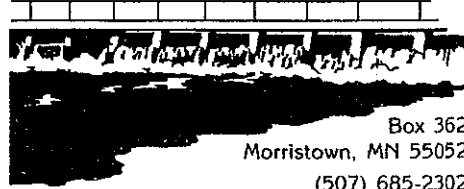


City of Morristown

IN SOUTHERN MINNESOTA LAKES REGION

Best Little Town By A "Dam Site"



Box 362
Morristown, MN 55052
(507) 685-2302

MORRISTOWN ZONING BOARD MEETING MINUTES Thursday, October 19, 2017 Regular Meeting 7 p.m.

Members Present: Jim Lonergan, Jack Blackmer, Steve Felix

Member Absent: Mark Morris and Mike O'Rourke

Also Present: Scott Kokoschke, Nic Preuss, 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 Jim Lonergan, on Thursday, October 19, 2017 at 7:00 p.m., in the Council Chambers at City Hall, 402 S. Division Street.

2. Additions/Corrections to Agenda:

Jim Lonergan adds to Unfinished Business E. Rezone Commercial Parcel to Residential, New Business A. Commercial District Apartment and B. Separation of Lot. A motion was made by Jack Blackmer, seconded by Steve Felix, and carried unanimously to accept the October Agenda as written, with the three additions.

3. Additions/Corrections to Minutes:

A motion was made by Steve Felix, seconded by Jack Blackmer, and carried unanimously to accept the September 21, 2017 meeting minutes as printed.

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

Jim Lonergan and Sheri Gregor relayed Council meeting information, of zoning interest. A public hearing will be held at 7:30 p.m., during the November 06, 2017 City Council meeting for the public's input on allowing solar energy gardens/farms within the city limits. Attorney Mark Rahrack has addressed the burning violation with the lawyer for JK Enterprises; a letter will be sent to MPCA. Ordinance 2017-6 Amending Open Burning only during designated dates/times, per City Council, with no permit required. Reply to the American Legion's CUP outdoor patio question; no outdoor barrier/fence required, but recommended.

5. Requests to be Heard:

None

6. Unfinished Business:

- A. Scott Kokoschke and Nic Preuss, of Koke's Produce, met with the Board to discuss the violation notices of Ordinance 2017- 4. A motion was made by Jack Blackmer, seconded by Steve Felix, and carried unanimously that the initial administrative fine of \$100.00 stands; to extend the second fine date of the produce stand to October 23rd, to get into compliance, before issuing or waiving the second fine. The initial administrative fine was paid.
- B. More information will be gathered to see what standards/options would allow a business to install a commercial grade hoop shelter; to conform with permitted materials, per Ordinance 152.226.
- C. The Zoning Board is creating a Conditional Use Permit document to issue, for the City and Issuant's records.
- D. An Application for Demolition Permit is also being revised to clarify conditions which need to be met, by the responsible applicant;owner and/or contractor.
- E. Joe and Rachelle Caldwell, 24 E. Main St., have purchase the vacant commercially zoned lot, adjacent their residential property. Their plan is to combine the lots into one parcel and build a garage; first needing to get the newly acquired property rezoned. A motion was made by Jack Blackmer, seconded by Steve Felix, to recommend to the City Council to rezone 3A-Commerical, Central Business District, Parcel ID # 20.23.3.51.071 to 1A-Residential District. Jim Lonergan – Abstain. Motion Passed 2 – 0 – 1.

7. New Business:

- A. Phillip Brooks, Sr. request the Board's input on the possibility of him renovating his lower level, at 118 N. Division St., into an apartment. The Board recites Ordinance §152.144 Accessory Uses: (B) Combination residential and commercial uses in a single structure provided that the front 20 feet of the street level floor is exclusively a permitted commercial use.
- B. The division of a lot is in question, located at 305 1 St. N.E... More research will be done and the information brought to the next meeting.

8. Zoning Administrator's Report

The application for a zoning permit to add a car lean-to was denied, by the Board. A motion was made by Steve Felix, seconded by Jack Blackmer, and carried unanimously to send a letter stating the previous situation needs to be cleared up and the lean-to application denied.

8. (cont.) John Byers informed the Board on a dog kennel question he replied to. No permit is needed for a chain link dog kennel. It is allowed to have a privacy fencing on the side panels/as chain link kennel has gates on the ends.

Permits Issued:

1. Bridgewater Siding & Windows – Lori Still – 401 S.Division St.. – Sec 27/
Twp109/Rng 022 – Siding & Windows
2. Knockout Renovations LLC – Tyler Velzke – 408 3rd St. S.E. – Sec 26/
Twp 109/Rng 022 - Siding

Permits Approved:

1. R.V. Horizon's – 15 Cate St., 38 Charlotte St. – 65 Charlotte St.– Mobile Home Community – Install Frost Footings & Move In 3 New Manufactured Homes
2. Charlie Moline – 102 E. Main St. – Lot 4, Block 15 – Morristown Orig. Town – Deck and Steps
3. Anita Livingston – 104 W. Franklin St. – Lot 5, Block 24 – Adams & Allens Addition – 8'X10' Shed
4. Lynn & Sharon Throne – 7 Front St. – Mobile Home Community – 10'X16" Shed

Permit Denied:

1. LaCanne Paving – 9850 Morristown Blvd. – Hwy. Comm. Dist.– Lean-to Addition

Permits Closed:


1. Andy LeMieux – 102 E. Chestnut St. – Lot 4, Block 11 – Nathans Addition – Remodel, Replace Window
2. Brenda Monroe – 105 2nd St. S.E. – Lot 9, Block 15 – Morristown Orig.Town – Siding/Shingles

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

9. Adjournment:

A motion was made by Steve Felix, seconded by Jack Blackmer, and carried unanimously to adjourn. Adjournment was at 8:57 p.m.

The next regular Zoning Board meeting will be held at 7:00 p.m., on Thursday, November 16, 2017.



Sheri Gregor, City Clerk/Treasurer