

PLAN COMMISSION
City of Hartford
February 10 , 2020

PRESENT: Chairperson Timothy C. Michalak, Vice-Chairperson Dennis Regan, Members Tom Stapleton, Tony Anderek, Scott Henke and Alderperson Liaison Barry Wintringer

ABSENT AND EXCUSED: Member Ralph Kuepper

ALSO PRESENT: City Planner Justin Drew

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

Minutes - Chairperson Michalak requested review of the minutes of January 13, 2020. Motion by Regan, second by Anderek to approve minutes of January 13. Motion carried.

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

Discussion and Consideration of Proposed Wall and Ground Signs in the Business Improvement District - Rincón Building, 225 N. Main Street

Executive Summary Review:

Creative Sign submitted an application for wall signage and ground (directional) signage for the multi-family development currently under construction at 225 North Main Street. Businesses in the B-3/Business Improvement/HAPEO areas downtown are required to obtain approval from the Plan Commission for signage. By code, the square footage for wall signs is 3 square feet for every 1 linear foot of building frontage facing an access street. Given that the property faces both Main Street and State Street, and has access from both streets, the owners have a generous square footage minimum (over 1000 s.f.) to work with. The requested building signage consists of channel letters on the south side of the building, and main canopy address numbers. The channel letter signage consists of backlit vertical lettering placed parallel to the five windows on the south side of the building closest to Main Street. The letters are aluminum with lexan backing, backlit with LED around the perimeter of the individual letters/numbers. The lettering and numbers combine to form a 48.3' x 2.6' total sign, or 125.5 square feet. The canopy address numbers are the same as the building signage: channel letters, aluminum and lexan construction, and backlit with LED. The numbers measure 1.25' x 3.16', or 3.95 square feet. The ground sign is a basic directional sign, noting the name of the building, entrance/parking information, and a directional arrow symbol. It consists of an aluminum face on aluminum tubing. Colors are white lettering on a dark gray background. The sign is 5' high with signage area measuring 3' x 2'. It is expected to be placed 5' from the driveway and 5' from the right of way, and meets setback requirements. The Planning Staff recommended approval.

Plan Commission Discussion, Wall and Ground Signs, 225 N. Main Street:

Mr. Drew reviewed the executive summary. Chairperson Michalak complimented the submitted renderings and requested comments. There were no comments. Motion by Henke, second by Stapleton to approved wall signs. Motion carried.

Discussion and Consideration of a Concept Plan Review of a Condominium Proposal at 3141 and 3151 County Trunk Highway (CTH) K

Executive Summary Review:

Hoffman Properties, LLC has submitted a concept plan for a mix of two-family and multi-family buildings in a condominium development for a total of 14 residential units on 2.2 acres. The parcels are currently in the Town of Harford. At this point, Hoffman Properties, LLC is seeking Plan Commission input on the proposed use and general site layout. If approved, the properties would need to be annexed to the City, zoned for multi-family use, and additional details regarding landscaping, building design, and engineering would come before the Plan Commission as part of a more in-depth site plan review. The property is surrounded by single family properties to the west and north, multi-family properties to the east and two-family properties and a WE Energies substation to the south. The developer proposes to modify the northern building by adding two garages and two living units, converting the southern building to 3 living units, adding a two-family building between the two existing building, and adding a 4-unit building on the south end of the property. The setbacks would be as follows: 33 feet from the CTH K Right-of-Way; 17 feet from the rear lot line (20 feet is required); 25 feet from the north lot line; 82 feet from the south lot line. Lot Coverage at buildout would be approximately 21.7% of the 2.2 -acre site, which exceeds the requirements for the Rm-1 District, but meets the requirements of the Rm-2 District. The adopted Smart Growth Plan identifies this area for residential development at a density of 3.0 – 5.81 units per acre. The proposed plan for 14 units would exceed the density allowed by the Smart Growth Plan. The proposed mix of two-family, three-family and four-family buildings would be allowed in the Rm-1 or Rm-2 Multi-Family District as a permitted use. All of the proposed units would continue to access CTH K from a shared driveway that empties onto CTH K near the north end of the property. The property slopes down from east to west. The developer has set aside an area for stormwater management at the lowest spot on the property. A review of a detailed grading and stormwater management plan would take place as part of the final site plan. Water is available from CTH K. Sewer would need to be extended about 200 feet north to the property in a new easement on WE-Energies property. A review of detailed utility plans would take place as part of the final site plan review. Landscaping and lighting plans would be submitted with Final Site Plan submittals. The developer is aware that the density is too high and has indicated that 13 units (which would meet the density requirements) would work for the project. Removing one unit would also likely get the project below 20% lot coverage, and thus allow for Rm-1 zoning. The rear lot line setback could be dealt with by moving the 4-family building a little to the east. Planning Staff recommended approval subject to revisions that would allow the project zoning requirements and the Smart Growth Plan Density requirements.

