

**PLAN COMMISSION**  
**City of Hartford**  
**February 19 , 2018**

PRESENT: Vice-Chairperson Regan, Members Stapleton, Anderek, Alderperson Liaison Jewell

ABSENT AND EXCUSED: Members Henke and Kuepper; Chairperson Michalak

ALSO PRESENT: City Planner Justin Drew

**Call to Order** - Vice-Chairperson Regan called the meeting to order at 5:30 p.m. in the Common Council Chambers of Hartford City Hall, 109 N. Main Street.

**Minutes** - Motion by Stapleton, second by Jewell to approve minutes of January 8. Motion carried.

**Appearances** - Vice-Chairperson Regan invited appearances. There were no appearances.

**Petition for Direct Annexation by Unanimous Consent Submitted by Gary and Laura Doll for Approximately 1.8 Acres of Land Located at 7378, 7380, and 7390 State Highway 60 West**

**Executive Summary Review:**

Gary and Laura Doll are working with a developer, Casey's General Store, to sell two parcels (tax key numbers T6040400Y and T6040400B) for development as a gas station and convenience store. Annexation to the City is part of the process. A concept plan was approved at the January, 2018 Plan Commission meeting. If annexation is approved, further reviews and approvals of a certified survey map and site plan will be required. The parcels form an irregular shape and include frontage on both STH 60 and Liberty Avenue. The petitioned area is contiguous to the City on the north and east sides. Sanitary sewer and water are currently available from Liberty Avenue. According to the most recent tax bills, the properties are together assessed at \$103,500 and after development would generate City property taxes of \$5,900. As per State law, the City would be required to pay the Town of Hartford Town taxes on this property for five years. This will be approximately **\$170** per year for five years. The Smart Growth Plan calls for commercial uses in this area. The proposed annexation is in accord with the Smart Growth Plan. The property will be assigned a temporary zoning of B-5 Highway Business District. The subject properties are within the City of Hartford's adopted 20-year sanitary sewer service boundary. Staff recommended approval of the Petition.

**Plan Commission Discussion, Annexation Petition, 7378, 3780, and 7390 STH 60 West:** Mr. Drew reviewed the executive summary. Vice-Chairperson Regan requested comments. There were no comments. Motion by Jewell, second by Stapleton to recommend approval of the annexation petition. Motion carried.

**Review of a Rezoning Request for 937 East Sumner Street**

**Executive Summary Review:**

David Schimp has requested rezoning for the property located at 937 East Sumner Street. The property is currently zoned I-1 Institutional District. The applicant is requesting a rezone to B-4 Professional Office District. The rezoning is being requested to allow more varied business uses by the owners. Research on the history of this property does not indicate why I-1 was originally chosen as the zoning. Because the definition of B-4 includes a requirement that the property be ‘compatible with neighborhood uses’, the location on E. Sumner Street may have made an I-1 zoning more logical at the time. However, B-4 gives the owners more flexibility of use for their own business and potential future tenants, and is a better fit. The property adequately meets the City’s zoning requirement for B-4 Professional Office District. The owners will work with Building Inspection to meet building code requirements. Planning Staff recommended approval of the rezoning request for 937 East Sumner Street.

**Plan Commission Discussion, 937 East Sumner Street Rezone:**

Mr. Drew reviewed the executive summary. Vice-Chairperson Regan requested comments. There were no comments. Motion by Anderek, second by Stapleton to recommend approval of the rezone. Motion carried.

**Site Plan Review, St. John ’s United Church of Christ Addition, 228 W. State Street**

**Executive Summary Review:**

The existing church and parsonage are located on a 1.0 acre I-1 Institutional District property. The applicants are proposing to remove the parsonage and build an approximately 1,300 square foot addition. The addition is intended to provide a new primary entrance to the church as well as improve accessibility. The property is surrounded by single family and two-family properties. The proposed addition would be located on the southeast of the existing building, and would house an office, narthex and vestibule. The proposed addition meets all setback requirements of the I-1 district and will be setback approximately 70 feet from the property to the southeast. The exterior will be constructed of a clay brick veneer to match the existing cream brick. There will also be a limestone sill as well as vertical lp smartside board. An attractive window is positioned above the new primary entrance. The proposed addition will be built at the same elevation as the existing building. Because the parsonage will be removed, impervious surface does not increase. Electric service will come from the existing building. The City Engineer notes that the new storm drain, which is directed around the addition, has a number of bends and recommends that 1-2 cleanouts be included in order to properly maintain the storm pipe. Planning Staff recommended approval of the site plan for the St. John’s United Church of Christ Addition.

**Plan Commission Discussion, St. John’s United Church of Christ Addition Site Plan:**

Mr. Drew reviewed the executive summary. Vice-Chairperson Regan asked if there were any historic design concepts that needed addressing. Mr. Drew replied that there were no specific requirements, but the architect had stayed within the existing theme

and found brick to match the exterior, and generally had done a good job of keeping the historical character of the building. Vice Chairperson Regan requested comments. There were no comments. Motion by Jewell, second by Stapleton to approve the Site Plan. Motion carried.

**Adjournment** - Motion by Jewell, second by Anderek to adjourn meeting. Motion carried. Meeting adjourned at 5:39 p.m..

Respectfully submitted,  
Justin Drew, City Planner

Compiled by Char Smelter, Planning Secretary