

**Hazen City Commission
Special Meeting
April 22, 2019
Hazen City Hall**

Present: President Obenauer, Commissioner Pillar, Commissioner Stern and Commissioner Wolf.

Absent: Commissioner Haack

Others Present: Planner Senger, Editor Arens, Jo Anne Balas.

The meeting was called to order at 6:00 PM by President Obenauer.

Commissioner Wolf moved to approve the agenda, as presented, second by Commissioner Pillar.

Motion unanimously approved.

APPROVAL OF APPLICATIONS & BUILDING PERMITS

Proposed Re-Zoning – Agricultural to Commercial C-2 – J. Meissner: President Obenauer referred to the meeting of the Planning/Zoning Commission, held at 4:30 PM this date, and advised the board that Mr. Quinn appeared in opposition to the proposed zoning change. Mr. Quinn was concerned about a business at the location and requested the property be zoned residential. The Zoning commission recommends approval of the application. Mr. Meissner also attended the Zoning commission meeting and said the shop, at the location will be 36'x72', is intended to store equipment to protect it and keep the property clean. There was discussion about the planting of trees along the north property boundary and Mr. Meissner has indicated this is his wish, also. President Obenauer recognized Ms. Jo Anne Balas who said she would like Mr. Meissner to plant trees on the south side of the property, across the creek from her, stating that most of the trees that were along there have been taken down by beavers over the years. President Obenauer asked about placing a requirement to plant trees onto the building permit requested by Mr. Meissner. Commissioner Wolf asked if it is his responsibility to make sure neighbors are not offended by what he has on his property. Commissioner Wolf questioned if such a condition can, or should, be required. There was discussion about the planting of trees on the north boundary and there are still questions about setbacks and right-of-way that need to be addressed prior to planting any trees. Editor Arens believes the county commission does have authority over some of the setbacks based on current actions taken at the county level. Commissioner Pillar spoke about other cases where an applicant made commitments to receive a variance and then did not follow through on them. President Obenauer spoke about the appeal of the green spaces in the City of Hazen and how they enhance the quality of life of the residents. Commissioner Stern asked about the purpose of the special meeting and it was determined it was only for the re-zoning of the property. Commissioner Stern also asked about annexation and President Obenauer spoke about the issues relating to the Transfer of Service Agreement with SW Water and agreed it should be annexed into the city. The city will have to work with legal counsel to move this process forward. Ms. Balas expressed additional concerns about accumulation of junk and enforcing the ordinance to keep property clean. Commissioner Wolf moved to approve the application to re-zone the property from

agricultural to commercial 2 (C-2), second by Commissioner Stern. On roll call vote; Stern, "Aye", Pillar, "Aye", Wolf, "Aye", Obenauer, "Aye", motion carried.

There being no further business the meeting was adjourned at 6:25 PM CT. The next regular meeting of the commission will be Monday, May 6, 2019 at 5:30 PM CT in the Commission Room of the Hazen City Hall.

Approved: _____
Jerry Obenauer, President

Attest: _____
Monte J. Erhardt, Auditor