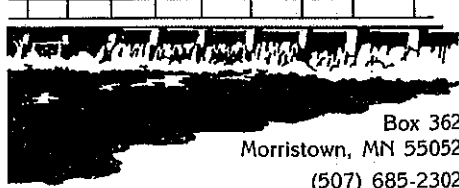


City of Morristown

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 **Regular Meeting Thursday, October 18, 2018 7:00 p.m.**

Members Present: Chairman Jim Lonergan, Steve Felix and Mike O'Rourke

Absent: Mark Morris

Also Present: Kim Halvorson, City Attorney Mark Rahrlick, Council Members Seth Prescher and Tim Flaten, Zoning Administrator Jesse Sanders, City Administrator Brad Potter and City Clerk/Treasurer Sheri Gregor

1. Call to Order:

The regular meeting of the Morristown Zoning Board was called to order, at 7:00 p.m., by Jim Lonergan, on Thursday, October 18, 2018, in the Council Chambers at City Hall, at 402 S. Division Street.

2. Additions/Corrections to Agenda:

None

3. Additions/Corrections of Meeting Minutes:

Motion by Steve Felix, seconded by Mike O'Rourke, and carried unanimously to accept the minutes dated September 24 of 2018 Morristown Zoning Board meeting minutes.

4. Report on Council Action Taken at Last Meeting:

Council approves to waive the zoning permit fees, for property owners with structural damage from the September 20, 2018 storm/tornado. Applicants must notifying the City Administration office by November 1, 2018 and obtain their zoning permit by April 1, 2019.

Mark Rahrlick mentioned the City's options as to resolve Ordinance §92.21: maintenance and appearance violation issues. Mark will attend the Zoning Board's meeting and together come to a consensus and recommendation for the Council.

5. Requests to be Heard:

None

6. Old/Unfinished Business:

A. Many violation notices and fines have been administered to the property owner of 206 W. Bloomer Street over the past 22 months. Two permits were obtained although no repairs have been made. The Zoning Board and the City Council have reviewed their options on what the their next action taken will be.

6. Old/Unfinished Business: (cont.)

A. (cont.) The Zoning Board will recommend to the City Council to take legal action.

The process will begin with serving a complaint to the property owner. After 30 days, if the complaint is ignored, the violator will be taken to court, the City will receive a court order to have permission to enter the property and fix/correct the violation. The property owner will be responsible for the accrued administrative fines, repair expenses, and court fees. These charges will be assessed to the owner's property taxes, if not paid by the end of repair completion.

In regards to 206 W. Bloomer Street, per direction by the City Council once approved, a complaint letter will be sent to the owner, including the rewritten code(s), section(s) of violations and fee schedule, to come into compliance within 30 days, or the City will exercise their right to proceed with legal action.

The Morristown City Code 2012 fine structure was reviewed and will be revised along with certain ordinances pertaining to the City process and procedures in the event of neglectful conduct of violation notices and administrative fines. Also under revision will be the failure to apply for and receive a zoning permit before commencement of roof work/shingling, siding, windows, accessory buildings, utility sheds, fences, decks, signs, new construction, garages and additions will result in whatever the actual permit fee would be per project and three times that amount in an administrative fine; considered obtaining an "after the fact" permit.

Motion by Mike O'Rourke, seconded by Steve Felix, and carried unanimously to ask the City Council to have Mark Rahrack relook at and revise Supplemental Administrative Penalties 10.98 E. Repeat Violations.

B. Motion by Mike O'Rourke, seconded by Steve Felix, and carried unanimously to stop any additional administrative fines at this point as owners of 105 1st Street N.E. are making an attempt and showing progress. The repairs (paint and or siding) on the entry way addition need to be completed by the expiration of the second permit dated June 27, 2019, to correct the home's deterioration.

C. Approximately two months after the zoning permit expired, the Morristown Mini Storage entrance driveway at 9868 Morristown Blvd. was hard surfaced, as required.

D. Brad Potter will address the ordinance violations with the property owner of 412 Sidney Street W. regarding his driveway, property line, the right-of-way issues and for not obtaining an approved conditional use permit. Brad Potter will suggest a plan of corrective action to the owner. The Board states administrative fines will be implemented, for not being in compliance with the city codes.

E. Brad Potter will speak with the owner of 105 2nd Street S.E. regarding their addition. Currently the zoning code requires a 42" frost footing.

F. The City Clerk, Sheri Gregor, provided the Board with a list of reported property structures with storm/tornado damage and the fee waived Zoning Permits obtained. Applicants must report their damage to the City Clerk by November 1, 2018 and obtain their permit(s) now through April 1, 2019. City Administrator, Jesse Sanders, confirms the September 20, 2018 storm/tornado damage of every application.

G. Proposed revisions of ordinances was tabled.

7. New Business:

A. Dan Timm, 244 Iona Avenue, has acquired an application for a shed permit. Dan was not present at the meeting, but once he turns in his application, the Board will review his request.

8. Zoning Administrator's Report:

Jesse Sanders spoke about a property owner who will be attaching an addition to his storm repaired home, in the spring. A contractor asked if original upstairs bedroom windows need to be egress, due to the current opening is not a standard size. The Morristown City Code of Ordinances does not enforce the Minnesot building codes. Therefore the decision is the owners. The Board reviewed Ordinance §152.209 where split rail or chain link fencing, not to exceed 48" in height, can be erected on the front setback yard area of the principal building. Jesse mentioned he may have someone that is interested in the Zoning Administrator position.

Permits Issued:

Jade Smuda – 26 Chestnut St. E. – House Shingles
Kurt Hildebrandt – 201 Ann St. E. – House Shingles
Deb Davis – 104 2nd St. N.E – Roof/Shingles (House & Garage)/Siding
Kirk Tressman – 503 3rd St. S.E. – Trusses/Roof/Shingles/Siding/Deck
Craig & Jan Challagren – 407 3rd St. S.E. – Siding/Shingles/Windows
Tod Liverseed – 403 3rd St. S.E. – Shingles/Siding
Dale & Chrissy Melchert – 402 3rd St. S.E. – Demolition House
Dale & Chrissy Melchert – 402 3rd St. S.E. – House w/Garage
Tim Flaten – 300 3rd St. S.E. – Roof/Shingles/Siding/Windows/Fence
Stuart Nordmeier – 207 Tower Circle – Roof/Shingles/Siding/Window/Deck
Florence Braun – 205 Tower Circle – Shingles
Bob & Dawn Geisler – 406 Jane St. E. – Demolition Shed
Bob & Dawn Geisler – 406 Jane St. E. – House/Garage/Window
Chuck & Nancy Larsen – 404 Jane St. E. – Storage Shed
Dan Tilly & Michelle Aase – 30 Cate St. – Shingles/Siding/Windows/Deck

Permits Closed:

Tod Liverseed – 403 3rd St. S.E. – Windows
Val Kruger – 203 1 St. N.E. – Lot 1, Block 7 – Morristown Original Town – Deck
Mandy Miller – 807 Division St. S. – Shingles
Motion by Steve Felix, seconded by Mike O'Rourke, and carried unanimously to accept the Zoning Administrator's report as presented.

9. Adjournment:

Motion by Mike O'Rourke, seconded by Steve Felix, and carried unanimously to adjourn.
The meeting was adjourned at 9:13 p.m..

10. Next Regular Meeting: Thursday, November 15, 2018.


Sheri Gregor, City Clerk/Treasurer