CITY OF MOTLEY

PLANNING AND ZONING COMMISSION MINUTES

October 30, 2017

1. Call to Order

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

1. Roll Call

Planning Commission: Pat O’Regan (chair), Al Yoder, Steve Johnson, Amy Hutchison, Jace Carlson

Absent: None

City Staff: None

Hometown Planning: Ben Oleson

Public: None

1. Public Hearings
	1. Conditional use permit to add used auto, motorcycle, and RV sales along with associated signage to an existing trailer sales business in the C-2 Commercial zoning district. Applicant: Mark Lunde. Property Owner: Allen and Elizabeth Chase

Oleson explained the proposed conditional use permit to sell used vehicles in addition to the trailer sales already taking place on the property. Mr. Lunde would be leasing space on the property for the purpose from Mr. Chase, who operates the trailer sales.

The Commission discussed the proposed area for parking of vehicles, where trailers would be stored in relation to the public right-of-way and other matters relating to the operation of the site.

The applicant was not in attendance. There were no public comments.

A motion was made by Carlson, seconded by Hutchison, to approved the requested conditional use permit as presented, with the conditions recommended by Staff as amended during the discussion. The recommended conditions to include:

1. That the impervious coverage on the property does not exceed that allowed by ordinance (currently, limit is 50% with allowance for additional coverage if an engineered stormwater management plan is submitted, approved and implemented) and/or obtains any conditional use permits that may be required for higher amounts of impervious coverage.
2. That separate sign permits be obtained for all new signage and that all requirements of the sign ordinance are met in their issuance.
3. 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 display of items for sale does not become a detriment to surrounding properties.
4. That any state or federal licenses or permits that may be required shall be obtained.
5. That any waste materials be handled properly to prevent pollution and in accordance with local, state and federal regulations.
6. 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.
7. In addition to the above conditions, the conditions applied to the 2008 trailer sales approval shall remain in force, except where changes are noted below, for both the existing and the proposed use:
	1. All trailers, autos, motorcycles and RVs shall be placed in the areas specifically presented and approved for such purposes.
	2. Noise levels on the property shall not disturb any neighboring properties.
	3. Any exterior lighting to be installed shall be approved by the City Council; this lighting shall not project onto any neighboring properties.
	4. A site plan shall be submitted if any changes to the parcel are made.
	5. Drainage from property shall not be directed to any neighboring properties.
	6. Retail sales shall be limited to automobiles, motorcycles, RVs, and vehicle trailers such as but not limited to, equipment trailers, enclosed trailers, and stock trailers, etc., and accessories. Any material change, as determined by the Zoning Administrator, in the use of the property or types of items displayed for sale, shall be subject to a new conditional use permit process and approval by the City Council.

Motion passed unanimously on a 4-0 vote (Yoder had left the meeting at 6:45pm)

1. Additions or Deletions to the Agenda

None

1. Open Forum

None

1. Approval of Minutes

None

1. Planning and Zoning Administrator’s Report

Oleson reported on his action to deny a sign permit at Brick’s Travel Center due to the City’s restriction on the number of freestanding signs per property. He noted this may be something to discuss in the upcoming ordinance amendment discussions.

Oleson noted his discussions with Clerk Smieja regarding small cell facility and support structure regulations. He was instructed to discuss further with Smieja regarding how to proceed with this potential ordinance.

Oleson asked the Commission their thoughts on a 2018 contract for continued zoning administration services with Hometown Planning. He was instructed to send a proposal for the November Council meeting.

1. Other Business

Oleson was instructed to continue drafting amendments to the City’s Land Use and Subdivision ordinance for review by the Commission at future meetings.

Motion by Hutchison, seconded by Carlson, to adjourn the meeting at 7:24pm. Motion passed unanimously.

Respectfully submitted,

Ben Oleson

Hometown Planning