

Chair Larry Murphy
Connie Steiner
Mike Netland
Brian Madsen

City of Menahga
Planning and Zoning Commission Meeting
6:00 pm Thursday, August 15, 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 July 11, 2024 Regular Meeting
- Minutes of July 19, 2024 Work Session

F. Public Hearing – None

G. New Business

- 1.
- 2.

H. Old Business

1. Review Updated Land Use Ordinance Chapter 151
2. Zoning Map
3. Issued Land Use Permits
- 4.

I. Adjournment

City of Menahga Planning & Zoning Minutes Thursday, July 11, 2024

A. Call to Order

The Menahga Planning and Zoning Commission held their Regular Monthly Meeting on Thursday, July 11, 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, Connie Steiner, Mike Netland and Brian Madsen

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

C. Pledge of Allegiance

D. Approval of the Agenda

Main Motion: To add Work Session on Chapter 151, Reschedule August P&Z Meeting, Hillukka Landscape Application, and Brian Pettow Discussion.

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

E. Approval of Minutes

The minutes from May 2, 2024 Regular Meeting, May 7, 2024 Work Session were presented.

Main Motion: To approve the minutes from May 2, 2024 Regular Meeting and May 7, 2024 Work Session as presented.

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

F. Public Hearing – None

G. New Business

1. Work Session Ordinance 151

The commission discussed having a Work Session to review the Land Use Ordinance 151 and Zoning Map. There are a few changes that will need to be discussed and possibly changed. Hopefully this will be the final review before it will be forwarded to a Public Hearing. By consensus the commission will meet on July 19, 2024 at 10 am to review.

The current ordinance and Zoning Map reflect a suggestion by Jake Huebsch from Sourcewell that the City should change the State Statute mandated 1000 feet from a lake to 500 feet. Minnesota Statute 103F.205, subd.4 states that it must be 1000 feet. Kurtti mentioned that there may be a way to change the distance if the City would do a study which would determine which areas of the City would have the most impact on Spirit Lake. Kurtti had spoken with Project Manager Jay Michels from Emmons and Olivier Resources last year, and he felt that a study could be done to make such a determination, but such a study could be expensive. Kurtti mentioned that Sourcewell may have funding available to pay for such a study, and some topography work had already been done by Ulteig in 2023.

Main Motion: To approve Jensine Kurtti to contact Jay Michels and see what would be needed to prepare the study and the cost, and bring back the information to the commission.

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

2. Reschedule August P&Z Meeting

The next Regular Meeting for the commission is scheduled for August 1, 2024. Chair Larry Murphy had a conflict with that date, and the commission by consensus decided it would be best to change the date to August 15, 2024 at 6 pm.

H. Old Business

1. Review Updated Land Use Ordinance

The commission will review at their Work Session on July 19, 2024.

2. Issued Land Use Permits

Jensine Kurtti provided a list of permits that had been given in 2024. Since the last meeting 5 permits have been given, three for fences, one house addition and one new house.

3. Hillukka Landscape Project

Brett Gagnopalick had been working with the Landscape Architect for Peter Hillukka who owns property on Spirit Lake. The project that was submitted was quite extensive, Brett and Jensine had met with Danica Derks from the DNR at the site, and although the DNR does not have official jurisdiction in Menahga, Derks felt at a minimum the applicant should have a surveyor establish the Ordinary High-Water Level (OHWL) before they start their project. Gagnopalick felt that once the OHWL was established, the 30% impervious surface should be recalculated. Some adjustments could possibly be made by the installation of a rain garden at the edge of the retaining wall before any spillage goes into the lake. By consensus the commission felt that Brett could follow through with establishing the OHWL and issue the permit.

4. Brian Pettow Discussion

Brett had spoken with Brian Pettow on Monday, July 8th and thought he would be attending tonight's meeting. Pettow was not in attendance, but Brett wanted to discuss the situation. On July 8th Pettow had been given a variance application and the commission felt that if an application was submitted it would be dealt with at that time. For informational purposes Kurtti had a similar issue (street access for subdivided parcels) variance application for Boulder Ridge that had been considered back in 2010.

I. Adjournment

Main Motion: To adjourn the meeting at 6:52 pm.

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

Administrative Assistant Jensine Kurtti

Chairman, Larry Murphy

**City of Menahga
Planning & Zoning Minutes**

**Work Session
Friday, July 19, 2024**

Call to Order

The Menahga Planning and Zoning Commission held a Work Session Meeting on Friday, July 19, 2024. The purpose of the meeting was to review Ordinance 151 – Land Use and Zoning Map.

Chairman Larry Murphy called the meeting to order at 10:15 am.

