

City of Morristown

IN SOUTHERN MINNESOTA LAKES REGION

Best Little Town By A "Dam Site"



MORRISTOWN ZONING BOARD MEETING MINUTES

Regular Meeting 7:00 p.m. Thursday, January 20, 2022

Members Present: Chairman Jim Lonergan, Kurt Wolf, Faye Golombeski

Members Absent: Tyler Velzke

Also Present: City Clerk/Treasurer Lisa Duban, Roy Zimmer, Darla Carter

1. **Call to Order:** The Morristown Zoning Board regular meeting was called to order at 7:16 p.m. by Lonergan on Thursday, January 20, 2022, in the Council Chambers in City Hall, at 402 Division Street S., Morristown, MN 55052.
 2. **Additions/Corrections to Agenda:** New Business Item B: Regulations/Requirements for permitted uses under 152.038 and R-1 152.099. Motioned by Wolf, seconded by Golombeski and was carried unanimously to approve the Agenda with the addition of New Business Item B.
 3. **Additions/Corrections of Meeting Minutes:** Motioned by Golombeski, seconded by Wolf and was carried unanimously to approve the November 18, 2021 Zoning Board Meeting Minutes.
 4. **Report Council Action Taken at Last Meeting:**
 - A. **Ordinance Language** - from City Council meeting on 12/6/21: Barney noted that he and Flaten are still in the process of reviewing.
 - B. **Ordinance 2022-2 Section 152.296 Demolition Permit Timeframes** - from City Council meeting on 1/3/22: passed by city council per your request to change demo permit timeframe from 6 months to 60 days.
 5. **Requests to be Heard:**
 - A. Darla Carter - 302 Division Street N: The board answered questions related to the tear down of existing garage and building of new garage.
 - B. Roy Zimmer regarding building on lots 20.27.1.75.002 & 20.27.1.50.005: The board noted that City Code requires frontage on and improved street where the side lot lines are perpendicular to the road frontage and that if an agricultural property is not used for agricultural purposes any development of the property would fall under R-1 and Subdivision regulations. Under these regulations, the buildings Mr. Zimmer is proposing would not be allowed and all driveways would need to be hard surfaced.
 6. **Old/Unfinished Business:**
 - A. Zoning Administrator Position – no applications - position still posted.
 7. **New Business:**
 - A. Resignation of Zoning Board Member Steve Felix on 1/6/22 – The board asked the Clerk to seek Council approval to advertise on the local cable channel through Bevcomm.
 - B. Regulations/Requirements for permitted uses under 152.038 and R-1 152.099 – The board is not familiar with a process where a state licensed residential facility or group home would have to register with the city. The next logical step would be to find out whether a property follows the zoning code which would likely be council or our attorney writing a letter to the property owner requesting proof of compliance.
- A. **Zoning Administrator's Report:**
N/A
Permits Issued:

2021-32	Juan Cruz/Brad Wendel	201 Sidney Street W.	Re-roof house & garage
2021-33	Kayla & Bobby Pinc	406 Thruen Street W.	Replacement Windows

Permits Closed:

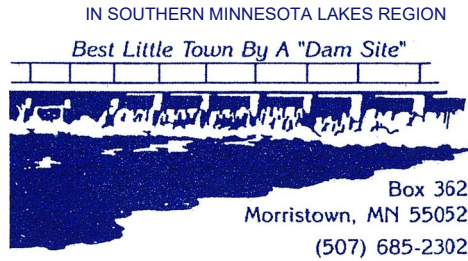
2021-19	Troy Roth	204 2 nd St. SE	Windows & Siding
2021-23	Sunshine Apartments	2 nd Street SW	Re-roof bldg. A

B. **Adjournment:** Motioned by Golombeski, seconded by Wolf, and was carried unanimously to adjourn at 8:43p.m.

C. **Next Regular Meeting:** Thursday, February 17, 2022 at 7:00 p.m.

Lisa Duban
City Clerk/Treasurer

City of Morristown



MORRISTOWN ZONING BOARD MEETING MINUTES

Regular Meeting 7:00 p.m. Thursday, February 17, 2022

Members Present: Chairman Jim Lonergan, Kurt Wolf, Tyler Velzke

Members Absent: Faye Golombeski

Also Present: City Clerk/Treasurer Lisa Duban, Mayor Tony Lindahl, City Attorney Mark Rahrick

