



Chair Quade Mayer
Mayor Elizabeth Olson
Larry Murphy
Jeremiah Erickson
Mike Netland

City of Menahga
Planning and Zoning Commission Meeting
7:00 pm Thursday, April 7, 2022

City Council Chambers
115 2nd Street NE
www.cityofmenahga.com

Agenda

A. Call to Order

B. Roll Call

C. Pledge of Allegiance

D. Approval of Minutes

- Minutes of March 3, 2022

E. Review information on fences and sheds.

1. 10 ft by 20 ft shed building on skids discussion.

F. Updated Front Sheet for Capital Improvement Plan

G. Covenants on M.D.C. Lots – FYI

H. Update on Twin Lakes Property Group (Josephson) property.

I. Discussion of future training of members.

J. Adjournment

**City of Menahga
Planning & Zoning Minutes
Thursday, March 3, 2022**

A. Call to Order

The Menahga Planning and Zoning Commission held their Regular Monthly Meeting on Thursday, March 3, 2022.

Chairman Quade Mayer called the meeting to order at 7:00 pm

B. Roll Call

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

Quade Mayer, Mayor Elizabeth Olson, Larry Murphy, Jeremiah Erickson and Temporary Administrative Tech Jensine Kurtti

Absent: Mike Netland

C. Pledge of Allegiance

D. Approval of Minutes

Main Motion: To approve the February 3, 2022 Minutes content as presented, providing the information is put on the usual format.

Moved by:	Olson
Seconded by:	Erickson
Action:	Motion carried by a 4-0 voice vote
In favor:	Mayer, Olson, Murphy, Erickson
Opposed:	none

Updates/Discussion

• **Twin Lake Property Group**

The commission reviewed information such as old P&Z Minutes from 1997, the GIS Map of the property showing the property lines, and requirements of rezoning regarding commercial property in a residential zone. It was noted that over the years this property has come before the commission for rezoning and has always been denied commercial use.

Main Motion: To direct Jensine Kurtti to send a letter to Twin Lake Property Group stating that the commission had reviewed the information on their property at 315 1st St. SE Menahga. The letter will address the issue of the road appearing to be located on their property per the Wadena County GIS Map, and after speaking with the county and GIS discrepancies, to suggest that they have their property surveyed to establish property lines. The letter will also inform them that their request for a commercial business in the R-2 District would require a zoning change, which has been denied in the past on several occasions dating back as far as August 11, 1997.

Moved by:	Murphy
Seconded by:	Erickson
Action:	Motion carried by a 4-0 vote
In favor:	Mayer, Erickson, Murphy, Olson
Opposed:	None.

- **Matson Parcel Split/Variance**

Jensine Kurtti will contact Lyle Matson regarding his application for a variance and the timeline needed to publish and send notices to neighboring properties.

- **Conditional Use Permit and Variance Application Fees**

The city is in the process of updating their fee schedule and the fees for variances, conditional use permits have remained the same for many years. It was decided that the cost associated with these services should be adequately covered in the fees. These actions require mailing, newspaper advertising, filing fees and other administrative costs.

Main Motion: To recommend that the cost for a variance, conditional use permit and rezoning request should be at a fee of \$300 each on the city fee schedule.

Moved by:	Olson
Seconded by:	Murphy
Action:	Motion carried by a 4-0 vote
In favor:	Mayer, Erickson, Murphy, Olson
Opposed:	None.

- **Discussion on Future Training**

Jensine Kurtti will check on training and the costs with Sourcewell. The commission would prefer in-person training rather than online.

- **Industrial Park lots availability and pricing**

Jensine Kurtti had received a list from Wadena County Assessor Lee Brekke regarding available lots in the Menahga Industrial Park. It was decided that the assessed value that the county places on these lots should be used in the calculation of what is charged for the lots. The price was decided that 25% of the assessed value plus special assessments was a fair asking price. The commission also felt that there should be conditions placed on the sale that the property must be built on within 18 months of purchase and employ at least one employee (which can be the owner), as well as the business must conform to the guidelines of the Industrial Zoning District in the City Ordinance. It was noted that \$500 of the sale price will be paid to the Menahga Development Corporation as per an earlier agreement.

