

CITY OF MOTLEY  
PLANNING AND ZONING COMMISSION MINUTES  
March 30, 2021

1. Call to Order

O'Regan called the meeting to order at 6:30 p.m.

2. Roll Call

Planning Commission: Pat O'Regan (chair), Amy Hutchison, Steve Johnson, Paula Johnson

Absent: Jace Carlson

City Staff: Bruce Brotherton

Contracted Zoning Administrator: Jake Huebsch

Public: Rob Williamson, Nikki Bjerga

1. Additions or Deletions from Agenda

Added discussion on potential rental property (Rob Williamson)

2. Approval of Minutes

*Motion by Hutchison to approve the February 2021 meeting minutes, seconded by Johnson, unanimously approved.*

3. Public Hearings

None

4. Open Forum

Rob Williamson spoke about the possibility of renting out his property similar to a vacation rental. Mr. Williamson said the property wouldn't be advertised but would be available to friends and family. Huebsch stated there is no language in the ordinance that restricts vacation rentals, and Mr. Williamson could proceed to rent his property as he wishes. Huebsch recommended the City monitor the vacation rental, and if it becomes a problem, we could look at adopting an ordinance with vacation rental standards.

5. Industrial Park Discussion

Nikki Bjerga from Edina Realty discussed the real-estate market and trends in the area. Members of the Planning Commission asked questions about the property and sought feedback from Ms. Bjerga. After much discussion on the property, it was recommended staff reach out to developers to share the idea and share some of the proposed layouts for a future development.

6. Planning Administrators Report

Huebsch updated the Planning Commission on zoning-related activities and inquiries from the past month. Huebsch stated we will have a variance hearing in April for the Harmony House. Also, an application was received for an extension on an existing garage at 81 Ash St E. It was stated the garage has no other structures on the lot, and the garage couldn't be expanded on because there was no primary structure on it. The current garage is classified as legal nonconforming, meaning the garage was there before the adoption of the ordinance, which currently doesn't allow garages to be built without a primary structure (lots 2.5 acres in size). Huebsch presented language on legal non-conforming structures, which reads: "In Minnesota, any legal nonconformity generally has a statutory right to continue. Specifically, legal nonconformities may be continued, including through repair, replacement, restoration, maintenance, or improvement, but not including expansion. These rights were once limited to repair and maintenance, but in 2004 the legislature afforded the rights to

replacement, restoration, or improvement, but not expansion.” In this case, the property owner is not able to expand his nonconforming structure.

7. New Business

Huebsch updated the Planning Commission on the property at 481 Cedar St. He stated once we receive an approved septic compliance report from the county, we can review the housing application.

8. Old Business

The Planning Commission had additional edits to the proposed ordinance language regarding car ports. It was recommended to change the 12-foot height limit to 15-feet measured from the peak. Huebsch will make the changes and will schedule a public hearing to read the draft ordinance language at the next Planning Commission meeting in April.

9. Adjournment - *Motion by Hutchison, seconded Johnson by to adjourn the meeting at approximately 8:00 pm. O'Regan closed the meeting.*

Respectfully submitted,

Jake Huebsch  
Contracted Zoning Administrator