

**City of Menahga
Planning & Zoning Minutes
Thursday, November 2, 2023**

A. Call to Order

The Menahga Planning and Zoning Commission held their Regular Monthly Meeting on Thursday, November 2, 2023.

Chairman Quade Mayer called the meeting to order at 7:01pm

B. Roll Call

Comprising a quorum of the commission, the following members were present:

Quade Mayer, Connie Steiner, Mike Netland, Larry Murphy and Brian Madsen

Also present were Interim City Clerk/Treasurer Jensine Kurtti and Jake Huebsch from Sourcewell.

C. Pledge of Allegiance

D. Approval of the Agenda

Main Motion: To approve the Agenda as presented.

Moved by:	Netland
Seconded by:	Steiner
Action:	Motion carried by a 5-0 voice vote
In favor:	Mayer, Netland, Madsen, Steiner, Murphy
Opposed:	none

E. Approval of Minutes

The minutes from October 4, 2023 were presented.

Main Motion: To approve the minutes from October 4, 2023 as presented.

Moved by:	Netland
Seconded by:	Steiner
Action:	Motion carried by a 5-0 vote
In favor:	Mayer, Netland, Madsen, Steiner, Murphy
Opposed:	None.

F. Public Hearing – None

G. New Business

1. Issued Land Use Permits – None

2. Zoning Issues Update

Kurtti gave an update on an ongoing business (Boltan Bees) that is being operated in a residential area. This business has been notified several times by letters from the city and a letter in October from the Menahga Police Dept. After the business received the letter from the Police Dept. they notified Jensine Kurtti by phone and asked her about the situation and how it could be resolved. Kurtti told them that any plan that they were proposing should be in writing and she would present it to the commission. The Boltan's sent an email stating that they would like to put up a fence or plant trees to block the view. The commission decided that this situation has gone on long enough and that they should be notified that the containers had to be removed from the property by November 30, 2023.

Main Motion: To notify the Boltan's that the containers must be removed by November 30, 2023.

Moved by:	Netland
Seconded by:	Steiner
Action:	Motion carried by a 5-0 vote
In favor:	Mayer, Netland, Madsen, Steiner, Murphy
Opposed:	None.

Kurtti then stated that she had received a call from a resident asking if he could place a container on his residential property for a shed if he sided it to match the house, the commission stated that it would not be allowed.

Kurtti had received a call from a resident in the R-2 District asking to convert his garage into a guest house, which is not allowed by the current ordinance (151.17 F2). The commission agreed that if it is not allowed it should not happen.

3. Greenwood Connections Ordinance

The Greenwood Connections (GWC) Ordinance was forwarded to the Planning Commission for review and comment at the direction of the City Council, which if needed the Planning Commission would hold the public hearing prior to its adoption. The new ordinance changes were initiated by the GWC administration, drafted through the city attorney, and passed at the GWC Board level.

Commission member Mike Netland (who is also a GWC Board member) asked if he could summarize the differences between the existing ordinance (31.50) and the proposed ordinance. There were many changes to the ordinance regarding the authority to operate and manage the facility. Mike Netland went line-by-line denoting the changes. After his completion, discussion amongst the members ensued. GWC Administrator Laura Ahlf who was in attendance asked if she could speak, Chairman Mayer granted her the request.

Ahlf explained her reasoning for the ordinance to be changed, stating that she felt that her ability to manage was being hindered by the requirement of council approval prior to making decisions for the facility. Ahlf felt that the GWC Board was more informed on the day-to-day operations than the city council would be, and therefore felt that they would be the best ones to make the decisions regarding GWC operations and management. The commission members praised Laura Ahlf for her management of GWC and complimented her on the job she has done as Administrator.

Chairman Mayer asked if there were any more comments? Connie Steiner questioned a few of the items, and Larry Murphy stated that he understood that the facility may need certain authority to operate in a timely manner if needed. The consensus was that a few changes may be needed to accomplish that.

Jensine Kurtti stated that she was not sure if she should speak or not as Laura Ahlf had expressed concern with Kurtti that she should not be allowed to comment, as she knows she has a very strong opinion on this matter. Ahlf stated that she said that because she felt that if she (Ahlf) was not allowed to speak, that Kurtti should refrain from speaking as well. The commission members stated that Kurtti could speak. Kurtti went on to say that she too felt that the changes were completely shifting the powers from the council to the GWC Board, she felt that some changes may be needed and possibly should be considered, but that the differences were too great in her opinion. Kurtti also stated that the format that the ordinance revisions were on was misleading as nowhere on the document did it say draft or proposed, and the dates on it were the dates the existing ordinance was passed. If someone looked at the proposed ordinance, it has the appearance of the current ordinance.

Jake Huebsch asked if he could comment. He explained that this type of review was a little out of his area of expertise but would like to make a few observations. Jake said that in the cities that he works with, there are several types of city-owned businesses. Some cities have liquor stores, golf courses, etc. The one thing that he noticed in the GWC ordinance language was that the facility while it is under the "City Umbrella" it appeared to want to operate as a private entity. Jake went on to say the in most cases with city-owned businesses the profits are usually transferred to the General Fund of

the city. Mike Netland stated that he felt that the GWC needed to retain some money for their reserves when a need would arise.

The commission felt that if the ordinance were to be changed, it should be a joint effort between the council and the GWC Board. Jake Huebsch said that if the city felt that a third party would be needed in the event of conflict, that Sourcewell pays for those type of services for conflict management or mediation. The commission felt that it was not necessary at this time.

Netland remarked that the revised ordinance needed to be "a perfect blend of power and oversight". It was decided that if any further action was to take place, Ahlf could bring it forward through the City Council.

Main Motion: To not approve the GWC Ordinance in the current form, and to not schedule a public hearing.

Moved by:	Netland
Seconded by:	Steiner
Action:	Motion carried by a 5-0 vote
In favor:	Mayer, Netland, Madsen, Steiner, Murphy
Opposed:	None.

H. Old Business - None

I. Adjournment

Main Motion: To adjourn the meeting at 8:08 pm.

Moved by:	Netland
Seconded by:	Madsen
Action:	Motion carried by a 5-0 vote
In favor:	Netland, Madsen, Murphy, Steiner, Murphy
Opposed:	None.

Administrative Asst. Jensine Kurtti

Chairman, Quade Mayer