Roll Call

Comprising a quorum of the commission, the following members were present:
Larry Murphy, Connie Steiner, Mike Netland and Brian Madsen

Also, present were Administrative Assistant Jensine Kurtti

Review of Ordinance 151 Land Usage

The group reviewed the entire chapter of the ordinance line-by-line, making changes and corrections as needed. The hope of the commission is that the process will be ending and that a Public Hearing can be scheduled for some time in August or early September of 2024. Kurtti will make the corrections as discussed and send an updated copy to the commission.

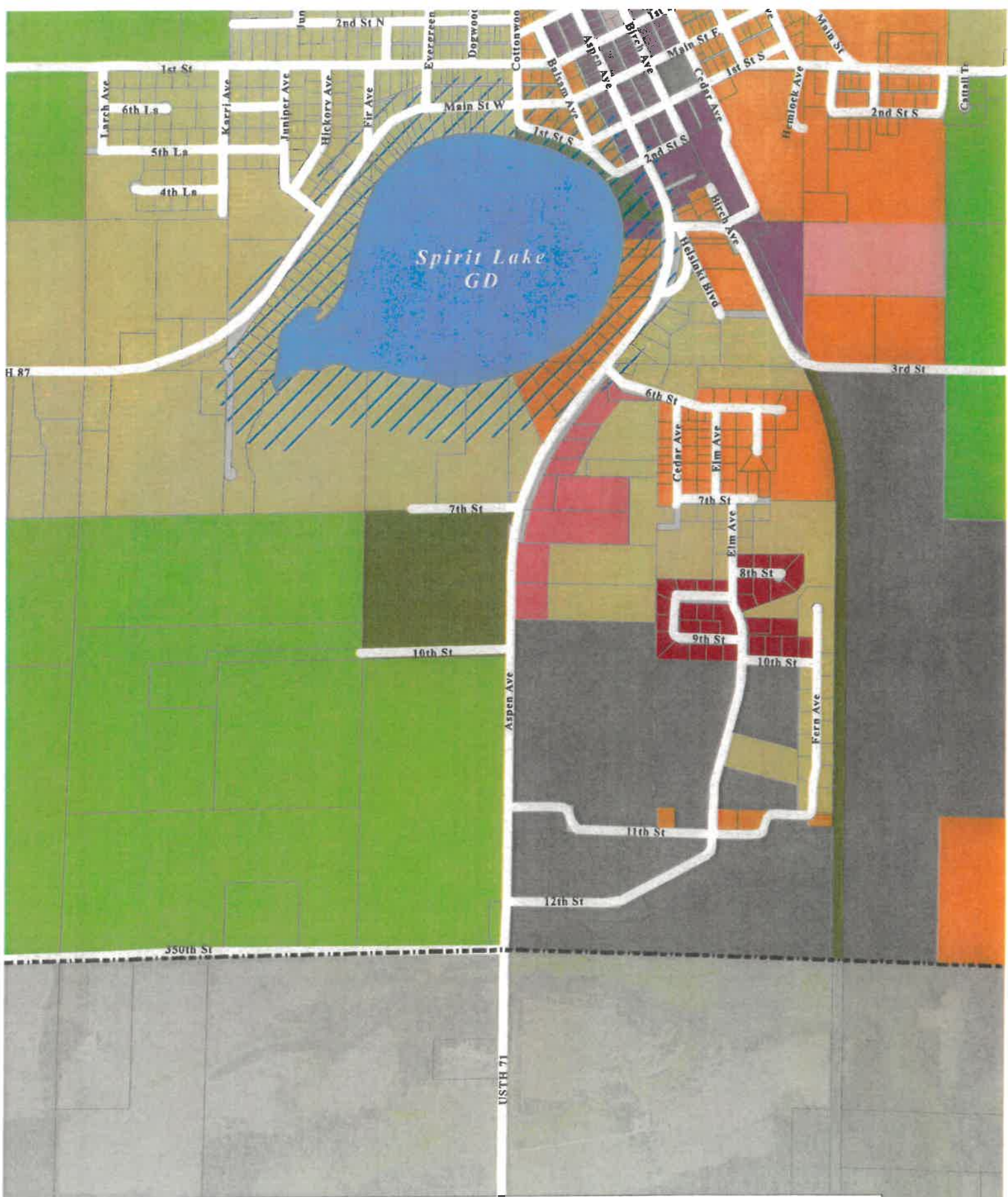
Adjournment

Main Motion: To adjourn the meeting at 1:00 pm.

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

Administrative Assistant Jensine Kurtti

Chairman, Larry Murphy



ZONING

May 2024



