

PLAN COMMISSION
City of Hartford
July 9, 2018

PRESENT: Chairperson Timothy C. Michalak, Vice-Chairperson Dennis Regan, Members Tom Stapleton, Tony Anderek, Scott Henke, Ralph Kuepper. Alderperson Liaison Barry Wintringer arrived after the Appearances portion of the meeting.

ABSENT AND EXCUSED: None

ALSO PRESENT: City Planner Justin Drew

Call to Order - Chairperson Michalak called the meeting to order at 4:00 p.m. in the Common Council Chambers of Hartford City Hall, 109 N. Main Street.

Minutes - Motion by Kuepper, second by Stapleton to approve minutes of June 11. Motion carried.

Appearances - Chairperson Michalak invited appearances. There were no appearances.

Review of a Revised Proposal for a Community Electronic Message Board Ground Sign, 710 West Sumner Street

Executive Summary Review:

In June, 2018 the Plan Commission approved a proposed design for a community electronic message board sign. After receiving construction quotes, the applicant found that the cost of fabricating and installing the elaborate steel arches made the project cost prohibitive. In addition, the space to place a sign between a 42” sanitary sewer main and AT&T cable is quite tight, and the approved sign’s two-stone pillar design made it wide enough that it would have impinged on one of the utility lines. As a result, Ad-ucation Media, LLC submitted a new proposed sign design for Plan Commission approval. The electronic message center would be the same size and would be framed by a decorative fieldstone base and south column as well as stained cedar posts along the top of the sign and the north columns. A “Welcome to the City of Hartford” sign framing the top of the message board is also present. The new proposal is similar to the secondary proposal that the applicant submitted for the June Plan Commission meeting, and suggests architectural elements of the Jack Russell Memorial Library. The new proposal is also narrower by 1 foot, making it easier to fit the sign in the constrained space. Staff considered the new design attractive and noted it will fit better between the utilities. Staff recommended approval.

Plan Commission Discussion, Electronic Message Board Ground Sign, 710 West Sumner Street:

Mr. Drew reviewed the executive summary. Chairperson Michalak invited comments. Member Henke asked if the LED sign was bigger. Mr. Drew explained that the sign had more pixels but

was not larger. Motion by Kuepper, second by Henke to approve the revised community electronic message board at 710 W. Sumner Street. Motion carried.

Site Plan Review, JD Laser Expansion, 1665 Innovation Way

Executive Summary Review:

Prodigal Son LLC is proposing to build a new 13,850 square foot building at 1665 Innovation Way for the expansion of JD Laser. The Developer has submitted a site layout plan and renderings of the building at this point. Additional plans are being finished that mostly require staff review and approval. The proposed development site is zoned M-4 Industrial Park and is surrounded by other M-4 properties to the south, east and north, and wetland to the west. The proposed building would be located south of the existing JD Laser buildings. The M-4 District requires a 45 foot street yard setback, and 30 foot rear and side yard setbacks. The proposed building will be: 47 feet from the Innovation Way right-of-way; 32 feet from the southwestern property line; 52 feet from the northeastern property line; and 30 feet from the northwestern property line. Lot coverage will be approximately 29% of the 1.08 acre site, below the 50% allowed by Code. The height will be 27 feet, less than the 45 feet allowed by Code. The adopted Smart Growth Plan identifies this area for industrial development. The developer proposes a building composed primarily of production and storage space. Office, meeting and ancillary space is proposed for the southeast corner of the building. The **façade** would be similar to the existing JD Laser buildings. A band of gray Concrete Masonry Units (CMUs) is proposed for the base of the building on the street-facing **façade**. The remainder of the street-facing **façade** would be composed of two widths of vertical gray insulated panels. Windows and doors are present in the office space. In addition, the northwest elevation includes two overhead doors and a man door. Staff believes that the proposed design is appropriate and consistent with the surrounding buildings. There is one existing driveway that is shared with the current JD Laser buildings. It is proposed to remain. 57 parking spaces are currently provided for the JD Laser complex. No additional parking spaces are shown on the plan, though the intent is to install 10 additional parking spaces in front of the proposed building, south of the entrance. Combined with the existing parking spaces, the JD Laser complex meets the zoning code requirements for parking. The property slopes down from east to west. A grading and stormwater management plan will be submitted for the City Engineer's review and approval. A utility plan, landscape plan and lighting plan will be submitted for internal review as well. Planning Staff recommended approval of the Site Plan.