1. **Call to Order:** The Morristown Zoning Board regular meeting was called to order at 7:04 p.m. by Lonergan on Thursday, February 17, 2022, in the Council Chambers in City Hall, at 402 Division Street S., Morristown, MN 55052.
2. **Additions/Corrections to Agenda:** Motioned by Wolf, seconded by Velzke and was carried unanimously to approve the Agenda as presented.
3. **Additions/Corrections of Meeting Minutes:** Motioned by Wolf, seconded by Velzke and was carried unanimously to approve the January 20, 2022 Zoning Board Meeting Minutes.
4. **Report Council Action Taken at Last Meeting:**

A. Development of parcels 20.27.1.75.002 & 20.27.1.50.005 – Eric Lindberg with Timber Ghost Realty attended on behalf of owner Don Olson. Also in attendance was Roy Zimmer the potential buyer.

-City Attorney summary: these properties are zoned Agricultural and building a single-family home is a permitted use. Since subdividing is not being proposed at this time the subdivision regulations do not apply. The code states that lots need to have frontage on an improved public street and frontage is defined as "The straight line distance between the intersection of the side lot lines and the front lot lines" which essentially defines a front lot line. There are two possible interpretations of Section 152.068. The Zoning Board has interpreted Section 152.068 to require that the entire front yard must be adjacent to a public street. Another interpretation would be that the front yard must have frontage on an improved public street but does not require the public street to extend along the entire front yard. There appears to be at least a couple other lots in the city where the property owner's driveway extends directly from the end of a street. City code requires that driveways must be hard surfaced with asphalt or concrete and it is up to Council to determine if this requirement make sense in the Agricultural district. The Zoning Board has stated that the proposed accessory buildings of 40' x 100' and 40' x 50' would not be permitted. However, the Agricultural code states that if the parcel is "actively engaged in the farming profession" the number and size requirements for accessory buildings do not apply. If a trunk water and sewer line are not available within 200 feet of the residence, well and septic can be used. From a zoning perspective, he does not have any reason to say that the culvert at the end of 2nd Street could not act as a driveway to the property and an engineer could be used to confirm the feasibility.

-Realtor Eric Lindberg Summary: he believes the culvert is structurally overrated for a driveway use but the owner/buyer could have an engineer confirm this. The approximate cost for a 1,000 foot driveway would be \$102,000 for asphalt and you would add \$30,000-\$40,000 for concrete which would be very prohibitive for a buyer. The owner has lost 3 buyers and would like to work with the City to see how he can move forward with the sale/development of these properties.

-Zoning Board Chairman Jim Lonergan summary: the proposed development from Roy Zimmer does not comply with many ordinances and should not be allowed.

-Council summary: they understand that it has been difficult to sell the property and they, along with the Zoning Board and City Attorney, will look at the city code and possible changes that could make development of this property less prohibitive.

B. 304 Division Street N. Excess Vehicles – Motioned by Murphy, seconded by Barney, and was carried unanimously for the City Clerk and City Attorney to create and send a letter to the residents stating that the property is in violation with our code and needs to comply with our parking ordinance.

5. **Requests to be Heard:** None

6. **Old/Unfinished Business:**

A. Zoning Administrator Position – no applications - position still posted.

B. Development of parcels 20.27.1.75.002 & 20.27.1.50.005 - Motioned by Wolf, seconded by Velzke, and was carried unanimously to allow the City Attorney to review the Agricultural Zoning Code and create a proposed ordinance amendment reflecting that frontage means access to an improved street versus frontage all the way along an improved street. Motioned by Wolf, seconded by Velzke, and was carried unanimously to allow the City Attorney to review the Agricultural Zoning code and create a proposed ordinance amendment to reflect that if a parcel exceeds 5 acres, only the first 50 feet of the driveway from the property line needs to be paved. Motioned by Velzke, seconded by Wolf, and was carried unanimously to allow the City Attorney to review the Agricultural Zoning code and create a proposed ordinance amendment to reflect the deletion of paragraph B6 and C in 152.073. Motioned by Wolf, seconded by Velzke, and was carried unanimously to allow the City Attorney to review the Agricultural Zoning code and create a proposed ordinance amendment to reflect that for parcels in excess of 5 acres you can have not to exceed 4 outbuildings and the total square footage will include the current 1,504 square feet plus 1,000 square feet for each additional acre over 5 acres.

