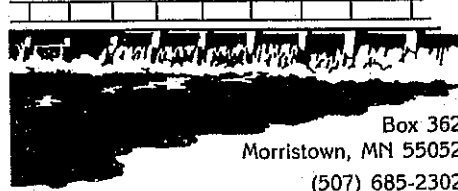


City of Morristown

IN SOUTHERN MINNESOTA LAKES REGION

Best Little Town By A "Dam Site"



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MORRISTOWN ZONING BOARD MEETING MINUTES Public Hearings and Regular Meeting Thursday, May 16, 2019

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

Members Absent: Mark Morris

Also Present: Loren Dahle, Zoning Administrator Brent Vollbrecht, City Administrator Brad Potter, City Clerk Sheri Gregor

1. Call to Order:

The regular meeting of the Morristown Zoning Board was called to order, at 7:00 p.m., by Chairman Jim Lonergan, on Thursday, May 16, 2019, in the Council Chambers at City Hall, at 402 S. Division Street.

Motion by Steve Felix, seconded by Mike O'Rourke, and was carried unanimously to close the regular meeting and to open the two public hearings.

Public Hearings: Are held to receive public input on alterations under consideration of city code ordinances. There was one person in attendance.

** **Chapter 152.091 Dwelling Restrictions:** Amendment recommendation to regulate an attached garage on a principal structure to not exceed 1,000 square feet.

** **Chapter 152.097 Access Drives:** (A) (3) and (B) (3) - The recommendation will be to allow driveways to not exceed 40% of the yard lot width at the right-of-way and not to exceed 36' per 90' lot with or larger. The access drive can fan out up to 45% of the right-of-way yard lot width.

The Zoning Board confirmed the revisions to be used in amending these chapter sections of the zoning codes.

Motion by Steve Felix, seconded by Mike O'Rourke, and was carried unanimously to close the public hearing at 7:40 p.m.. Motion by Steve Felix, seconded by Lee Bruns, and was carried unanimously to reopen the regular meeting.

2. Additions/Corrections to Agenda:

Additions to the Agenda are New Business A. Danny Timm's Property and B. Timm's Trucking. Motion by Steve Felix, seconded by Mike O'Rourke, and was carried unanimously to approve the agenda with the two additions.

3. Additions/Corrections of Zoning Board Meeting Minutes:

Motion by Mike O'Rourke, seconded by Steve Felix, and was carried unanimously to accept the April 18, 2019 Zoning Board meeting minutes.

4. Report on Council Action Taken at Last Meetings:

The City Council request the Zoning Board make their final revisions to the draft amending City Code Sections 152.295 – 152.335.

5. Requests to be Heard:

Loren Dahle questioned home business driveway access width and street restrictions.

6. Old/Unfinished Business:

A. Motion by Mike O'Rourke, seconded by Lee Bruns, and was carried unanimously to pass and recommend to the City Council to amend Ordinances 152.066 and 152.091, regulating the maximum size of any agricultural and residential attached garage to 1,000 square feet. Attached garages must be constructed out of the same materials as the principal structure.

B. The recommendation to the City Council amending Ordinance 152.097 Access Drives is as follows: A residential access drive shall not exceed 24' at the point it intersects with the right-of-way line for a one stall garage. The access to a two or three stall garage may have desirably up to 36' at the right-of-way line. Driveways and hard surface areas shall not exceed 40% of the front yard. Twin homes driveways may be 40' in width at the right-of-way.

Motion by Mike O'Rourke, seconded by Steve Felix, and was carried unanimously to accept the changes to access driveways in Ordinance 152.097.

C. The Board reviewed the amending draft of the zoning procedures, the violation fine process and fine schedule. Motion by Mike O'Rourke, seconded by Steve Felix, and was carried unanimously to accept the final amendment of Section 152.295 through Section 152.335 of the City Code administrative fine process and fees.

D. Resolution Amending Zoning Code Fines for Administrative Violations. The Board is looking for clarification (an example) of the fine process.

