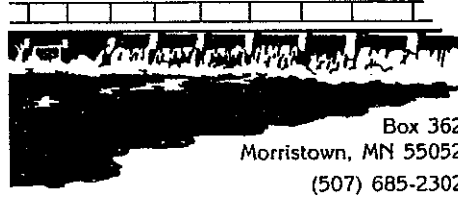


City of Morristown

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 Hearing Thursday, May 21, 2020

Members Present: Jim Lonergan, Steve Felix, Tyler Velzke, Skylar Gregor, Clay Rehtmeyer

Also Present: Dan Morris, Tim Flaten, Ryan Schiell, City Administrator Brad Potter, Mayor Tony Lindahl, City Clerk/Treasurer Sheri Gregor

1. **Call to Order:** The Morristown Zoning Board regular meeting was called to order at 7:00 p.m., by Chairman Jim Lonergan, on Thursday, May 21, 2020, in the Council Chambers in City Hall, at 402 Division Street S..
2. **Additions/Corrections to Agenda:**
The agenda was approved as printed.
3. **Additions/Corrections of Meeting Minutes:**
Motion by Tyler Velzke, seconded by Skylar Gregor, and was carried unanimously to approve the April 16, 2020 zoning board meeting minutes.
4. **Report Council Action Taken at Last Meetings:**
The city council does not take the recommendation of the zoning board to hold Kurt Wolf, the property owner of 404 3rd Street S.E. accountable for violating Ordinance 152.103 Zoning Permits Required.
The city council wants the zoning board to clean up ordinances and submit to them for a vote to the council.
The zoning board to make a recommendation to the council their opinion on Ordinance 152.205 and Ordinance 2016-7 Chapter 17 Amendment.
5. **Requests to be Heard:**
None
6. **Old/Unfinished Business:**
 - A. Letters of Permit Expiration – A 45-day notice letter alerting permit holders of the expiration date, whose permits have not been closed, was examined and a few inserts were added. The revised letter will be brought back to the next meeting for approval.
 - B. Case by Case Permit Extension Rate Formula – The zoning board agrees that for an extension, permit holders can submit the minimum fee of \$25 to extend their permit validation date by one month for shingles, siding, windows, utility sheds, decks and fences. The city council requested a formula to decipher exactly what the cost will be if a property owner/construction company does not have their project done at the end of the original permit validation term. Any permit holder of new construction, garages and additions will need to attend a zoning meeting to get the approval of the board. With so many possible variables as to the type of project and amount of work left to be completed needs to be factored into the additional time frame to be allotted and the extension fee. The board cannot create a one fits all formula, as very case will vary.
Motion by Steve Felix, seconded by Tyler Velzke, and was carried unanimously to close the regular meeting and open the public hearing at 7:30 p.m..

Public Hearing

The Morristown Township was approached first for the annexation of the 2.5 acres into the city limits. The plan is to be rezoned agriculture for commercial use.

Dan Purvis, Ratcliff Development, via phone conversation, informed the board the County asks the business dedicate a little bit of the easement on Holland Ave., for any utilities that the city may eventually run out there. Rice County has approved the access road off Holland Avenue to line up direct across from the car wash entrance. The driveway will be 36 feet wide with an entrance/exit lane. Ditch drainage has been addressed. The Dollar General proposed site plan illustrates the building is 9,100 square feet with 30 customer parking stalls. A development agreement, which the city council will address, will be made with Dollar General that if water and sewer becomes available, within a 12-year timeframe, they will hook up to city utilities. They will have their own well and septic at that location. Once there is a signed lease, Ratcliff Development plans are to break ground around August 1, 2020 and by November 18, 2020 turn over the building to Dollar General to move in.

The board asked if a by-pass lane on the west side of Holland Avenue would be added for vehicles coming off of Hwy 60 to go around any semi delivering goods pulling into the lot. Dan Purvis stated MNDOT and the County did not seem to have an issue with that, as the access drive is 400 feet from the highway. Based on the 2019 tax levy, the City of Morristown will receive approximately \$12,000.00 tax dollars from Dollar General, and that does not include Rice County or the school district taxes. Dollar General is not receiving a tax abatement. The board was concerned if the store would not be able to make it, would it stand empty. Dan stated any of the Dollar General store he has been involved with none has closed. Dollar General still pay the taxes and would undoubtedly sell the property.

Dan Morris, Morristown Township, request that if the deal fails to happen, the 2.5 acreage would return to the township.

Motion by Steve Felix, seconded by Skylar Gregor, and was carried unanimously to close the public hearing at 8:06 p.m.. A motion was made by Steve Felix, seconded by Tyler Velzke, and was carried unanimously to reopen the regular meeting. Motion by Clay Rehtmeyer, seconded by Skylar Gregor, and was carried unanimously to approve the Ratcliff Development site plan and Dollar General utility agreement.

6. Old/Unfinished Business: (cont.)

- C. Zoning Administrator Position – Skylar Gregor volunteered to take on the role of zoning administrator. The consensus was that Skylar could wear both hats as zoning board committee member and zoning administrator. Motion by Steve Felix, seconded by Tyler Velzke, and was carried unanimously to recommend to the city council to appoint Skylar Gregor the zoning administrator, or as temporary zoning administrator if the council decides to post the position, on June 1, 2020.
- D. Dollar General – Site Plan and Utilities Agreement – This item was approved of after the public hearing.
- E. Long Term Zoning and Land Use – Brad Potter mentioned people seem interested in townhomes. Dale Melchert has shown interest in purchasing the small city parcel next to his property. The board discussed alleys that should be vacated. This discussion will be tabled to the June meeting.

7. New Business:

- A. Kip Boese 103 Franklin Street E. – Addition – Tabled to June meeting.
- B. Review Zoning Ordinances – Set Date for Work Session – The zoning board will review a few zoning ordinances at each meeting.
- C. Recommendation on Semi Tractors in Residential District - §152.205 and Ordinance 2016-7 Chapter 17 Amendment – After a lengthy discussion, Clay Rehtmeyer motioned to recommend to the city council to remove Ordinance 2016-7. There was no second to the motion; motion failed. This item will be revisited to make a recommendation to the council.

8. Zoning Administrator's Report:

Plans for a new construction of a home on Thruen Street W. is in process.
A request to allow chickens within the city limits was brought to the table.

Permits Issued by Clerk:

Pete Remington – 205 Chestnut Street E. – Siding Garage
American Legion Post 149 – 101 Main Street W. – Windows/Siding
Meschke Const./Chuck & Nancy Larsen – 404 Jane Street E. – Roof, Shingles, Windows
Loren Dahle – 209 Chestnut Street E. – Shingles

Permits Approved by Acting Zoning Administrator:

Jim and Linda Schreffler – 304 Thruen Street – Utility Shed
Richard and Carolyn Gauthier – 304 2nd Street S.E. – Utility Shed
Jeff and Deb Lang – 308 Sidney Street W. – Deck
Ralph Terrell – 304 Bloomer Street W. – Deck
Kari Torgerson – 203 3rd Street S.E. – Deck
Rick and Lisa Karsten – 203 Bloomer Street E. – Fence
Michaela Perrizo – 302 Main Street W. – Privacy Fence
Eric Hughes – 111 Ann Street W. – Privacy Fence

9. Adjournment: Motion by Tyler Velzke, seconded by Clay Rehtmeyer, and was carried unanimously to adjourn at 9:50 p.m..

10. Next Regular Meeting: Thursday, June 18, 2020 at 7 p.m.



Sheri Gregor, City Clerk