

MENAHGA CITY COUNCIL SPECIAL MEETING
DECEMBER 11, 2007/5:30 P.M.

The special meeting of the Menahga City Council was held in the Council Chambers on Tuesday, December 11, 2007. The meeting was called to order at 5:30 p.m. by Mayor Donna Anderson.

PURPOSE: City Attorney to discuss Zoning issues with city.

Members present: Kim Rasmussen, Loren Tolkkinen, and Dennis Komulainen. Department heads present: Teri Osterman and City Attorney Paul Carlson.

John Minge, Jeff and Monica Schindeldecker were present at the meeting.

Paul Carlson, City Attorney, explained the reason for the motion of November 13, 2007 being denied under MN State Statute 362.357 (Subd.2) which requires a 2/3 vote of all council members when changing all or part of an existing classification of a zoning district from Residential to Commercial. Carlson also informed the council that splitting parcels into two zones is not recommended.

Loren Tolkkinen stated he has a problem with piece-meal zoning which he stated he feels happens when one parcel is looked at individually. Tolkkinen stated he would like to see the entire Commercial district looked at as a whole in this area. Tolkkinen also stated he would like to see a barrier (example: trees several rows thick) in the area between the Residential and Commercial areas.

Carlson suggested some type of a concession on both parties which would place a barrier between the Residential and the Commercial districts. Carlson informed the council they would need to hold a Public Hearing after receiving a petition or request from Schindeldecker's and would need to make some type of a covenant to maintain the tree zone buffer.

John Minge, Schindeldecker's attorney, asked if an application to extend the Commercial District to the East and a condition of a 35' buffer zone/covenant being placed on the residential lots would satisfy the council on this property.

The meeting was concluded with the city waiting for an application from Minge and the city scheduling a Zoning Hearing. There being no further business to come before the council the meeting was adjourned.