

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

**City of Menahga**  
**Planning and Zoning Commission Meeting**  
**7:00 pm Thursday, December 2, 2021**

City Council Chambers  
115 2<sup>nd</sup> Street NE  
[www.cityofmenahga.com](http://www.cityofmenahga.com)

**Agenda**

- A. Call to Order - Quade
- B. Roll Call
- C. Welcome new member Mike Netland
- D. Pledge of Allegiance
- E. Approval of Minutes LM, LO
  - Minutes of November 4, 2021
- F. Trinity Junes - Fitness Center
- G. Continue the Review of Old Planning Commission/City Council Minutes
- H. Adjournment

Term Limits  
Term Ends  
Larry → 12-31-22  
Mike → 12-31-24  
Jeremiah → 12-31-21  
Quade → 12-31-23  
Liz Olson → one year  
Ex-officio - Jensine Kurtti

924 sq.ft. gym  
Privately owned: North Country Fitness  
approximately 100-150 members  
Parking on west side in existing lot (10-15 spaces)  
(Midsummer Music Fest - 150 acres)



**City of Menahga  
Planning & Zoning Minutes  
Thursday, November 4, 2021**

**A. Call to Order**

The Menahga Planning and Zoning Commission held their Regular Monthly Meeting on Thursday, November 4, 2021.

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 (7:05 pm to 7:22 pm) as he was not feeling well.

**C. Pledge of Allegiance**

**D. Approval of Minutes**

**Main Motion: To approve the minutes as presented.**

Moved by:	Olson
Seconded by:	Murphy
Action:	Motion carried by a 3-0 voice vote
In favor:	Mayer, Murphy, Olson
Opposed:	none

**E. Suggestion of New Members**

**City resident Michael Netland had contacted a commission member and expressed an interest in being involved with the city in some capacity. He has a background in community banking of 40 years and has been a member of an Economic Development Authority (EDA).**



**Main Motion: To recommend to the City Council the appointment of Michael Netland to the Planning and Zoning Committee with his term to end 12-31-24.**

Moved by:	Murphy
Seconded by:	Mayer
Action:	Motion carried by a 3-0 vote
In favor:	Mayer, Murphy, Olson
Opposed:	None.

**F. Continue the Review of Old Planning Commission Minutes and non-conforming list.**

The commission reviewed the last of the Planning Commission Minutes from earlier meetings. Finding a couple of rezoning issues that need to be verified with City Council Minutes, as to what action was approved by council. These properties were: Parcel #17.390.0030 on February 25, 2008 for the Delores Paulson (deceased) property submitted by her daughter Debra Singh, this property is to be re-zoned from Central Business (CB) to the Residential R-2 zone. The next item mentioned in the June 2, 2005 Minutes was to hold a public hearing in early fall for re-zoning of the R-2 zone that is between two Industrial Zones in Southgate – no action taken.

Several lapses in minutes were found during the review. Lapses were: 5/1/01 – 1/31/02, 2/28/02 – 8/7/02, 8-7-02 – 6/30/03, 6/30/03 – 8/4/03, 8/4/03 – 3/4/04, 4-7-04 – 6/17/04, 7/22/04 – 10/28/04, 10/28/04 – 1/6/05, 1/6/05 – 4/28/05, 4/28/05 – 6/2/05, 6/2/05 – 12/8/05, 12/8/05 – 4/3/06, 4/3/06 – 11/7/07, 11/7/07 – 2/28/08, 2/28/08 – 8/7/08, 8/7/08 – present 11/4/21.

**By consensus the commission can not go much further without locating the missing Planning Commission Minutes.**

**G. Adjournment**

**Main Motion: To adjourn the meeting at 8:26 p.m.**

Moved by:	Olson
Seconded by:	Murphy
Action:	Motion carried by a 3-0 vote
In favor:	Mayer, Murphy, Olson
Opposed:	None.

Temporary Administrative Asst, Jensine Kurtti

Chairman, Quade Mayer



**B. Roll Call**

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

- |              |               |               |
|--------------|---------------|---------------|
| Liz Olson    | Tim Ellingson | Larry Karjala |
| Larry Murphy | Sam Kicker    |               |

**C. Commission Organization**

Commission Member Kicker nominated Liz Olson to be the Chair. Commission Member Karjala seconded the nomination.

Commission Member Ellingson nominated himself to be the Chair.

The Commission agreed Liz Olson would serve as Chair and Tim Ellingson would serve as Vice Chair.

**D. Public Hearing**

1. Resolution No. 2017-001: Issuing a Variance from the Language in the Commercial Business District Restricting Auto Sales to North Country Motorsports

Planning Commission Chair Olson opened the public hearing. There being no one wishing to testify, the public hearing was closed.

