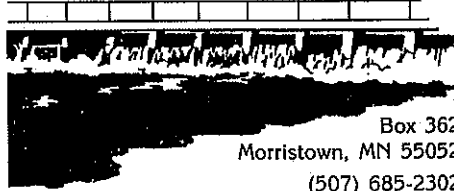


City of Morristown

IN SOUTHERN MINNESOTA LAKES REGION

Best Little Town By A "Dam Site"



Box 362

Morristown, MN 55052

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MORRISTOWN ZONING BOARD MEETING MINUTES Regular Meeting/Public Hearing Thursday, July 18, 2019

Members Present: Chairman Jim Lonergan, Mark Morris, Mike O'Rourke

Members Absent: Steve Felix, Lee Bruns

Also Present: Dan Morris, 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 7:08 p.m., by Chairman Jim Lonergan, on Thursday, July 18, 2019, in the Council Chambers at City Hall, at 402 S. Division Street.
2. Agenda Additions/Corrections: Motion by Mark Morris, seconded by Mike O'Rourke, and was carried unanimously to approve the Agenda, with the correction of New Business B. Joint Meeting with the EDA Committee will be August 15, 2019 and an addition to Old Business C. Loafing Shed.
3. Zoning Board Meeting Minutes: Motion by Mark Morris, seconded by Jim Lonergan, and was carried unanimously to approve the Zoning Board meeting minutes from June 20, 2019.
4. Council Action: The Zoning Board reviewed the actions taken by the City Council, which was the approval of the revised permit applications and validation periods. Also a permit approval of a loafing shed was discussed.
5. Requests to be Heard:
Danny Morris had a few questions on the possibility of future new residential development on the outskirts of the city and setbacks. How this would affect existing feedlots in the urban reserve/expansion zone.
6. Old/Unfinished Business:
 - A. 105 1st Street N.E. – A letter is to be sent to notify the three owners of their second permit expiring on July 30, 2019. Motion by Mike O'Rourke, seconded by Mark Morris, and carried unanimously that if the entry way repairs have not been completed, as of July 31, 2019, the Zoning Board recommends to the City Council to begin the administrative fine process.
 - B. 408 3rd Street S.E. Landscape – Tyler Velzke submitted a written description of his landscaping plan, as requested by the Zoning Board.
 - C. The permit application to build a 15' X 27' loafing shed at 406 Washington St. E. is under consideration, with making sure specifications and criteria are being met before being approved. This matter was put on the City Council agenda without any contact, communication or knowledge of the Zoning Board.

6. Old/Unfinished Business: (cont.)

- C. The Zoning Board feels the City Council could have approved the permit without notifying the Board, to understand that due diligence is being sought to be in compliance with the city codes and past practices being allowed; due to the September 20, 2018 tornado. Clarification on any feedlot regulations in question, pasture land use is expected to be furnished, in writing, from the MCPA divisions governing livestock.

A motion was made by Mark Morris, seconded by Mike O'Rourke, and was carried unanimously to close the regular meeting and open the public hearing.

PUBLIC HEARING

A public hearing was held to receive input from property owners in the city limits and from the residents within 350 feet of the proposed rezoning area. The proposed rezoning amendment of the city map involves the property located at 24366 Holland Avenue from A, Agricultural to I-1, Industrial and the property at 24374 Holland Avenue from A, Agricultural to R-1, Residential. Subsequently, to then amend I-1, Industrial District Ordinance §152.168 Accessory Uses, amending accessory uses to allow commercial grade hoop structures as a permitted use. There was no input from the public.

A motion was made by Mark Morris, seconded by Mike O'Rourke, and was carried unanimously to close the public hearing and reopen the regular meeting.

Motion by Mike O'Rourke, seconded by Mark Morris, and was carried unanimously to recommend to the City Council to rezone property at 24366 Holland Avenue from A, Agricultural to I-1 Industrial and rezone property at 24374 Holland Avenue from A, Agricultural to R-1, Residential. Motion by Mike O'Rourke, seconded by Mark Morris, and was carried unanimously to recommend to the City Council to amend I-1 Industrial District §152.168 Accessory Uses, adding (A) (4) Hoop structures that are made out of a industrial/commercial type material are allowed and not to exceed 8,000 square feet.

7. New Business:

- A. Zoning Board Resignation Letter/Vacancy – An email letter of immediate resignation was received from Lee Bruns. The Zoning Board recommends to the City Council to declare a vacancy to fill the now open vacant appointment position. Mike O'Rourke, whom is resigning after the August 15, 2019 meeting, is willing to stay on in an interim capacity until this latest vacancy is filled or throughout the end of the year.
- B. EDA Joint Meeting – The Zoning Board approves to meet with the EDA Committee on Thursday, August 15, 2019 from 6:30 p.m. to 7:00 p.m. to discuss city development.
- C. Lots for Sale – There are 18 lots in town for sale, owned by private parties. The EDA would like to promote them on the city website, as a guide on their locations and potentials.

8. Zoning Administrator's Report:

*** Brad Potter will initiate notice, to the owner of 206 Bloomer St. W., of the city process and procedures of neglectful conduct of violation notices and administrative fines, whereas a complaint letter will be sent. Failure to comply will result in legal action to be taken by the City, pertaining to the violation of Ordinance 92.21: Building Maintenance and Appearance.

***Per Ordinance §152.091 Dwelling Restrictions (C), documentation verifying that there is 24 feet of continuous poured concrete footings, to be in compliance, from the property owner of 105 2nd Street S.E. Also notice will be given that their construction must be completed by September 10, 2019, as their zoning permit will expire. Monthly administrative fines may be issued until work is completed and a new permit needs to be applied for.

***A letter was sent to the new owner of 24797 Holland Avenue alerting them of our city code on permits; that one needs to be applied for, for the fence.

***The company roofing the school was contacted notifying them that a zoning permit needs to be applied for and purchased.

***Brad Potter will contact the property owner of 412 Sidney Street W. regarding the unpermitted shed and non-complying setbacks and changing the Fountain Street driveway to grass.

***Brad Potter will discuss the non-conforming setbacks of the utility shed with the property owner at 204 Tower Circle.

***Brad Potter will notify the owner of 402 Washington Street E. that the administrative fine, if not paid, will be assessed to the property taxes.

***Brent Vollbrecht has not heard from the owner of 304 Franklin Street W. on their setbacks of the property lines.

***The property owner of 405 3rd Street S.E. has not submitted a new application and drawing with property line/setbacks.

***Two applications for 406 Washington Street E. (steel loafing shed and 50'X90' shed) are under review.

Permits Issued by Clerk:

Matt Valentyn – 108 Chestnut Street E. – Garage Shingles

Michelle Voegele – 402 Washington Street E. – House/Garage Shingles

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

9. Adjournment: Motion by Mike O'Rourke, seconded by Mark Morris, and was carried unanimously to adjourn. The meeting adjourn at 8:28 p.m..

10. Next Regular Meeting: Joint meeting with the EDA Committee, Thursday, August 15, 2019


Sheri Gregor, City Clerk