reported that Toby Brown with SECOG will be present at the Board's meeting on February 24 to discuss a review of the city's zoning regulations.
- The City Council will have discussion on the use of the city property along N Vandemark at their February 3rd meeting.
- The HADC has invited the P&Z Board to a developer's meeting on Tuesday, February 10th.
- Sidel also updated the Board regarding plans for the Dakota Access Pipeline. Dakota Access Pipeline has applied to the Public Utility Commission for a permit to construct a fuel pipeline that will run from the oil fields in North Dakota to Illinois. During a public hearing on January 22nd which was conducted by the Public Utility Commission, it was noted that this pipeline is planned to go just between Humboldt and Hartford. This pipeline will be buried at various depths depending on the land use but will require at least a 50' permanent easement so there cannot be any construction of permanent structures or even trees planted within this easement area. At its closest point, the pipeline is approximately 1 mile from the Hartford city limits and runs very close to our growth area. As the city grows and develops out to this pipeline, there will be limitations on what can be developed in this area and we may have a pipeline someday within city limits. The Planning and Zoning Board believes that the city should keep a close eye on plans for this pipeline and recommends that the city becomes a formal party to the case hearings so we can have a voice in the proceedings. It is the consensus of the Planning and Zoning Board to recommend to the City Council that the City of Hartford becomes a formal party in the Dakota Access Pipeline hearings.

Adjournment: A motion was made by Bender, second by McMahon to adjourn at 7:31 pm - all voted yes, motion carried.

Minutes recorded by City Administrator Teresa Sidel