City Administrator Bower:

- Expanded on the Commercial Business (C-B) zoning language and stated the language did not permit the issuance of a Conditional Permit to address the issue;
- Stated the property had been used as a car dealership but when the use ceased to exist, the grandfather rights terminated; and
- Reported she had not received any objections to the variance.

Trinity Junes, Variance applicant:

- Expanded on his business model;
- Stated he did not foresee any type of noise issues;
- Described the nature of the business and stated the motorcycles and ATVs would be showcased in a professional manner;
- Announced he carried insurance on the building which also contained provisions for hazardous materials;



- Explained there would not be any type of scrap materials outside of the building;
- Voiced his desire to work hard to maintain of a professional appearance; and
- Expanded on his history with ATVs and motorcycles.

Commission Chair Olson:

- Reported she had spoken with the owner of Ted's Hardware and with her employer, Menahga School District, and neither had any objections to the variance.

Commission Member Kicker:

- Inquired of Mr. Junes' plans for the exterior of the building; and
- Described Mr. Junes' personal property as pleasing and stated he expected the business to be the same.

Vice Chair Ellingson:

- Inquired of insurance coverages.

Planning Commission Members reviewed and answered the following questions pertaining to the variance request:

1. Is the variance request in harmony with the general purposes and intent of the MMC?  
*Commission answer: Yes*
2. Is the variance request consistent with the Comprehensive Plan and the stated objective to support development of future commercial businesses?  
*Commission answer: Yes*
3. Does the property owner propose to use the property in a reasonable manner not permitted by MMC 15.151.18?  
*Commission answer: Yes*
4. Is the plight of the landowner due to circumstances unique to the property not created by the landowners?  
*Commission answer: Yes*
5. Will the variance alter the essential character of the locality as the property is zoned commercial?  
*Commission answer: No*

**Main Motion: To adopt Planning Commission Resolution 2017-001**

Moved by: Ellingson  
 Seconded by: Kicker  
 Action: Motion carried by unanimous voice vote.  
 In favor: Karjala, Kicker, Murphy, Ellingson, Olson  
 Opposed: None





**City of Menahga**  
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**Menahga, MN 56464**  
**218-564-4557**  
**[www.cityofmenahga.com](http://www.cityofmenahga.com)**

## **C-B, Central Business Zoning District**

### **What is the purpose of the C-B district?**

The C-B district is intended for retail stores and offices which are mutually compatible and can benefit from and contribute to a compact shopping area serving the city and surrounding area. (MMC 151.18 A)

### **What is allowed in the C-B district?**

These uses are allowed without any additional permits, other than the Land Use Permit (MMC 151.18 B):

- Antique shops
- Appliance stores
- Art galleries
- Auction rooms
- Bakeries, provided the room or rooms containing the preparation and baking process shall not have a gross floor area in excess of 2,400 square feet
- Barber parlors
- Beverage stores
- Book and stationery stores
- Candy and ice cream stores
- Catering establishments
- Clothing stores
- Decorating studios
- Department stores
- Dry cleaning & laundry receiving & pick-up processing stores
- Electrical appliance sales & service
- Fabric shops
- Financial institutions
- Foods, groceries, meats, fish, bakeries, and delicatessens
- Furrier shops
- Grocery, fruit, vegetable or meat stores
- Hobby shops
- Jewelry stores
- Libraries
- Loan offices and finance companies
- Medical and dental offices
- Millinery shops
- Newsstands
- Office supply stores
- Orthopedic and medical appliance stores
- Parking & garages, other than those accessory to a principal use for the parking & storage of private passenger automobiles only
- Personal apparel stores
- Apparel shops
- Art and school supplies
- Art studios
- Auto accessory stores
- Beauty parlors
- Bicycle sales, rental and repairs
- Camera and photo stores
- Carpet and rug stores
- Clothes pressing and tailoring shops
- Coin and philatelic stores
- Delicatessens
- Dry goods or notions stores
- Employment agencies
- Florist shops
- Furniture stores
- Gift shops
- Hardware stores
- Hotels
- Leather goods & luggage shops
- Liquor stores or taverns
- Locksmith shops
- Mail order stores
- Music stores
- Offices, professional
- Optical stores
- Paint and wallpaper stores
- Pet shops

- Phonograph, record & sheet music stores
- Physical culture & health services, reducing salons and masseurs
- Picture framing and pictures stores
- Post offices
- Public utility service stores
- Record shops
- Rental agencies for the rental of clothing, appliances, automobiles, and household fixtures, furnishing and accessories
- Service stations
- Shoe and hat sales and repair shops
- Stock and brokerage firms
- Telephone booths
- Ticket agencies
- Toy stores
- Variety, gift, notion & soft good stores
- Vending machines, which are coin or card operated
- Single and/or two family dwellings are allowed above, below a commercial business, and the dwelling area must be directly accessible from outside the business/dwelling structure through an entrance dedicated solely to the dwelling. An entrance which is only accessible through the business area of the structure does not qualify, nor does an entrance that is shared with the business area.
- Photography studios
- Pipe and tobacco shops
- Plumbing sales stores
- Radio and television sales and repair stores
- Restaurants, excluding drive-ins
- Sewing machine sales and service shops
- Stationery shops
- Taxi stands
- Theaters, excluding drive-in
- Tea, spice and condiment specialty shops
- Travel bureaus & transportation ticket offices