7. **New Business:** None

8. **Zoning Administrator’s Report:**

N/A

Permits Issued:

Permits Closed:

2021-12	American Legion	101 Main Street W.	Construct Pavilion
2021-20	Rosie Anderson	205 3 rd Street SE	Replace Windows

9. **Adjournment:** Motioned by Velzke, seconded by Wolf, and was carried unanimously to adjourn at 8:50p.m.

10. **Next Regular Meeting:** Thursday, March 17, 2022 at 7:00 p.m.

Lisa Duban
City Clerk/Treasurer

City of Morristown



MORRISTOWN ZONING BOARD MEETING MINUTES

Regular Meeting 7:00 p.m. Thursday, March 17, 2022

Public Hearing 7:00 p.m. (Amending Sections of the Agricultural Zoning Code)

Members Present: Chairman Jim Lonergan, Kurt Wolf, Tyler Velzke

Members Absent: Faye Golombeski

Also Present: City Clerk/Treasurer Lisa Duban, Mike O'Rourke, Dan Morris

1. **Call to Order:** The Morristown Zoning Board regular meeting was called to order at 7:06 p.m. by Lonergan on Thursday, March 17, 2022, in the Council Chambers in City Hall, at 402 Division Street S., Morristown, MN 55052.
2. **Additions/Corrections to Agenda:** Motioned by Wolf, seconded by Velzke and was carried unanimously to approve the Agenda as presented.
3. **Additions/Corrections of Meeting Minutes:** Motioned by Velzke, seconded by Wolf and was carried unanimously to approve the February 17, 2022 Zoning Board Meeting Minutes.

Motioned by Velzke, seconded by Wolf, and was carried unanimously to close the regular meeting and open the public hearing.

PUBLIC HEARING – 7:00 P.M. AMENDING SECTION OF THE AGRICULTURAL ZONING CODE

Public concerns included limiting future development for the City by allowing large parcel single family development, removing the 30 foot building height restriction, whether it may cause issues with parcels being landlocked, if there would be any liability for the city or fire department for emergency services where fire hydrant access is not within range, and large parcel development will be less tax base down the road than small parcel development. In the scenario of the parcels for sale to the west of city hall (western parcel 20.27.1.50.005 and eastern parcel 20.27.1.75.002): if a single family home is built on the eastern parcel using 2nd Street as an access point then the western parcel will be land locked as the sliver of land extending to Fountain Street is not large enough to put in a driveway, why the city is considering changing three ordinances for two parcels of land, and will the city be responsible if/when the road by the culvert is washed out and the property cannot be accessed.

Motioned by Velzke, seconded by Wolf and was carried unanimously to close the public hearing and open the regular meeting.

4. **Report Council Action Taken at Last Meeting:**
 - A. 304 Division Street N. Excess Vehicles – The residents have informed the city that they currently have 33 vehicles and plan to get rid of 10 in the next 2-3 weeks depending on snow, there are 8 household members that are of driving age with vehicles, and they are requesting to have 20 vehicles on site and may be willing to put up a privacy fence. Council would like the residents to reduce the number of vehicles to 8 by 4/3/22 and if so, Council will re-address at the April meeting.
 - B. Ordinance 2022-3 Amending Sections of the Zoning Code Related to Agricultural Zoned Properties – Motioned by Flaten, seconded by Golombeski, and was carried unanimously to hold a public hearing for this matter at the Zoning meeting on 3/17/22.
5. **Requests to be Heard:** None
6. **Old/Unfinished Business:**

A. Zoning Administrator Position – no applications - position still posted.

7. New Business:

A. Ordinance 2022-3 Amending Sections of the Zoning Code Related to Agricultural Zoned Properties – Motioned by Velzke, seconded by Wolf and was carried unanimously to recommend to council to remove the building height changes in the proposed ordinance amendment. They also recommend that Council research if there is any liability for the city or fire department in the event of fire and a fire hydrant is not within accessible range and what would happen if a property became landlocked due to building on parcels of land over 5 acres.

