

MORRISTOWN ZONING BOARD MEETING MINUTES
Thursday, June 15, 2017 Regular Meeting 7 p.m.

Members Present: James Lonergan, Jack Blackmer and Mark Morris

Member Absent: Steve Felix and Mike O'Rourke

Also Present: Loren Dahle, Brenda Monroe, Rich Potter, Ron Melchert, Pat Melchert,
Zoning Administrator John Byers and City Clerk Sheri Gregor

1. Call To Order:

The regular meeting of the Morristown Zoning Board was called to order, by Chairman James Lonergan, on Thursday, June 15, 2017 at 7:00 p.m., in the Council Chambers at City Hall, 402 S. Division Street.

2. Additions/Corrections to Agenda:

Add item 7. New Business C. Dead Tree. A motion was made by Mark Morris, seconded by Jack Blackmer, and carried unanimously to accept the Agenda with the one addition under new business.

3. Additions/Corrections to Minutes:

A motion was made by Jack Blackmer, seconded by Mark Morris, and carried unanimously to approve the minutes from May 18, 2017.

4. Report on City Council Action Taken at Last Meeting:

206 1st St N.E. – Property right-of-way encroachment agreement of Bloomer St. side is redirected to the County.

New Produce Stand(s) Ordinance to be revise to differentiate “farmer’s market”.

Zoning Board to create an address of the Hwy Commercial 7.09 acres.

Zoning Board to recommend rather to permit/CUP solar gardens in city limits and in which districts.

Council accepts Zoning recommendation in American Legion construction fees.

Zoning to hold CUP public hearing of Archie’s Bar.

5. Requests to be Heard:

None

Morristown Zoning Board Minutes

June 15, 2017 Page 2

6. Unfinished Business:

- A. A demolition permit issued to 9870 Morristown Blvd. completion deadline date is June 30, 2017. If there is a new property owner, he would need to ask for a time frame extension.
- B. A motion was made by Jack Blackmer, seconded by Mark Morris, and carried unanimously recommending, after a long discussion, to assign the address of 700 W. Franklin Street, to the newly rezoned Highway Commercial District 7.09 acre property.
- C. A demolition permit was issued for the removal of an out building at 307 S. Division St.
- D. The owner of 105 2nd St. S.E. has applied for a demolition permit.
- E. A motion was made by Jack Blackmer, seconded by Mark Morris, and carried unanimously after reviewing very thing that's gone through and all the chances and leadway given this person to fulfill her agreement, and she has not, that we start the fine process, as of June 15, 2017; which the first administrative fine of \$100.00 begins, that doubles monthly until such time as corrective action required is completed.
- F. Residents, whom received violation notices, last month, of Ordinance §152.226 Non-Conforming Building Materials, have agreed to obey the ordinance and remove their restricted structures. Two more properties, have been reported to being in violation of this ordinance as well. The City Clerk has been instructed to send letters to addresses 410 W. Franklin St. and 9850 Morristown Blvd. regarding this issue.
- G. The resident receiving violation notices, of Ordinances §152.091 Dwelling Restrictions and Ordinance §152.100 Permitted Accessory Uses, has removed his structure(s).
- H. A discussion was held on whether to permit or CUP solar panel gardens. At this time, the Zoning Board prefers not to allow solar gardens in its city limits. Creating ordinances for solar energy development is pending. Further discussion also suggest that a public hearing could be held, for the citizens could weigh in on reasons for/against allowing solar gardens, in city limits.

7. New Business:

- A. A motion was made by Jack Blackmer and seconded by Jim Lonergan to recommend to the City Council not to modify any city ordinances to allow solar panel gardens, on the ground, within the city limits of Morristown. Mark Morris abstained from voting. Motion carried.

7. New Business: (cont.)

B. The Board reviewed the City of Morristown Zoning Map and many updates need to be added. The Clerk will contact Rice County to get information on the different procedures available.

C. There was an issue raised about a dead tree at 304 W. Main St. Because it is on private property, not the boulevard, it isn't the zoning or city's call unless it falls under Ordinance §92.02 Tree Diseases. To be handed over to the Council.

8. Zoning Administrator's Report

The Zoning Board discussed the permit application from Joe Kidder.

A motion was made by Jack Blackmer, seconded by Mark Morris, and carried unanimously to table this, the permit request, until such time Joe Kidder shows proof of ownership of the 7.09 acres of property and all requirements are met.

Note: Setbacks and permit fee.

Permits Issued:

1. Andy LeMieux – 102 Chestnut St. – Lot 4, Block 11 – Nathan's Addition - Window
2. Gary & Amy Larson–304 S. Division St.- Lot 9/10, Block 5- Nathan's Addition-Roof

Permits Approved:

None

Permits Closed:

1. Joyce Wenker - 402 W. Main St.- Lot 3, Block 20- Adams & Allens - Replace Deck
2. Bruce Velzke -200 E. Franklin St.-Lot 4, Block 10- Morristown Orig. Town-Window

A motion was made by Mark Morris, seconded by Jack Blackmer, and carried unanimously to accept the zoning administrator's report.

9. Adjournment:

A motion was made by Mark Morris, seconded by Jack Blackmer, and carried unanimously to adjourn. Adjournment was at 10:03 p.m.

The next regular Zoning Board meeting will be held at 7:00 p.m., on Thursday, July 20, 2017.

/s/ Sheri Gregor
Sheri Gregor, City Clerk/Treasurer