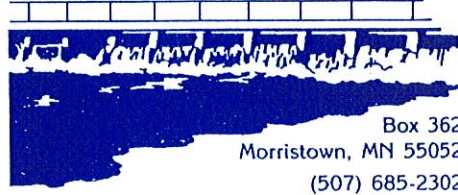


City of Morristown

IN SOUTHERN MINNESOTA LAKES REGION

Best Little Town By A "Dam Site"



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MORRISTOWN ZONING BOARD MEETING MINUTES Regular Meeting and Public Hearings Thursday, February 20, 2020

Members Present: Jim Lonergan, Steve Felix, Tyler Velzke, Skylar Gregor
Absent: Clay Rehtmeyer, City Administrator Brad Potter
Also Present: Anita Livingston, Missy Schulz, Tim Strobel, Kevin Jacobson, Zoning Administrator Brent Vollbrecht, City Clerk/Treasurer Sheri Gregor, Mayor Tony Lindahl

1. **Call to Order:** The Morristown Zoning Board meeting was called to order at 7:00 p.m., by Chairman Jim Lonergan, on Thursday, February 20, 2020, in the Council Chambers at City Hall, at 402 S. Division Street.
2. **Additions/Corrections to Agenda:**
Add Joint Work Session, March 2, 2020 at 6 p.m. under Old Business. Motion by Steve Felix, seconded by Tyler Velzke, and was carried unanimously to approve the agenda as presented.
3. **Additions/Corrections of Meeting Minutes:**
Motion by Steve Felix, seconded by Skylar Gregor, and was carried unanimously to approve the January 16, 2020 meeting minutes.
4. **Report Council Action Taken at Last Meeting:**
The City Council appointed Clay Rehtmeyer as the newest committee member of the Zoning Board. The City Council fined Michele Voegelé \$50, in lieu of the \$100 after-the-fact permit violation. The City Council waived the \$100 after-the-fact permit violation fine of Kurt Wolf and did not take the recommendation from the zoning board to refund the after-the-fact permit violation fines from the last five years, to treat everyone the same. At this February 20th zoning board meeting, a member of the zoning board, who was in attendance at the last city council meeting feels misled. He spoke on how it has always been the belief, of the zoning board, that when the city council approves of the zoning board's minutes, they are also accepting the contents. At the last city council meeting, the zoning board members, that were present, were told by a city council member only the zoning board's meeting minutes are accepted, but not the contents. The zoning board is examining their purpose, if not validated by the city council.
5. **Requests to be Heard:**
Tim Strobel spoke on another reason for the property he is representing as the realtor to be rezoned from commercial to residential. That being, if that house were destroyed, the owner could not replace the residential structures; being zoned commercial business.
6. **Old/Unfinished Business:**
 - A. Long Term Zoning and Land Use - In Brad Potter's absence, this matter is tabled until the March 19, 2020 meeting.
 - B. Letters of Permit Expiration, Extension – Letters are to be sent out, as a reminder, to permit holder's whose issued permits have expired and are no longer valid due to their project not being completed. Expired permit holders must reapply for an extension. Permit holder's whose project is not yet complete will receive a 45-day notice of expiration.

At 7:30 p.m., Steve Felix motioned to close the regular meeting and open the public hearings, seconded by Tyler Velzke, and was carried unanimously.

PUBLIC HEARING – 7:30 P.M.

**** Rezoning existing residential properties from B-2, Central Business District to R-1, Single Family District in an area with boundaries of Franklin Street on the north side, 1st Street NE/SE on the east side, Washington Street on the south side, and 2nd Street SW on the west side.**

**** Amending Sections §152.066 and §152.091 of the Morristown City Code to allow footing designs that are approved by a structural engineer in the State of Minnesota.**

Motion by Skylar Gregor, seconded by Tyler Velzke, and was carried unanimously to close the public hearings, at 7:45 p.m.. Motion by Steve Felix, seconded by Skylar Gregor, and was carried unanimously to reopen the regular meeting.

6. Old/Unfinished Business: (cont.)

C. Recommendation to the Council – Motion by Skylar Gregor, seconded by Steve Felix, and was carried unanimously to recommend to the city council to rezone, not all, but rezone the properties that are indifferent on the provided maps from commercial to residential district. It was stated that if an adjacent commercial business wishes to expand and purchase the residential property, they can have that property rezoned back into the commercial district.

D. Recommendation to the Council – Motion by Skylar Gregor, seconded by Tyler Velzke, and was carried unanimously to recommend to the city council to amend Ordinance §152.066 Dwelling Restrictions (B) and Ordinance §152.091 Dwelling Restrictions (C) to include the permanent continuous foundation technique, submitted and approved by the zoning board, from a “state licensed structural engineer”.

E. Case by Case Extension Permit – Rate Formula Procedure

At the next zoning board meeting, the board will determine the procedure in which the case-by-case extension cost will be applied (minimum fee of \$25.00, original timeframe and cost of permit, percentage of work yet to be completed).

7. New Business:

A. Kevin Jacobson – Mr. Jacobson applied for a zoning permit, exact address yet to be determined, on 1st Street N.E. The board reviewed the submitted application and drawing. Motion by Steve Felix, seconded by Skylar Gregor, and was carried unanimously to approve the application and issue a permit.

8. Zoning Administrator’s Report:

No activity at this time.

General Note – Please contact our zoning administrator, Brent Vollbrecht, or the city administration office when your project is completed. Then the zoning administrator can arrange a time to meet with the property owner or contractor to sign off and close the permit.

Permits Approved by Zoning Board:

Kevin Jacobson – 1st Street N.E. – 3,584 square foot House attached Garage/ with Deck

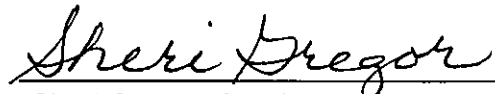
9. Zoning Board's Discussion and Concerns:

Members voiced their concerns with Mayor Tony Lindahl about their role as the zoning board. As the board does the homework for the council, their belief was the council would support their recommendations. The zoning boards, past and present, were under the impression that when the zoning minutes are approved, as part of the consent agenda, that meant the contents are also approved. The zoning board also stands firm that an application for a zoning permit must be signed by the property owner or the licensed contractor.

Motion by Tyler Velzke, seconded by Skylar Gregor, and was carried unanimously to advise the city council to approve our zoning board's February 20, 2020 meeting minutes, and accepting 100% of its contents, within the minutes.

- 10. Adjournment:** Motion by Steve Felix, seconded by Tyler Velzke, and was carried unanimously to adjourn at 8:37 p.m..

- 11. Next Joint Meeting:** Monday, March 2, 2020 at 6 pm
Next Regular Meeting: Thursday, March 19, 2020 at 7 pm



Sheri Gregor, City Clerk