

Hartford Planning and Zoning Minutes - Regular Meeting March 29, 2016

Chairman Munce called the meeting to order at 7:00 p.m. with the following members present: Bender, Cain, Kuehl and Wegleitner. Freemark was absent with notice. City Administrator Teresa Sidel and City Code Enforcer/Building Inspector Paul Clarke were also present.

Approval of the Agenda: A motion was made by Wegleitner, second by Bender to approve the March 29, 2016 agenda as set – all voted yes, motion carried.

Approval of the Minutes: The minutes from the March 8, 2016 meeting were not provided in the Board packet. A motion was made by Munce, second by Bender to table approval of the March 8, 2016 minutes until the next Planning and Zoning meeting – all voted yes, motion carried.

Hearings/Petitions/Applications:

- **7:05 Conditional Use Hearing:** Bradley Wermers of 302 N Oaks Avenue has submitted a conditional use application to the Board to erect a 32'x40' detached garage upon his property. Any structure over 1,200 square feet requires a conditional use permit from the Planning and Zoning Board – this structure would be 1,280 square feet. Mr. Wermers proposes to erect this structure in the SE corner of his rear yard. It would be set 20' from the alley, 7' from his south side property line and 18' from the existing residence – all within the city's regulations. There was some discussion about the height of the structure but it was determined that 10' sidewalls with trusses should be within the 15' height maximum for accessory buildings. A motion as made by Wegleitner, second by Bender to approve conditional use application 2016-3-15 to allow the erection of a 23'x40' detached garage at 302 N Oaks Avenue as presented in the site plan on file with the city – all voted yes, motion carried.

Old Business:

- **Review of Proposed 2016 Zoning Regulations:** The Board preformed a review of the proposed 2016 Zoning Regulations. A few minor changes were made at the suggestion of the city attorney. Those changes have been incorporated into the document and were reviewed by the Board. A motion was made by Kuehl, second by Cain to approve the amended zoning regulations as presented and set a public hearing date of April 26, 2016 for final review of the proposed changes and answer any questions from the public. If approved by the Board, the proposed zoning regulation, with the changes, will be sent to the City Council for their review and approval.

Updates:

- **Code Enforcement/Building Inspector Update:** Paul Clarke gave the Board an update on building permits – the city currently has 7 single family home permits in various stages of construction, with no new home permits in 2016 yet. Clarke will be performing inspections for Lemke Fitness Center, Central States and the Verley 4 plex units. Clarke continues to address code enforcement issues within the city. Clarke addresses questions from the Board.
- **City Administrator Update:** The board was giving a brief update on the city's up-coming wading pool project – a pre-construction meeting was held on 3/24. The contractor plans to begin the week of April 4th. Project deadline is June 15th. The Board was also given an update on various developer plans.

Adjournment: A motion was made by Bender, second by Wegleitner to adjourn at 7:28 pm - all voted yes, motion carried.

Minutes recorded by City Administrator Teresa Sidel