

**City of Menahga
Planning Commission Meeting
Tuesday, September 29, 2020**

A. Call to Order

The Menahga Zoning Commission held a meeting on Tuesday, September 29, 2020. Chair Elizabeth Olson called the meeting to order at 5:30 pm.

B. Roll Call

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

Elizabeth Olson Brad Carlson Tim Ellingson Quade Mayer

Absent: Larry Murphy

Also Present: Administrator Curtis Kreklau Jr

C. Pledge of Allegiance

D. Review of Planning and Zoning Fees

Main Motion: To approve August 23, 2020 Planning Commission Minutes

Moved by:	Mayer
Seconded by:	Ellingson
Action:	Motion carried by a unanimous voice vote
In favor:	Olson, Mayer, Carlson, Ellingson
Opposed:	None

E. Public Hearing on Rezoning Request

1. 315 1st St SW – From Residential to Central Business District

- Jensine Kurtti – asked if the owner wants it to be Central Business
- Joan Liimatta – stated she has talked with the owner and he has moved
- Jordan Torma – asked if there was any stipulations zone change is granted

Planning Commission Chair Olson closed Public Hearing portion of meeting at 5:48 pm

- Member Carlson – if he had to decide today, he would have to vote against it.
- Member Mayer agreed with Carlson
- Member Ellingson – he does not want to set a precedent of changing zones
- Member Mayer – if it changed to Central Business District the garages would only be rented to the people who own the garages not rented out

Questions for Rezoning:

1. Does it violate Comprehensive Plan?
 - a. Yes
2. Does this request interfere with future or existing Land Use Map?

- a. Yes
- 3. Does this request significantly impact surrounding land uses?
 - a. Yes
- 4. Does this change benefit the City of Menahga and or its residents?
 - a. No, it does not benefit

Main Motion: To approve Planning Commission Resolution No. 2020-001

Moved by:	Ellingson
Seconded by:	Mayer
Action:	Motion carried by a unanimous voice vote
In favor:	Olson, Mayer, Carlson, Ellingson
Opposed:	None

CITY OF MENAHGA, MINNESOTA

Planning Commission Resolution No. 2020-001

A Resolution of the Menahga Planning Commission Recommending the Menahga City Council (approve or deny) a Rezoning Request from Adam Widdicombe, owner of 315 SE 1st St., Menahga, MN 56464

The City of Menahga Planning Commission ordains:

WHEREAS, the City of Menahga received a complete petition for rezoning, and

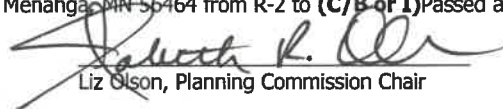
WHEREAS, the property is zoned R-2 Residential; and

WHEREAS, on or about September 15, public hearing notices were mailed to property owners within 350 feet of the property and published in the paper on September 16, 2020; and

WHEREAS, the City of Menahga Planning Commission held a public hearing on September 29, 2020, and recommends the City Council (**approve or deny**) the rezoning petition request based on the following determinations:

- 1.The Rezoning request (**is or is not**) in harmony with the general purposes and intent of the ordinance.
- 2.The Rezoning request (**is or is not**) consistent with the Comprehensive Plan and the stated objective to support development of future commercial businesses.
- 3.The property owner proposes to (**use or not use**) the property in a manner consistent with the proposed Zoning designation (**C/B or I**).
- 4.The proposed use (**does or does not**) significantly impact surrounding land uses.
- 5.The Rezoning request (**will or will not**) be beneficial to the City of Menahga and/or its residents.

NOW, THEREFORE BE IT resolved by the Menahga Planning Commission that the Commission recommends the City Council (**approve or disapprove**) the Rezoning request: Rezoning 315 SE 1st., Menahga, MN 56464 from R-2 to (**C/B or I**) Passed and approved this twenty-ninth day of September, 2020.



Liz Olson, Planning Commission Chair

Curtis Kreklau Jr., Administrator

F. Building Permit Follow Up Process

- Would like commission to set guidelines on land use once permit is approved
- Member Carlson suggested inspection when footings are poured and again when work is completed.

Main Motion: To approve amend the Land Use Permit under 151.52 Section C to include conduct inspections will occur at the pouring of the footings and completion of the structure or one year.

Moved by:	Ellingson
Seconded by:	Carlson
Action:	Motion carried by a unanimous voice vote
In favor:	Olson, Mayer, Carlson, Ellingson
Opposed:	None

- Mayor Liimatta brought up the Marjama Land Use Permit.
- Chair Olson stated there was not much the Planning Commission can do
- It was brought up for Administrator Kreklau to send Mr. Marjama a letter

G. Comprehensive Plan Update

- Starting with page 26
- Chair Olson asked when the county wide housing study would be done since it would be nice to incorporate that into the Comprehensive Plan
- Eliminate organizations that no longer exist
- Member Ellingson would like to add a recreation trail
- Ended on page 27

H. Adjournment

Main Motion: To adjourn at 7:56 pm

Moved by:	Mayer
Seconded by:	Murphy
Action:	Motion carried by a unanimous voice vote
In favor:	Olson, Murphy, Mayer
Opposed:	None

City Administrator, Curtis Kreklau Jr

Planning Commission Chair, Elizabeth Olson