



Chair Larry Murphy
Connie Steiner
Mike Netland
Brian Madsen

City of Menahga
Planning and Zoning Commission Meeting
6:00 pm Thursday, September 12, 2024

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

Agenda

A. Call to Order

B. Roll Call

C. Pledge of Allegiance

D. Approve the Agenda

E. Approval of Minutes

- Minutes of August 15, 2024 Regular Meeting

F. Public Hearing – None

G. New Business

1. Schedule Public Hearing for Updated Ordinances
- 2.

H. Old Business

1. Review Updated Land Use Ordinance Chapter 151
2. Issued Land Use Permits
- 3.

I. Adjournment

**City of Menahga
Planning & Zoning Minutes
Thursday, August 15, 2024**

A. Call to Order

The Menahga Planning and Zoning Commission held their Regular Monthly Meeting on Thursday, August 15, 2024.

Chairman Larry Murphy called the meeting to order at 6:00 pm.

B. Roll Call

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

Larry Murphy, Mike Netland and Brian Madsen. Absent Connie Steiner.

Also, present were City Clerk/Treasurer Brett Gagnonpalick, and Administrative Assistant Jensine Kurtti.

C. Pledge of Allegiance

D. Approval of the Agenda

Main Motion: To add under New Business: Pettow Property Discussion, Shoreland Ordinance Update, P&Z Ordinance Discussion.

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

E. Approval of Minutes

The minutes from July 11, 2024 Regular Meeting, July 19, 2024 Work Session were presented.

Main Motion: To approve the minutes from July 11, 2024 Regular Meeting and July 19, 2024 Work Session as presented.

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

F. Public Hearing – None

G. New Business

1. Pettow Property Discussion

Jensine Kurtti informed the Planning Commission that Brian Pettow's wife had spoken with her and Brett Gagnonpalick at City Hall regarding the splitting of their property. Kurtti had explained that the problem came in when Pettow proposed splitting the two parcels which he owns into four parcels, and only two of the parcels would then have road access and the other two parcels would be landlocked. It was explained to her what was needed to have a deeded city street installed, so that the two landlocked parcels would have public road access. Other scenarios were discussed, but no decisions were made. The commission will address it, when the city is contacted by Pettow.

2. Shoreland Ordinance Update

The city will be hiring the services of Emmons and Olivier (Jay Michels) to perform an evaluation of the City's Shoreland District. The service once completed, will identify by areas and parcels the impact of stormwater runoff to Spirit Lake. Once identified this will be reflected in the impervious surface coverage percentages that will be allowed in different areas of Menahga. The cost for this service will not exceed \$10,000 (which will be paid for 100% by a Sourcewell Grant) and is expected to be completed by October 1, 2024. Emmons and Olivier will also update our Land Use Ordinance with the information from their evaluation, which will start the week of August 19th.

3. Planning and Zoning Ordinance Discussion

The commission reviewed the current Ordinance 31.35 Planning Commission Ordinance. A few of the items in the current ordinance needed updating and changes. The commission went line-by-line and made the changes they felt were needed. The ordinance will now go to a Public Hearing and be approved by City Council.

H. Old Business

1. Review Updated Land Use Ordinance

The Land Use Ordinance will be finalized when the shoreland portion is added by Emmons and Olivier after their evaluation of the city is completed.

Kurtti asked the commission members for their guidance and clarification on porches. She stated that she had been asked by a resident if he needed to apply for a permit to have a

porch built on his existing building which has a cement step and entrance door. After reviewing language in the Land Use Ordinance and the City's Fee Schedule, it was decided by consensus that a porch (covered or enclosed) would be allowed without a permit, as long as the setbacks were met, and the square footage of the porch was less than 200 square feet (which is stated on the Fee Schedule under Accessory Structures).

2. Zoning Map

The Zoning Map will be updated once the distance is established after the shoreland evaluation is completed.

3. Issued Land Use Permits

Jensine Kurtti provided a list of permits that had been given in 2024. Since the last meeting 4 permits have been approved, two for fences, a driveway, and an apartment building.

The next meeting will be held on September 12th at 6 pm.

I. Adjournment

Main Motion: To adjourn the meeting at 6:58 pm.

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

Administrative Assistant Jensine Kurtti

Chairman, Larry Murphy