8. Zoning Administrator’s Report: None

N/A

Permits Issued:

2022-1	Michael Bohner/MN Rusco	202 E. Washington St	Window Replacement

Permits Closed:

2021-24	Steven Droog	5 Front Street - MHC	Side mobile home

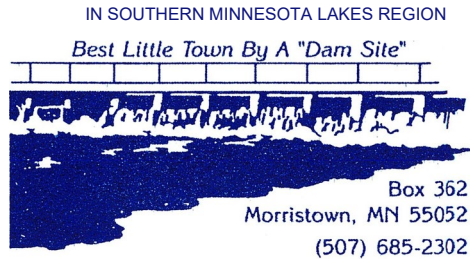
9. Board Discussion and Concerns: The board noted that if Mr. Jacobson requests an extension on permit 2021-6 which expires on 4/4/22 that he be required to attend a zoning meeting to do so. It appears that someone may be living in a motor home that is parked on the street in front of 103 Franklin Street W. This motor home has been parked on the street over the summer for quite a few years now. The board will do some research and discuss at the next meeting.

10. Adjournment: Motioned by Wolf, seconded by Velzke, and was carried unanimously to adjourn at 8:18p.m.

11. Next Regular Meeting: Thursday, April 21, 2022 at 7:00 p.m.

Lisa Duban
City Clerk/Treasurer

City of Morristown



MORRISTOWN ZONING BOARD MEETING MINUTES

Regular Meeting 7:00 p.m. Thursday, April 21, 2022

Members Present: Chairman Jim Lonergan, Kurt Wolf, Faye Golombeski

Members Absent: Tyler Velzke

Also Present: City Clerk/Treasurer Lisa Duban, Kevin Jacobson, Darla Carter

1. **Call to Order:** The Morristown Zoning Board regular meeting was called to order at 7:02 p.m. by Lonergan on Thursday, April 21, 2022, in the Council Chambers in City Hall, at 402 Division Street S., Morristown, MN 55052.
2. **Additions/Corrections to Agenda:** Motioned by Golombeski, seconded by Wolf and was carried unanimously to approve the Agenda as presented.
3. **Additions/Corrections of Meeting Minutes:** Motioned by Golombeski, seconded by Wolf and was carried unanimously to approve the March 17, 2022 Zoning Board Meeting Minutes.
4. **Report Council Action Taken at Last Meeting:**
 - A. Ordinance 2022-3 Amending Sections of the Zoning Code Related to Agricultural Zoned Properties - Motioned by Flaten, seconded by Golombeski, to approve. Mark Morris raised concerns regarding the ordinance change. Council discussed removing the height changes in the ordinance. Motion withdrawn. Council requested that a new draft be created for the next council meeting.
 - B. 304 Division Street N. Excess Vehicles – The residents of 304 Division Street N. were in attendance and described that the 4 vehicle maximum is a hardship for their family situation. They have removed some vehicles and will continue to do so. Council recommended they attend the next Zoning Meeting on 4/21/22 for their recommendation and in the meantime, they should continue to remove vehicles.
 - C. Ordinance 2022-4 Dog License Term Dates - Motioned by Flaten, seconded by Golombeski, and was carried unanimously to approve with license term dates from June 1- May 31.
5. **Requests to be Heard:**
 - A. Kevin Jacobson 305 1st Street NE New Home Construction Permit expired 4/3/22 - Motioned by Wolf, seconded by Golombeski and was carried unanimously to extend the permit through 8/1/22 with a \$25 extension fee.
 - B. Darla Carter 302 Division Street N. New Construction Garage and Access Drive - Motioned by Wolf, seconded by Golombeski and was carried unanimously to approve a building permit for a new construction garage and access drive contingent on the applicant adding setbacks and access drive specifications to building permit plans and contingent on a pre-construction review by the zoning administrator. Motioned by Wolf, seconded by Golombeski and was carried unanimously to approve a demolition permit to remove existing garage on north side of property and the portion of the existing access drive located between the intersection of the public street and sidewalk, both of which can be completed after the finish of the new construction garage and access drive.
 - C. 304 Division Street N. Excess Vehicles – Residents attended the last council meeting and Council noted that they could attend the next Zoning Board meeting for possible recommendations. The Zoning Board noted that the property is located in the R-1 Zone which cannot be changed to

commercial or industrial as it is being used as a single-family residence. The board recommended that the residents reduce the number of vehicles as requested by City Council. The Zoning Board recommends to Council that they stick to the current parking ordinance.