Plan Commission Discussion, JD Laser Expansion:

Mr. Drew reviewed the executive summary, noting that no photometric plan was needed as no additional lighting was planned. Chairperson Michalak invited comments and noted that Mark McCune of Prodigal Son LLC was in the audience. Mr. McCune noted that timelines are an issue for him at this point as he is anxious to begin construction. Motion by Kuepper, second by Wintringer to approve the site plan for JD Laser, 1665 Innovation Way. Motion carried.

Petition for Direct Annexation by Unanimous Consent Submitted by Ridgeway Investments for Approximately 7.97 Acres Located East of Independence Avenue Adjacent to the QuadGraphics Property

Executive Summary Review:

The petitioned area consists of a portion of tax parcel T6-0393 in the Town of Hartford. The applicant is seeking to bring this land into the City to facilitate a mini storage/warehouse development. The petitioned area is rectangular and is contiguous to the City of Hartford on the north and west sides. A description of the subject property is part of the Petition for Annexation. The petition and legal description do not appear to have any discrepancies. Water and electric services are available to the property from Independence Avenue. Sanitary Sewer Service is available from Liberty Avenue. Determining the value of the petitioned area is difficult, as some of the property is assessed for commercial use and some for agricultural use. Given that the petitioned area has been farmed, Staff believes that the petitioned area has been assessed at an agricultural use rate. If so, the petitioned area is assessed at approximately \$1,800. At build out, the Development is expected to have a value of approximately \$1,000,000, which would generate City property taxes of approximately \$6,000. As per State law, the City would be required to pay the Town of Hartford Town taxes on this property for five years. The Developer will be paying this yearly amount. This will be approximately \$25 per year for five years. The proposed annexation would increase the concentration and variety of commercial development on the west side of the City. The proposed annexation would have no impact on school services. The annexation would have no impact on City services. The Smart Growth Plan calls for industrial development. The proposed annexation is in accord with the Smart Growth Plan. As per the Code, annexed areas are assigned a temporary zoning. If no specific zoning is requested, A-1 Agricultural zoning is assigned. In this instance, the Developer has requested temporary zoning that will fit the proposed uses (M-1 Wholesale/Warehouse District). The proposed zoning is consistent with the Smart Growth Plan. The subject property lies within the City of Hartford's adopted 20-year sanitary sewer service boundary. Staff recommended approval of the Petition for Direct Annexation for approximately 7.97 acres located east of Independence Avenue adjacent to the Quad Graphics Property.

Plan Commission Discussion, Petition for Direct Annexation, 7.97 Acres of Land East of Independence Avenue Adjacent to the QuadGraphics Property

Mr. Drew reviewed the executive summary. Chairperson Michalak asked about the number of units planned. Mr. Drew replied that each building is 225 feet wide, with 7 larger buildings and 6 smaller ones, for a total estimated square footage of 75,000. Member Regan asked for a review of City boundaries. Mr. Drew clarified the location on the screen map and noted some landmarks such as the proposed Casey's for orientation. Chairperson Michalak asked about availability of water – although the units might not need water fire protection would still have to be considered. Mr. Drew stated that hydrant location would be part of the site plan review. Chairperson Michalak asked about the 5-year payment requirement to the Town, and noted that Town Chairperson Maurice Strupp was in the audience. Mr. Drew reiterated the probable \$25/year tax bill. Motion by Henke, second by Kuepper to recommend approval of the petition for direct annexation for the portion of property located east of Independence Avenue adjacent to the QuadGraphics property. Motion carried.

City of Hartford Plan Commission, July 9, 2018

Adjournment - Motion by Kuepper, second by Anderek to adjourn meeting. Meeting adjourned at 4:14 p.m.

Respectfully submitted,
Justin Drew, City Planner

Compiled by Char Smelter, Planning Secretary