Main Motion: To set the asking price for any remaining lots in the Industrial Park at 25% of the assessed value as set by the county. These lots will also be charged any deferred special assessments, be required to be built on within 18 months of purchase, comply with the Industrial Zone business guidelines and create at least one job.

Moved by:	Erickson
Seconded by:	Olson
Action:	Motion carried by a 4-0 vote
In favor:	Mayer, Erickson, Murphy, Olson
Opposed:	None.

E. Adjournment

Main Motion: To adjourn the meeting at 8:02 p.m.

Moved by:	Olson
Seconded by:	Murphy
Action:	Motion carried by a 4-0 vote
In favor:	Mayer, Erickson, Murphy, Olson
Opposed:	None.

Temporary Administrative Asst, Jensine Kurtti

Chairman, Quade Mayer

**City of Menahga
Planning & Zoning Minutes
Thursday, February 3, 2022**

A. Call to Order

The Menahga Planning and Zoning Commission held their Regular Monthly Meeting on Thursday, February 3, 2022.

Chairman Quade Mayer called the meeting to order at 7:00 pm

B. Roll Call

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

Quade Mayer, Mayor Elizabeth Olson, Larry Murphy, Michael Netland and Deputy Clerk Tanya Edwards

Absent: Jeremiah Erickson

C. Pledge of Allegiance

D. Approval of Minutes

Main Motion: To approve the January 6, 2022 Minutes as presented.

Moved by:	Olson
Seconded by:	Netland
Action:	Motion carried by a 4-0 voice vote
In favor:	Mayer, Olson, Murphy, Netland
Opposed:	none

Main Motion: To amend the agenda to recognize guests Mark Josephson and Levi Peterson (dba: Twin Lake Property Group).

Moved by:	Netland
Seconded by:	Olson
Action:	Motion carried by a 4-0 vote
In favor:	Mayer, Netland, Murphy, Olson
Opposed:	None.

Mark Josephson and Levi Peterson came before the commission regarding property that they had purchased at 315 1st St. SE (Old School Bus Garage). Josephson and Peterson came with a proposal to remodel their building by adding a pitched roof and adding a second story to have three studio apartments. The main building on the ground floor would be used as 3400 square feet of commercial office space. One existing garage space would be used for stairs to access the second-floor apartments, and the other garage space would be used for their personal storage. The commission stated that the building was in a residential R-2 District and was not zoned for commercial. Possible options were discussed, and no decisions were made. It was decided the commission would research and discuss later.

Josephson and Peterson pointed out that they felt that the road in front of their building was on their property. Questions were raised as to what rights if any the city would have, as it has been maintained by the city. The situation will have to be reviewed and brought back to the commission.

E. Discussion on Future Training

No information was provided, Jensine Kurtti will check on training and the costs.

Updates were given to the commission. Lyle Matson's parcel split will be heard by the council on February 14, 2022. An extension of the variance application will be brought to the council at their February 14, 2022 meeting, so as to comply with the 60-day rule.

F. Adjournment

Main Motion: To adjourn the meeting at 8:12 p.m.

Moved by:	Olson
Seconded by:	Netland
Action:	Motion carried by a 4-0 vote
In favor:	Mayer, Netland, Murphy, Olson
Opposed:	None.

Temporary Administrative Asst, Jensine Kurtti

Chairman, Quade Mayer

From notes prepared by Deputy Clerk Edwards

City of Menahga
"The Gateway to the Pines"



5-YEAR (2022 – 2027)
CAPITAL IMPROVEMENT PLAN (CIP)
FOR CITY INFRASTRUCTURE PROJECTS

Approved and Adopted by the
Menahga City Council
on January 10, 2022

MAYOR
Elizabeth Olson

CITY COUNCIL MEMBERS
Robyn Keranen Art Huebner
Durwin Tomperi Dan Warmbold

Prepared with assistance from:

Ron Yliniemi, Water/Sewer Superintendent
Brian Hiles, City Engineer



RESTRICTIVE COVENANTS

The Menahga Development Corporation, a non-profit corporation under the laws of the State of Minnesota, being the owner of those certain tracts and parcels of land situated in the County of Wadena and State of Minnesota and legally described as follows, to-wit:

Lots 1 - 4, Block 1, and Lots 1 - 5, Block 2, M.D.C. 6th Addition

does hereby make the following declarations as to limitations, restrictions and use to which said lots and tracts may be put and hereby specify that said declaration shall constitute covenants to run with all of said land and shall be binding upon all parties and persons who shall acquire any right, title, interest or estate in, or who shall use and occupy any of said lots and tracts, and all persons claiming under them from and after the dates hereof, and for the benefit of, and limitations upon, future owners of said tracts and parcels, and are designed for the purpose of maintaining fair and adequate property values and making said tracts desirable residential property:

1. Said lots shall be used for residential purposes only and no business or commercial activity shall be conducted upon said lots.
2. The minimum ground floor area for any dwelling constructed thereon shall be 1,000 square feet, exclusive of garages or porches.
3. All buildings placed or constructed upon said land shall be of new construction only and buildings that have been previously occupied or used shall not be moved upon said land. Manufactured homes, i.e. those which initially were covered by motor vehicle titles, or house trailers shall not be placed upon said land for residential or storage purposes.
4. Not more than one single family dwelling shall be constructed or placed upon any one lot.
5. No building shall be located on any lot nearer than 30 feet from the front lot line. No building shall be located on any lot nearer than 20 feet from any side or rear lot line, except that an unattached portable or moveable accessory building may be placed no less than 5 feet from a side or rear lot line. Both lot lines adjoining streets on corner lots shall be considered front lot lines.
6. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become any annoyance or nuisance to the neighborhood.
7. All residences shall be connected with the water and sewer services of the City of Menahga, Minnesota.
8. No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purposes.
9. No lot shall be used or maintained as a dumping ground for rubbish, or used for the storage of abandoned vehicles. Trash, garbage or other waste shall not be kept except in sanitary containers. All equipment for the storage of such materials shall be kept in a clean and sanitary condition.

- 10. No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other out buildings shall be used on any lot at any time as a residence either temporarily or permanently.
- 11. If any person or persons shall violate or attempt to violate any of the restrictions and covenants herein, it shall be lawful for any person or persons owning any lot in said subdivision, or any person owning a lot in an adjacent M.D.C. platted subdivision, to prosecute proceedings at law or in equity against the person violating or attempting to violate any such restrictions or covenants, either to prevent him or them from doing so or to correct such violation or recover damages or other relief for such violation. Invalidation of any one or any part of these restrictions by Judgment or Court Order shall have no effect on any of the other provisions or parts of the provisions, which shall remain in full force and effect.
- 12. These covenants, conditions and restrictions created herein for the benefit of said tracts, and each lot and tract, may be waived, abandoned and terminated, modified, altered or changed as to the whole of said lands or any portion thereof with the written consent of the owners of record of not less than 70% of the lots included in said subdivision. No such waiver, abandonment, termination, modification or alteration shall be effective until a proper instrument in writing shall be executed and recorded in the office of the County Recorder in and for the County of Wadena, and State of Minnesota.

IN WITNESS WHEREOF, said corporation has caused these presents to be executed in its corporation name by its President and as Secretary this ____ day of _____, 2006

MENAHGA DEVELOPMENT CORPORATION

By: _____
Timothy Bloomquist

Its: President _____

By: _____

Its: _____

STATE OF MINNESOTA)
)ss.
COUNTY OF WADENA)

The foregoing was acknowledged before me this ____ day of _____, 2006 by Timothy Bloomquist and _____, the President and _____ of Menahga Development Corporation, a non-profit corporation under the laws of the State of Minnesota, on behalf of the corporation.

Notary Public

THIS INSTRUMENT DRAFTED BY:
Timothy J. Pederson
HANSEN & PEDERSON, P.A.
24 Colfax Ave. SW
P. O. Box 623
Wadena, MN 56482

Tax Statements To:
No Change