

CITY OF MOTLEY
PLANNING AND ZONING COMMISSION MINUTES
April 22, 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, Rob Sampson

Absent: None.

Staff: Terri Smith, Clerk/Treasurer

Hometown Planning: Ben Oleson

Public:

3. Public Hearings

None

4. Additions or Deletions to the Agenda.

O'Regan asked that a discussion of the Farmer's Market be added to the agenda. Motion to approve amended agenda was approved.

5. Open Forum

There were no persons present wishing to speak.

6. Approval of Minutes

Tabled until the May meeting for completion of the minutes. Oleson and Sampson will coordinate on who is preparing which minutes.

7. Planning and Zoning Administrator's Report

None

8. Other Business

- a. Multi-Family, Quad Dwelling ordinance interpretation

Oleson explained that Terry Roach was in attendance to discuss his upcoming project and that there was a question of interpretation as to whether the four-plexes he was proposing constituted multi-family allowed as a conditional use or quad dwellings which the ordinance is silent on in the R-2 district. Roach explained his project to develop the property into four separate four-plexes (16 units total) that would remain under one ownership and rented out.

A motion was made to interpret the development as a multi-family development that would be reviewed via the conditional use permit process.

b. Farmer's Market Signage Discussion

A representative of the Farmer's Market discussed their desire to have a banner advertising the Farmer's Market on the south side of town near the Crown Gas site. There was discussion as to any permitting requirements from MN DoT. It was clarified that the signs would be opposite the highway on the poles.

Sampson made a motion was made and seconded to allow one banner to be placed on a power pole away from the highway and working with the Maintenance Supervisor to ensure it is placed in a safe manner. The banner is to be of nice appearance and professionally done and to specify that they are to advertise Motley businesses. Motion passed unanimously.

c. Sign Ordinance interpretation – BP/Amoco station

Oleson explained a request to place an additional sign within the exiting pylon sign that advertises the Car Wash at the BP/Amoco station. There were two questions that were raised – whether a diesel price sign was considered a “digital display sign” that requires a conditional use permit and whether the sign message board sign they want to place represents a new sign and an expansion to a nonconforming sign. The existing sign is nonconforming due to their being two pylon/freestanding signs on one property. Previous photos submitted of the site did not seem to indicate a sign there. The landowner claims that they are simply replacing a sign that did exist previously and had photos (undated) that showed a sign in that location. It was apparently installed around the time the City first adopted sign regulations and began requiring permits for signs (September 2008).

After discussion, the Commission decided that neither the landowner nor the City had any sort of definitive evidence as to whether a sign existed in the area where they claim they are replacing a previously existing sign that did not need a permit at the time of original installation.

On the “digital display sign” there was discussion that the sign was not the type of digital display sign that has been regulated in the past, where it changes every few seconds, and that it is more similar to a “changeable copy sign” that is allowed by permit. The consensus of the Commission was to allow the sign with a sign permit, but not require a conditional use permit as a “changeable copy sign”.

d. Review of Draft Comprehensive Plan

Tabled to allow time for the Commission to review the draft.

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

Tabled to a future meeting.

A motion was made and seconded to adjourn the meeting. The meeting was adjourned at 6:42 p.m.

Respectfully submitted,
Ben Oleson
Hometown Planning

DRAFT