



Chair Larry Murphy  
Connie Steiner  
Mike Netland  
Brian Madsen

**City of Menahga**  
**Planning and Zoning Commission Meeting**  
**6:00 pm Thursday, May 2, 2024**

City Council Chambers  
115 2<sup>nd</sup> Street NE  
[www.cityofmenahga.com](http://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 April 4, 2024 Regular Meeting
- Minutes of April 9, 2024 Work Session
- Minutes of April 24, 2024 Work Session

**F. Public Hearing – None**

**G. New Business**

1.

**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, April 4, 2024**

**A. Call to Order**

The Menahga Planning and Zoning Commission held their Regular Monthly Meeting on Thursday, April 4, 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 Interim City Clerk/Treasurer Jensine Kurtti and Jake Huebsch from Sourcewell.

**C. Pledge of Allegiance**

**D. Approval of the Agenda**

**Main Motion: To add Progress of Zoning Map under Old Business #4.**

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 March 7, 2024 were presented.

**Main Motion: To approve the minutes from March 7, 2024 as presented.**

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

**F. Public Hearing – None**

## G. New Business

### 1. Sale of Railroad Right-of-Way Discussion

The commission was given an aerial view of the Railroad Right-of-Way property. The property is approximately 100 feet wide by 1200 feet long. This property is in the Industrial District of the City, and it was noted that in the Industrial District there are no setback requirements, and it would have the availability of City Water and Sewer. The subject of future annexation was discussed and should that happen, it would be the easiest way to get City services to that area.

### 2. Main Motion: To not sell the Railroad Right-of-Way.

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

## H. Old Business - None

### 1. Update on Land Use Ordinance

Jake Huebsch updated the commission on the Land Use Ordinance. Huebsch stated that he was still working on it. Huebsch asked the commission if there would be a time that the group could have a Work Session during the day. Items that were addressed were fence materials in the commercial zones, sign regulations throughout the City, wind ordinance information, and whether farm animals would be allowed. By consensus it was agreed that a Work Session would be held on April 9<sup>th</sup> at 9 am at City Hall.

### 2. Issued Land Use Permits

Jake Huebsch reported that one permit had been given in 2024 for a lot split for Bolton.

### 3. Pettow Property Discussion

Jake Huebsch had been working with Brian Pettow (in attendance) on the possible division of his property on Highway 71 South PID#17-730-0040 and #17-730-0020. Pettow would like to divide the two parcels into four parcels. The commission and Huebsch felt that in order to accomplish that it would have to go through the subdivision process, so that the area would be served by a 60-foot street.

Pettow's surveyor David Serrano had asked Huebsch if he could be allowed to attend via telephone, Huebsch agreed and called Serrano during the discussion. Pettow stated that he did not want to allow a 60-foot street in that area. Pettow asked if he could apply for a variance, Huebsch asked him what he would be varying from? After much discussion, Kurtti provided a variance application to Pettow.

#### 4. Progress of Zoning Map

Jake Huebsch had a copy of the new Zoning Map, it still is a work in progress and it will also be reviewed at the Work Session on April 9<sup>th</sup>.

### I. Adjournment

#### Main Motion: To adjourn the meeting at 8:03 pm.

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

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Interim City Clerk/Treasurer Jensine Kurtti

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Chairman, Larry Murphy



**City of Menahga  
Planning & Zoning Minutes  
Tuesday, April 9, 2024**

**Call to Order**

The Menahga Planning and Zoning Commission held a Work Session Meeting on Tuesday, April 9, 2024. The purpose of the meeting was to review Menahga Ordinance Chapter 151. Chairman Larry Murphy called the meeting to order at 9:00 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 Interim City Clerk/Treasurer Jensine Kurtti and Jake Huebsch from Sourcewell.

**Review of Ordinance 151 Land Usage**

Jake Huebsch led the group in reviewing line-by-line section 151.01, making changes and corrections as needed. The group got as far as 151.42 and decided that they will schedule another work session to finish the rest of the section. It was decided that another meeting will be held on April 24, 2024 at 9:00 am.

**Adjournment**

**Main Motion: To adjourn the meeting at 11:24 am.**

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

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Interim City Clerk/Treasurer Jensine Kurtti

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Chairman, Larry Murphy





**City of Menahga  
Planning & Zoning Minutes  
Tuesday, April 24, 2024**

**Call to Order**

The Menahga Planning and Zoning Commission held a Work Session Meeting on Tuesday, April 24, 2024. The purpose of the meeting was to review Menahga Ordinance Chapter 151. Chairman Larry Murphy called the meeting to order at 9:00 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 Interim City Clerk/Treasurer Jensine Kurtti and Jake Huebsch from Sourcewell.

**Review of Ordinance 151 Land Usage**

Jake Huebsch led the group in reviewing line-by-line section 151.01, making changes and corrections as needed. The group started their review with section 151.42 and completed the section. Huebsch will update the changes and bring an updated copy to the May 2, 2024 Planning and Zoning Meeting. Discussion on a timeline of completion of the ordinance and scheduling a Public Hearing was discussed. Kurtti will ask the council if they want to review the ordinance prior to the Public Hearing. Huebsch asked Kurtti to review the Zoning Map.

**Adjournment**

**Main Motion: To adjourn the meeting at 10:59 am.**

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

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Interim City Clerk/Treasurer Jensine Kurtti

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Chairman, Larry Murphy





Fee
\$100
\$300
\$400