CITY OF MOTLEY

PLANNING AND ZONING COMMISSION MINUTES

November 28, 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 (Johnson left the meeting at 7:45pm), Amy Hutchison

Absent: Jace Carlson

City Staff: None

Hometown Planning: Ben Oleson

Public: Joe and Sue Brichacek

1. Public Hearings

None

1. Additions or Deletions to the Agenda

None

1. Open Forum

Joe and Sue Brichacek presented information regarding the signage that would be placed on the Brick’s Travel Plaza property related to a truck scale that would be installed in the Spring of 2018. They noted that Oleson had informed their contractor that the signage could not be permitted due to the City’s limit on the number of free-standing signs per property. They requested that that part of the ordinance be reconsidered as the City is making changes to its ordinances (the process of reviewing and updating the City’s Land Use/Zoning Ordinance has already begun). Oleson noted that the limitation on freestanding signs was likely primarily about limiting “clutter” and mostly intended for smaller lots in the downtown part of the City. The Brick’s property, and others like it, are wider and/or larger and additional signage may not present a problem like it could on smaller lots. The Commission directed Oleson to present alternative regulations that wouldn’t be so restrictive for wide/large lots as he works on draft updates to the Ordinance. The Commission will then consider whether to adopt changes.

1. Approval of Minutes

Hutchison made a motion, seconded by Yoder, to approve the September 26, 2017, October 16, 2017 and October 30, 2017 minutes. Motion carried unanimously.

1. Planning and Zoning Administrator’s Report

None

1. Other Business

Oleson presented draft amendments to the City’s Zoning ordinances that continue other amendments presented at earlier meetings. He noted that he will be working on the Sign Ordinances, the Subdivision Ordinance and the Definitions section next. There was discussion about whether the City’s ordinance should have regulations regarding how mobile home parks are to be regulated, or to keep mobile home parks as a prohibited use as it is now. The consensus of the Commission was to keep them as a prohibited use, which would negate the need for any specific regulations applicable to new mobile home parks.

Oleson raised an issue that had been brought to his attention regarding the apparent conversion of a portion of a commercial building to residential use (in a C-2 zoning district). He noted that the current ordinance requires a conditional use permit for a “Mixed Use Dwelling” in the C2 district and there was no record of one being obtained. He noted that the current draft amendments to the City’s Ordinance eliminates “Mixed Use Dwelling” as a use and the closest to that would be either “Single Family Dwelling” (prohibited in C2 district) or “Accessory Dwelling Unit” (conditional use in C2 district). The Commission discussed whether the ordinance should allow for residential use in the C2 zoning district and generally felt it should be allowed provided that all building and safety codes are met in their construction – particularly when there are hazardous or flammable materials involved in a building that is used for both commercial and residential purposes. Oleson was directed to work with Clerk Smieja and Building Inspector Sadusky regarding the building that may have been converted to ensure that it meets required building and safety codes.

1. Adjournment

Motion by Yoder, seconded by Hutchison, to adjourn the meeting at 8:18 pm. Motion passed unanimously.

Respectfully submitted,

Ben Oleson

Hometown Planning