The following accessory buildings and accessory uses are also allowed (MMC 151.18 C):

- Any accessory use, except signs, customarily incidental to the above are permitted uses; and
- Signs, as regulated in the Menahga Municipal Code.

#### **Are there height requirements?**

No structure can be over three stories or 45 feet, whichever is less, in height. Church spires, belfries, domes which do not contain usable space, chimneys and similar structures not intended for human occupancy may be of any height. (MMC 151.18 D)

#### **How far back from the property lines do I have to be?**

In the C-B district, there are no any specific yard requirements or lot coverage requirements, except for off-street parking and loading, as regulated in the Menahga Municipal Code. (MMC 151.18 D)

#### **What are the lighting requirements?**

Lighting shall be directed away from rights-of-way and residential districts. (MMC 151.18 E)

#### **Are awnings allowed?**

Yes. Any awning suspended from a building has to be less than two feet from the edge of the curb and at least eight feet from the ground grade line or the sidewalk. The owner of a structure is responsible for its safe construction and maintenance. (MMC 151.18 E)

#### **Notes:**

- Land Use Permits are almost always required before constructing, altering, moving, or demolishing a building.
- There are additional requirements for the commercial business district. Please see Menahga Municipal Code 151.36 Nonconforming Uses and Structures, 151.37 Signs Regulations, and 151.38 Off-street Parking and Loading.

**MENAHGA CITY COUNCIL REGULAR MEETING**  
**MARCH 10, 2008/7:00 P.M.**

The regular meeting of the Menahga City Council was held in the Council Chambers on Monday, March 10, 2008. The meeting was called to order at 7:00 p.m. by Mayor Donna Anderson.

Members present: Kim Rasmussen, Loren Tolkkinen, Joel Mickelson, Dennis Komulainen. Department Heads present: Dave Kicker, Gary Ryhti, Clair Erickson, and Teri Osterman

**RASMUSSEN MOVED TO APPROVE THE MINUTES OF THE FEBRUARY MEETING WITH THE CORRECTION ON THE FIRE COMMITTEE PARAGRAPH CHANGING "ELIMINATED OWNERSHIP" TO "CLARIFIED THAT THE TOWNSHIP HAS NO OWNERSHIP AND THAT THE CONTRACT IS A SERVICE CONTRACT ONLY." MICKELSON SECONDED. ALL AYES, MOTION CARRIED.**

**KOMULAINEN MOVED TO APPROVE THE MINUTES OF THE FEBRUARY SPECIAL MEETING. TOLKKINEN SECONDED. ALL MEMBERS AYES, MOTION CARRIED.**

**RASMUSSEN MOVED TO APPROVE THE RECOMMENDATION FROM PLANNING AND ZONING ON THE SINGH PROPERTY TO AMEND THE PROPERTY TO THE R-2 ZONE FROM THE CB ZONE. TOLKKINEN SECONDED. ALL MEMBERS AYES, MOTION CARRIED.**

**TOLKKINEN MOVED TO APPROVE THE RECOMMENDATION FROM PLANNING AND ZONING ON THE JEFF AND MONICA SCHINDELDECKER PROPERTY WITH THE CONDITION OF A TREE BUFFER AS PRESENTED AND NEW BOUNDARY LINE FOR COMMERCIAL ZONE ON THE SCHINDELDECKER PROPERTY. ALL MEMBERS AYES, MOTION CARRIED.**

**KOMULAINEN MOVED TO APPROVE A CONDITIONAL USE PERMIT FOR JENSINE KURTTI TO PLACE A SINGLE RESIDENCE IN A CB DISTRICT. ANDERSON SECONDED. AYES: ANDERSON AND KOMULAINEN. NAYES: TOLKKINEN, RASMUSSEN, AND MICKELSON. MOTION DENIED.**

Dave Kicker, Fire Chief, reported 1 fire for the month of February and set a Contract Committee meeting for Tuesday, March 18, 2008, at 6:00 p.m.

**RASMUSSEN MOVED TO GIVE FULL AUTHORITY TO THE CITY FIRE CONTRACT COMMITTEE TO COME TO A FAIR AND EQUITABLE AGREEMENT ON THE CONTRACTS AND TO FINALIZE THE FIRE**

