

City of Menahga
Planning Commission Minutes
Monday, February 12, 2018

The Menahga Planning Commission held a meeting on Monday, February 12, 2018. Planning Commission Chair Olson called the meeting to order at 4:30 pm.

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

Liz Olson
Sam Kicker

Tim Ellingson
Larry Murphy

Larry Karjala

Commission Chair Olson addressed the council regarding her possible conflict of interest and stated she would listen to the presented information and make a decision completely based on the presented facts.

Attorney Pederson explained the legal implications of Ms. Olson's participation in the meeting.

The Commission consented to Ms. Olson's continued participation in the meeting.

Commission Chair Olson read a statement concerning the variance process and the Commission's responsibilities and opened the public hearing.

The following persons testified:

Kevin Wellen, School Superintendent:

- Expanded on the variance application request;
- Stated the shops were being built on existing impervious surface; and
- Spoke of the overall project.

Jon Kangas, Menahga School Board Member, speaking as a citizen:

- Spoke of the existing impervious surface;
- Commented on previous variance requests and variance processes;
- Referred to previous actions taken regarding existing blacktop;
- Expanded on the need to do due diligence on the request; and
- Encouraged the Commission to not make a hasty decision.

Commission Chair Olson closed the public hearing. The discussion turned to the council.

The council raised questions regarding water runoff and MPCA requirements.

The School's engineer:

- Stated the infiltration basin addresses the MPCA requirements;
- Expanded on the MPCA requirements;
- Explained the filter media, water collection, and infiltration process;
- Stated the infiltration basin was intended to capture runoff from the roof, sidewalks, capture sediment and not intended to capture oil spills; and
- Voiced the importance of a maintenance plan to monitor the infiltration basin.

Attorney Pederson guided the Commission through the scope and interpretation provisions in the Menahga Municipal Code regarding variances.

Menahga Municipal Code 151.53 Adjustments and Variances.

1. Variances shall only be permitted:
 - a. When they are in harmony with the general purposes and intent of this section.

Is this variance request in harmony with the general purposes and intent?

Ellingson	No
Karjala	Yes
Kicker	Yes
Murphy	Yes
Olson	Abstain

- b. When the variances are consistent with the Comprehensive Plan.

Is this variance request consistent with the Comprehensive Plan?

Ellingson	Yes
Karjala	No
Kicker	Yes
Murphy	Yes
Olson	Abstain

Practical difficulties:

1. The property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance.

Does the property owner propose to use the property in a reasonable manner?

Ellingson	No
Karjala	Yes
Kicker	No
Murphy	Yes
Olson	Abstain

2. The plight of the landowner is due to circumstances unique to the property not created by the landowners.

Is the landowner plight unique to the property and not created by the landowner?

Ellingson	Yes
Karjala	Yes
Kicker	Yes
Murphy	Yes
Olson	Abstain

3. The variance, if granted, will not alter the essential character of the locality.

Will the essential character of the locality be altered?

Ellingson	No
Karjala	No
Kicker	No
Murphy	Yes
Olson	Abstain

The Commission discussed the provided information and unanimously agreed to advise the Council to deny the request based on lack of information concerning the project.

The meeting adjourned at 5:58 pm.

Janette M. Bower, Administrator

Patrick Foss, Mayor