

CITY OF MOTLEY
PLANNING AND ZONING COMMISSION MINUTES
February 25, 2014, 6:00 PM

1. Call to Order

O'Regan called the meeting to order at 6:00 p.m.

2. Roll Call

Planning commission: Pat O'Regan, Nancy Nieken, Amy Hutchison, Steve Johnson

Absent: Rob Sampson

Staff: Terri Smith, Clerk/Treasurer

Hometown Planning: Ben Oleson

Public: Patti Zahler (applicant), John Cole.

3. Public Hearings

a. Conditional use and variance – Morey's Seafood International

Oleson explained that the project required a conditional use permit as an expansion to a manufacturing business to allow for a spiral freezer and a variance due to it not meeting the required setback from the north property/right-of-way line. He described other details of the project in relation to zoning requirements.

Discussion followed regarding screening requirements of the ordinance in relation to adjoining residential properties and the lack of a survey to show exact distances.

Oleson noted he is recommending approval pending discussion of screening and whether a survey should be required.

John Cole, property owner to the immediate north, raised a question about noise impacts. The applicant noted the compressors and engines will be enclosed in a building and noise should not be a problem.

Hutchison asked a question about how far the addition would stick out in comparison to the distance of the semi-trailers in the aerial photo. The applicant stated she felt it would be about the same or less, but did not have exact measurements. Oleson noted that from the aerial photos and provided measurements of the addition, the addition would go about half of the existing distance to the right-of-way.

Johnson made a motion to approve the requested conditional use permit and variance as presented with no additional conditions. Seconded by Nieken. Motion passed unanimously.

4. Additions or Deletions to the Agenda.

None

5. Open Forum

There were no persons present wishing to speak.

6. Approval of Minutes

Tabled for Sampson to complete preparation of the November 2013, December 2013 and January 2014 minutes.

7. Planning and Zoning Administrator's Report

Smith discussed she had received a call from a property owner who was intending to develop property south of the Mill Pond Townhomes. Oleson will work with the applicant.

8. Other Business

a. Training Session – Overview of Zoning/Subdivision Ordinances and Basic Zoning Terminology

This discussion was tabled so that the full Planning Commission could be in attendance when it was presented.

Hutchison made a motion, seconded by Nieken, to adjourn the meeting. The meeting was adjourned at 6:17 p.m.

Respectfully submitted,
Ben Oleson
Hometown Planning