E. The City Clerk reported to the Zoning Board the approximate zoning permit fees waived, due to the September 20, 2018 storm damage repairs and rebuilds, is over \$7,000.00.

F. Permit applications drafts were submitted by the City Clerk for the Zoning Board's review. Currently zoning permits are all valid for one year. The zoning permit validation period will be adjusted according to the project. The Board will make a recommendation to the City Council after their next meeting.

G. Brad Potter is still working on updating the city map zoning and land use plan.

7. New Business:

A. With the rezoning of certain areas, Timm's Trucking will be zoned industry, instead of agriculture. Randy Timm, of Timm's Trucking, is interested in building a winter sand/salt hoop building, whereas commercial grade structures such as hoop buildings would be allowed, per code section amendment. The continuing discussion on the rezoning of the city map will be addressed at the next meeting.

B. An informational discussion was held on the possibility of allowing Danny Timm's property being rezoned into the County, to prevent a piece of land from being landlocked. An issue with that would be a neighboring property would also have to be rezoned County to avoid leapfrogging. Another option would be for all of Danny Timm's (land) be brought into the City.

8. Zoning Administrator's Report:

Brad Potter reported on the progress made with the following property issues:

Building appearance at 206 Bloomer St. W., CUP needed at 412 Sidney St. W., footing document from 105 2nd St. S.E., utility shed setback at 204 Tower Circle, 402 Washington St. E. unpaid fine, removal of structure upon sale of property at 207 1st St. N.E., new annexed address of 601 Washington Street E., additional fee for 408 3rd Street S.E..

Brent Vollbrecht updated the progress on the following:

Waiting for property line (setback) information from the owners for an 20'X14' accessory shed at 304 Franklin St. W.. At 406 Washington St. E. need to resolve container issue and what if any feed lot regulations are a factor.

Motion by Mike O'Rourke, seconded by Steve Felix, and was carried unanimously to approve the Purdie storage shed permit application, minus to lean to addition.

Motion by Steve Felix, seconded by Lee Bruns, and was carried unanimously to approve the Duhme one stall garage addition permit application.

Motion by Steve Felix, seconded by Lee Bruns, and was carried unanimously to approve the Duhme storm damage existing footprint house/garage permit application.

Motion by Steve Felix, seconded by Mike O'Rourke, and was carried unanimously to approve the White garage permit application.

Permits Issued by Clerk:

1. Steve Nordmeier – 25 Main Street E.– Window

Permits Issued by Zoning Administrator:

1. Richard & Liz Prescher – 101 Washington Street E. – Fence
2. Richard & Liz Prescher – 103 Washington Street E. – Deck
3. Michaela Perrizo – 305 Main Street W. – Fence

Permits Approved by Zoning Board:

1. Shane & Jessica Purdie – 406 3rd Street S.E. – StorageShed (no lean to)
2. Dale & Chrissy Melchert – 402 3rd Street S.E. – Setbacks Drawing
3. Matt & Stephanie Duhme – 206 Tower Circle – Garage Addition
4. Matt & Stephanie Duhme – 206 Tower Circle –Rebuild House/Garage
5. Shawn & Tammie White – 807 Division Street S. – 32'X42' Garage

Permits Closed:

1. Brian & Sherri Brunner – 313 Thruen Street – 20' X 30' Accessory Garage
2. Joshua Dale – 28 Cate Street – Re-Roof
3. Tod Liverseed – 3rd Street S.E. – Solar Roof Panels
4. Sharon Schumann – 33 Charlotte Street – Re-Roof
5. Shane & Jessica Purdie – 406 3rd Street S.E. – House/Garage

Motion by Mike O'Rourke, seconded by Lee Bruns, and was carried unanimously to approve the Zoning Administrator's Report.

9. Adjournment:

Motion by Mike O'Rourke, seconded by Steve Felix, and was carried unamiously to adjourn. The Zoning Board adjourned at 9:55 p.m..

10. Next Regular Meeting: Thursday, June 20, 2019 at 7:00 p.m..

 Sheri Gregor City Clerk/Treasurer