

CITY OF MOTLEY
PLANNING AND ZONING COMMISSION MINUTES
June 27, 2017

1. Call to Order

O'Regan called the meeting to order at 6:31 p.m.

2. Roll Call

Planning Commission: Pat O'Regan (chair), Al Yoder, Steve Johnson

Absent: Amy Hutchison, Jace Carlson

Hometown Planning: Ben Oleson

Public: Matt Rezac, Dave Pogreba,

3. Public Hearings

Application: Conditional use permit for the operation of a light repair (small engine repair) business with retail sales and outdoor storage in a fenced area.

Applicant: Matthew L Rezac

Property Owner: Pogreba Family 2005 Rev Trust

Oleson explained the application, noting that the ordinance does not directly list small engine repair as a permitted or conditional use, but that it does list "light repair shops" (which are allowed as a conditional use in the DMU district) and "automobile repair shops and garages" as a prohibited use in that district. Likewise, "temporary vehicle storage facilities" are listed as a conditional use and "outside storage" is listed as prohibited.

M. Rezac noted that waste oil and scrap will be handled by Dave Pogreba who owns the property that he'd be partially renting. He would like a small display area for sale items in the front, along with customer parking. A portion of the rear of the lot (to be fenced in) would be used for storing repaired equipment until customer pick up.

Johnson noted the importance of good fencing given that the property is in the downtown mixed use district. Pogreba stated he hadn't decided on a fence type yet but would want something that looked nice. He will be using a portion of the fenced area related to his towing business. Further discussion about best type of fencing.

Oleson noted potential concerns with traffic circulation. Would there be enough room for customers with trailers to bring their equipment, turn around, and exit the property safely. Would there be a potential for back up of traffic as customers turn off Highway 10 coming north and then immediately need to turn north into the property – if cars were at the stop sign entering Highway 10. No comments had been received by MN DoT. Additional discussion ensued about options for improving traffic circulation.

The public hearing was closed at 7:20pm. There were no public comments.

A motion was made by Yoder, seconded by Johnson, to recommend approval of the requested conditional use permit to the City Council for light repair (small engine) with temporary outdoor equipment storage with the following conditions of approval:

1. That all repair activities be conducted inside of the building with the doors closed to prevent noise, odor and visual nuisances for surrounding properties.
2. That all outdoor storage be within a fully screened area such that items stored outdoors cannot be seen from surrounding properties at ground level. The fence shall not have openings greater than ¼ inch (except for gate areas when they are temporarily opened) and must be to a height of 6 feet (max height allowed in the DMU district). Pictures of the proposed type of fencing shall be provided to the City Council at their review.
3. That all waste materials be handled properly to prevent pollution and in accordance with local, state and federal regulations.
4. That the applicant provide a parking and traffic circulation plan sufficient to prevent congestion or safety issues on the road. Such plan shall accommodate at least three off-street parking spaces and sufficient space for accommodating vehicles with small trailers.
5. That the property and buildings shall be maintained in a neat and orderly appearance such that excessive weed growth does not occur, that structures are maintained in a safe and attractive manner and that outside storage of materials does not become a detriment to surrounding properties. All equipment stored outdoors must be temporary in nature and the site shall not be allowed for parts, vehicles or scrap material on a permanent basis.
6. That any required building permits, as well as any other state or federal permits that may be required shall be obtained.
7. The applicant shall provide access to all areas of the property, during reasonable times, to the City for inspections to ensure compliance with the above conditions.

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

Motion to approve minutes of the May 2017 Planning Commission meeting made and seconded. Motion passed unanimously.

7. Planning and Zoning Administrator's Report

None

8. Other Business

a. Discussion – Electric car/solar charging station

Yoder explained a request by Minnesota Power to install a solar charging station in the City of Motley that would involve electric plugins for up to two vehicles, a ground-mounted solar panel and possibly an advertisement about the solar program by MN Power on an existing billboard. All members were generally supportive of the concept. Oleson explained that the ordinance did not directly address solar charging stations, but that it would likely be considered an allowed accessory use depending on where it

was located in the City. The Commission felt that public input would be beneficial regarding the project and its location and suggested scheduling a public hearing at the next Council meeting on July 10.

b. Community Center

Yoder discussed that at a recent conference of mayors, he had not heard good things from those communities who had community centers as they did not often pay for themselves. All agreed it would be good to see what Jace Carlson's research indicated and the matter was tabled.

c. Discussion – Use of land within Industrial Park

Yoder asked if there were any ideas from Commission members regarding potential uses. There was discussion about possible uses with no action taken.

d. Discussion – Parks Committee/Trails Planning

Tabled

e. Discussion – Regulation of land uses within zoning districts

Tabled

A motion was made and seconded to adjourn the meeting. The meeting was adjourned at 8:13 p.m.

Respectfully submitted,
Ben Oleson
Hometown Planning