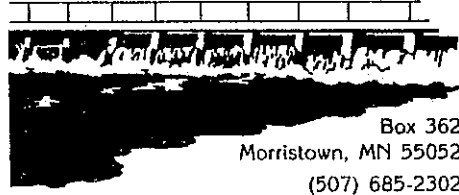


City of Morristown

IN SOUTHERN MINNESOTA LAKES REGION

Best Little Town By A "Dam Site"



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MORRISTOWN ZONING BOARD MEETING MINUTES

Regular Meeting Thursday, January 16, 2020

Members Present: Jim Lonergan, Steve Felix, Mark Morris, Tyler Velzke, Skylar Gregor

Absent: Zoning Administrator Brent Vollbrecht

Also Present: Tim Strobel, City Administrator Brad Potter, City Clerk/Treasurer Sheri Gregor

1. **Call to Order:** The Morristown Zoning Board meeting was called to order at 7:00 p.m., by Chairman Jim Lonergan, on Thursday, January 16, 2020, in the Council Chambers at City Hall, at 402 S. Division Street.
2. **Additions/Corrections to Agenda:**
Motion by Mark Morris, seconded by Steve Felix, and was carried unanimously to approve the agenda as printed.
3. **Additions/Corrections of Meeting Minutes:**
Motion by Mark Morris, seconded by Tyler Velzke, and was carried unanimously to approve the November 21, 2019 meeting minutes. No December meeting was held.
4. **Report Council Action Taken at Last Meeting:**
Property owner of 404 3rd St. S.E. challenging the \$100 assessment fine.
Skylar Gregor appointed to the Zoning Board Committee.
2020 Master Fee Schedule zoning permit minimum extension fee approved.
5. **Requests to be Heard:**
Phil Brooks submitted a request for a variance; in order to make an apartment in the back on the main floor of his building at 118 Division St. N.. This would only allow the front entrance of the business commercial district building to be 12', instead of the required 20' of business or office space. The zoning board concluded to deny the request.
Tim Strobel, real estate agent, on behalf of the 110 4th St. property, asks if a potential buyer could build an unattached garage on the north/east side of this non-conforming lot. The front side of the house faces south where there is no improved street; causing the current address is not the proper address. Two parcels have been deeded over, adding 20', to allow for the driveway width. The zoning board agrees and will entertain that a garage can be built, if conditions are met. The conditions are that the deeds are recorded with the County, a permit application submitted with accurate lot lines, structures drawings and setbacks, the excess drive to the garage has to be hard surfaced, and the old shed on a platted alley removed.
6. **Old/Unfinished Business:**
 - A. **Vacant Zoning Board Seat Candidate** – Motion by Steve Felix, seconded by Skylar Gregor, and carried unanimously to proceed to recommend to the city council the appointment of Clay Rhetmeyer, to fill the vacated zoning board position.

6. Old/Unfinished Business:(cont.)

- B. Ordinance §152.091 Dwelling Restrictions C. Amendment** – The Board discussed possibly amending dwelling restrictions to include another option, such as a footing design approved by a structural engineer for the State of Minnesota and the state building code. Morristown's Code of Ordinances currently reads residential occupied structures must have permanent continuous poured foundation wall (frost) footings with a minimum depth of 42 inches to clay or granular fill. Motion by Mark Morris, seconded by Tyler Velzke, and was carried unanimously to recommend to the city council to hold a joint work session, invite Dan Murphy, state building inspector, to revisit and discuss the option of adopting the state building code for the City of Morristown. Brad Potter will set up a date to hold this work session.
- C. Rezone residential properties that are in commercial district.**
There are several residential parcels that are zoned commercial, due to their proximity to the commercial businesses. Tim Strobel, representing 108 Main St. W., would like to see that property and others rezone to residential. The reasoning is to purchase that property requires 50% loan down payment. If zoned residential, the down payment is considerably less, and there is a federal rural development loan, for small cities, available for qualified applicants at 0%. A future public hearing will address this issue.
- D. Assessment of after-the-fact zoning permits (unpaid \$100.00 administrative fines)** – The board was updated on the situation that has occurred regarding Kurt Wolf at 404 3rd St. S.E.. On behalf of the zoning board, Steve Felix motioned, seconded by Skylar Gregor, and was carried unanimously to recommend to the city council to keep the after-the-fact permit fine in place, but if the fine is waived for 404 3rd St. S.E., to refund the previous administrative fines given out over the past 5 years, to meet the criteria of §152.296, the fine structure, and treat everyone equal.
- E. 206 Bloomer St. W.** – The violation notice cited for the maintenance and appearance of the primary structure was been corrected.
- F. 105 2nd St. S.E. – Expired Zoning Permit** – Brad Potter has an agreement written, and with Attorney Mark Rahrick' s approval, will be directed to the owner for her signature, stating the structure and the structural engineer design footings are completed. These engineer footings will be a recorded document with the county; so when a title search is done the footing issue will be revealed. A motion made by Tyler Velzke, seconded by Skylar Gregor, and was carried unanimously for notice to be sent to the property owner of 105 2nd St. S.E., to reapply for a zoning permit extension @ \$132.00 for six months, January 1 to June 30, 2020, to complete the house exterior and documentation the engineer approved footings are installed.
- G. 412 Sidney St. W.** – The non-complaint issues at 412 Sidney St. W. are being addressed by the city attorney and the city administrator; keeping the council up-to-date on any progress.
- H. 26 Chestnut St. – Fence update** – This setback issue is now in the hands for the city council.

7. New Business:

- A. 112 Division Street N.** – This building has been sold. The new owners are Brian and Lori Schultz, Warsaw. The upstairs apartment will have new tenants February 15th.
- B. Ag Property - 248th Street W.**– The land that lays in-between the city limits is for sale.

7. **New Business** (cont.)

C. **Long Term Zoning and Land Use** – Brad Potter spoke about possibly dividing the map of the city into quadrants. There are also streets and alleys that are no longer used that could be vacated. Discussion on long term plans will also be continued.

8. **Zoning Administrator’s Report:**

City Administrator, Brad Potter Update: In the spring, a new house/garage construction may perhaps begin on 1st Street N.E.

9. **Adjournment:**

Motion by Steve Felix, seconded by Skylar Gregor, and was carried unanimously to adjourn at 9:13 p.m..

10. **Next Regular Meeting:** Thursday, February 20, 2020 at 7:00 p.m.



Sheri Gregor, City Clerk