Plan Commission Discussion, Concept Plan Review, 3141 and 3151 CTH K:

Mr. Drew reviewed the Executive Summary. Chairperson Michalak requested comments and asked about grading and Utility placement, are costs assumed by developer. Mr. Drew affirmed. Chairperson Michalak asked if the development was rental. Mr. Drew clarified that the development is expected to be a condominium development. Member Anderek asked how

traffic would flow with only one driveway. Mr. Drew noted that sight lines are good in the current location but the Fire & Rescue chief would need to provide input. Member Regan asked if rezoning would occur no matter what. Mr. Drew explained the process (annexation, rezone, site plan). Member Regan stated that he would be in favor of 14 units, Member Henke concurred. Plan Commission members and the developer engaged in discussion regarding location of sewer/water/electric. The developer understands that he will need to move 200' of sewer line from Chapel Hill subdivision. Motion by Henke, second by Regan to approved the signs with conditions as noted. Motion carried.

Discussion and Consideration of a Rezoning Request for a Portion of 110 North Pike Lake Drive

Executive Summary Review:

Design2Construct, representing Delaney Group LLC, requested the rezoning of a portion of 110 North Pike Lake Drive, tax key number 36-2201-008-003, to B-4 Professional Office District. The property is currently zoned B-5 Highway Business District and C-1 Lowland Conservancy District. The change in zoning is requested only for the area zoned B-5. The applicant is in the process of developing the property for offices. The rezoning is requested as part of a development plan that includes review of a certified survey map and site plan. The property is surrounded by Institutional and Multi-Family zoning to the north, Town property to the east, Highway Business zoning to the south, and Professional Office zoning to the west. The property meets size requirements for B-4 zoning. The certified survey map indicates that the property will be split into two lots, both of which will meet size requirements for B-4 zoning as well. The proposed CSM provides a more detailed mapping of the border between the B-4 and C-1 designations, indicated by a broken line showing the most recent wetland delineation (2015). The Land Use Map indicates this property is appropriate for commercial development. Planning Staff recommended approval.

Plan Commission Discussion, Rezoning Request, 110 North Pike Lake Drive (portion)

Mr. Drew reviewed the executive summary. Chairperson Michalak requested comments. Motion by Henke, second by Anderek to recommend approval of rezoning request. Motion carried.

Discussion and Consideration of a Certified Survey Map for 110 North Pike Lake Drive

Executive Summary Review:

Design2Construct submitted a certified survey map splitting the parcel into two lots and an outlot. The two lots are intended for office development and the certified survey map is part of a process that includes a concept plan review (completed in December 2019) and a concurrent rezoning and site plan review in February 2020. Lot 1, fronting along East Sumner Street and North Pike Lake Drive, is 4.967 acres (216,375 square feet). Lot 2, fronting along North Pike Lake Drive, is 4.907 acres (213,761 square feet). The outlot is a portion of wetland extending east from the main lot and fronting East Sumner Street. It is 1.048 acres (45,668 square feet). Both Lot 1 and Lot 2 meet the area requirements for the intended B-4 Professional Office District zoning. The Planning Staff recommended approval.

Plan Commission Discussion, 110 North Pike Lake Drive CSM

Mr. Drew reviewed the executive summary. Chairperson Michalak requested comments. Motion by Henke, second by Stapleton to recommend approval of the CSM. Motion carried.

Discussion and Consideration of a Site Plan Review of an Office Building at 110

North Pike Lake Drive

Executive Summary Review:

Design 2 Construct submitted a site plan for an office building at the northeast corner of Pike Lake Drive and East Sumner Street (STH 60). The Plan Commission approved a conceptual plan for the proposed office use in November 2019. The property is surrounded by the Aurora medical clinic to the east, land zoned for institutional uses to the north, a retail coffee business to the south, and Town of Hartford wetland to the east. The development that would occur from this site plan would be located on Lot 1 of the CSM. Lot 1 is 4.967 acres. The eastern half of lot 1 is wetland and the southern portion holds the stormwater pond. The proposed building would be 7,377 square feet and would be arranged near the center of the property at the top of the grade and would have the following setbacks, all of which meet Code requirements: 40 feet from the North Pike Lake Drive Right-of-Way; 231 feet from the East Sumner Street Right-of-Way; 147 feet from a new proposed north lot line; 278 feet from the east lot line. Lot Coverage at buildout would be approximately 3.4% of the 4.97 - acre lot, which meets the requirements for the B-4 Office District. The adopted Smart Growth Plan identifies this area for commercial development. The proposal adheres to the Smart Growth Plan. The proposed office use is allowed in the B-4 Office District as a permitted use. The submitted plans for the building show two leasable tenant spaces. The building would be a single-story flat roof structure with a façade primarily of brick, stone veneer and synthetic stucco, along with decorative entrance canopies, and an employee patio area facing to the south. Overall, the proposed design is modern and clean. The building would be accessed from a 24-foot-wide driveway on Pike Lake Drive. The Municipal Code permits driveways in the B-4 District up to 30 feet wide at the ROW line with 10-foot minimum setbacks from adjacent properties. The property sits on a ridge and slopes down to the wetlands on the east and the stormwater pond on the south. The pond was sized to accommodate development from this lot and no additional stormwater management is required. Design 2 Construct has submitted an extensive landscape plan that includes seven street trees (Linden, Kentucky Coffee tree and Hackberry), six additional canopy trees (Maple, Honeylocust, Oak) around the parking lot, two smaller trees (Lilac and Spruce) and 71 ornamental shrub plantings. Overall it is a varied and appropriate landscape plan. The Developer submitted a photometric plan meeting City requirements. Electric, sanitary sewer and water are available to the property from North Pike Lake Drive. The plans indicate that the 6" water lateral will be reduced to a 2" lateral near the right-of-way. The developer/owner is responsible for the cost of the extension and they should contact Mike Thimm to discuss transformer locations, extension costs, etc. Planning Staff recommended approval.

Plan Commission Discussion, 110 N. Pike Lake Drive Site Plan

Mr. Drew reviewed the executive summary, noting that the approval is subject to approval of the rezone by the Common Council. Chairperson Michalak requested comments. Motion by Wintringer, second by Anderek to approve site plan. Member Anderek asked about signage along E. Sumner Street. Mr. Drew noted that signage would be approved through an internal review. Motion carried.

Discussion and Consideration of an Amended Site Plan Review - Trade Tech Addition, 2231 Constitution Avenue

Executive Summary Review:

The Plan Commission approved an 18,012 square foot addition to the main building at 2231 Constitution Avenue in December 2019. Trade Tech has determined that the approved addition would be insufficient for their needs and has submitted an amended site plan. Trade Tech is a full service machine shop including CNC machining, large machining, welding, fabricating and project management. They are surrounded by industrial properties to the north, south and east and Town of Rubicon land to the west. The proposed addition would be erected south of the original building, which was approved in 2006 and completed in 2007. The proposed addition footprint is the same as the previously approved addition except for a 45' x 90' bump out at the southeast corner that would be setback 35 feet from the south border of the property. The new addition meets all setback requirements (45-foot street yard, 25 foot side yard, 25 foot rear yard) of the M-4 district. The other change to the site plan is the increased height of the addition to allow for greater crane functionality. The height of the proposed addition is 35 feet above grade, which meets the 45-foot maximum height allowed in the M-4 District. The addition would increase lot coverage to 25.4% of the property, below the 50% maximum lot coverage allowed by Code. The property is in Zone B of the Wellhead Protection Overlay District, which has a maximum allowable impervious surface of 60%. After the addition and additional asphalt paving on the southeast side of the building, impervious surface would be 50.9% of the site. The addition would be composed of gray insulated metal panels. Five large garage doors and three man doors would be located on each exposed side of the addition. It would include a new shop bay, two new bathrooms, and a new welding and fabrication area. Given the location of the structure behind the existing building, Staff believes the metal siding is appropriate and meets Code requirements. Stormwater on this property drains to a regional pond and the addition will not materially impact the capacity and function of the pond. Water and electric service will be extended from the existing building to the addition. Given the location of the addition behind the existing building, and the presence of existing mature landscaping along Goodland Road, no additional landscaping or lighting is proposed or required. Planning Staff recommended approval.

Plan Commission Discussion, 2231 Constitution Avenue Addition

Mr. Drew reviewed the executive summary. Chairperson Michalak requested comments and asked if drainage is affected. Mr. Drew replied that the City Engineer has reviewed the site plan and approved drainage. Motion by Henke, second by Wintringer to approve the site plan. Motion carried.

Meeting adjourned by call of Chair at 5:53 p.m.

Respectfully submitted,
Justin Drew, City Planner

City of Hartford Plan Commission, February 10, 2020

Compiled by Char Smelter, Planning Secretary