

CITY OF MOTLEY

PLANNING AND ZONING COMMISSION MINUTES

April 27, 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, Paula Johnson

Absent: Jace Carlson, Steve Johnson

City Staff: none

Contracted Zoning Administrator: Jake Huebsch, Amanda Peterson

Public: none

1. Public Hearings

Rezone request from R2 Medium Residential to C2 Commercial at 900 Eastwood Lane

Huebsch explained the Harmony House is a legal non-conforming use, as nursing homes, assisted living and similar group housing are not allowed in the R2 zone. Legal non-conforming uses can't be expanded upon. However, the property could be rezoned from Residential R2 to C2 (Commercial). The use is permitted in the C2 zone, and impervious coverage is 50% (not 25% as it is in the R2 zone). The applicant is looking to expand the structure. Legal notices were sent to surrounding properties and a notification was sent to the paper. No public comments were received. No members of the public were in attendance.

Change to the zoning ordinance to add a definition and performance standards to carports

Huebsch presented a recommended ordinance change that would add a definition for carport as well as performance standards for carports. No members of the public were in attendance and no public comments were received

O'Regan closed the public hearing

2. Additions or Deletions from Agenda

None

3. Approval of Minutes

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

4. New Business

a. Rezone request from R2 Medium Residential to C2 Commercial at 900 Eastwood Lane

b. Change to the zoning ordinance to add a definition and performance standards to carports.

Huebsch explained the public notice was not submitted to the paper of record in time to meet the 10-day notification period, and another public hearing will take place at the May City Council meeting. Therefore, no action and no motion would be needed. The Planning Commission did recommend approval of the rezone and ordinance change by consensus.

5. Open Forum

None

6. Planning Administrators Report

Huebsch updated the Planning Commission on zoning-related activities and inquiries from the past month. He also updated the Planning Commission on a likely garage application for a dwelling on Morrison Street, and the Holub lean-to was approved after finding language in the ordinance that supported a 1-time expansion of a legal

non-conforming structure where the expansion can't be more than 50% of the existing structure. David Kolby also reached out about locations and opportunities to build town houses in the city. Mr. Kolby worked with a contractor and determined that because of the high construction costs right now, it's not financially feasible at this time. Huebsch briefed the Planning Commission on a citizen's disagreement with the ordinance feeling it was too strict. Huebsch stated there are always communities that are going to be more and less restrictive and feels Motley has a good ordinance and it's often used as an example for other communities.

7. New Business

Huebsch provided an update on 381 Cemetery Road. The property owner received a letter specific to several unlicensed vehicles which are not in operating condition. Property will be monitored, and the police chief will be handling the next steps.

8. Old Business

Industrial Park Discussion – Tabled

481 Cedar Street is still waiting on an approved septic design and installation paperwork from the property owner/county.

9. Adjournment - *Motion by Hutchison, seconded Johnson by to adjourn the meeting at approximately 7:15 pm. O'Regan closed the meeting.*

Respectfully submitted,

Jake Huebsch
Contracted Zoning Administrator