6. Old/Unfinished Business:

A. Zoning Administrator Position – no applications - position still posted.

7. New Business:

A. 103 Franklin Street W. Motor Home Parking – at the last meeting the board noted that it appears that someone may be living in a motor home that is parked on the street in front of 103 Franklin Street W. and has been parked on the street for quite a few summers now. In researching, the board found that since the vehicle is not located on a property it would not fall under the Zoning Codes and recommend that City Council review.

B. 152.035(F) related to Exterior Building Materials – tabled until next meeting.

8. Zoning Administrator’s Report: None

N/A

Permits Issued:

2022-2	Mobile Home Solutions	73 Charlotte St	Mobile Home Installation

Permits Closed:

2021-30	Rick Vollbrecht	305 2 nd Street SW	Shingle house, garage & shed
2021-28	Scott Condon	501 Sidney Street W.	12’ x 16’ four season porch
2021-32	Juan Cruz	201 Sidney Street W.	Roof House & Garage

9. Board Discussion and Concerns: Chairman Lonergan noted that after hearing public comment, he has some concerns about the proposed Ordinance 2022-3 as it relates to the number of accessory buildings for parcels over 5 acres. Other members did not share the concerns and suggested that Council move forward with the proposed ordinance with the removal of the height changes.

10. Adjournment: Motioned by Wolf, seconded by Golombeski, and was carried unanimously to adjourn at 9:32p.m.

11. Next Regular Meeting: Thursday, May 19, 2022 at 7:00 p.m.

Lisa Duban
City Clerk/Treasurer

City of Morristown

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MORRISTOWN ZONING BOARD MEETING MINUTES

Regular Meeting 7:00 p.m. Thursday, May 19, 2022

Members Present: Chairman Jim Lonergan, Kurt Wolf, Faye Golombeski

Members Absent:

Also Present: Kevin Jacobson, Darla Carter, Tony Lindahl

1. **Call to Order:** The Morristown Zoning Board regular meeting was called to order at 7:00 p.m. by Lonergan on Thursday, May 19, 2022, in the Council Chambers in City Hall, at 402 Division Street S., Morristown, MN 55052.
2. **Additions/Corrections to Agenda:**
 - Addition: Requests to be heard B: Darla Carter, 302 Division Street N., building permit application for new construction garage
 - Addition: Requests to be heard C: Joe Mass Custom Homes, 412 Thruen Street., new construction building permit application
3. **Additions/Corrections of Meeting Minutes:** Motioned by Golombeski, seconded by Wolf and was carried unanimously to approve the April 21, 2022 Zoning Board Meeting Minutes.
4. **Report Council Action Taken at Last Meeting:**
 - A. Ordinance 2022-3 Amending Sections of the Zoning Code Related to Agricultural Zoned Properties - Motioned by Flaten, seconded by Golombeski, to approve. Mark Morris raised concerns regarding the ordinance change. Council discussed removing the height changes in the ordinance. Motion withdrawn. Council requested that a new draft be created for the next council meeting.
 - B. 304 Division Street N. Excess Vehicles – The residents of 304 Division Street N. were in attendance and described that the 4 vehicle maximum is a hardship for their family situation. They have removed some vehicles and will continue to do so. Council recommended they attend the next Zoning Meeting on 4/21/22 for their recommendation and in the meantime, they should continue to remove vehicles.
 - C. Ordinance 2022-4 Dog License Term Dates - Motioned by Flaten, seconded by Golombeski, and was carried unanimously to approve with license term dates from June 1- May 31.
5. **Requests to be Heard:**
 - A. McCall Welke/Dean Mulder, Our Homes South, 24 Bloomer Street E., Deck/Ramp Permit - Our Homes South is looking to put a new detached deck and wheelchair ramp at 24 Bloomer Street East. Required front yard setback is 20 feet. Setback exceptions allow uncovered stairs and necessary landings along with uncovered decks to project into setback area at a distance not to exceed 4 feet. Per the plans submitted, the proposed deck/ramp will project more than 4 feet into the setback thus a variance will need to be considered. Motioned by Wolf, seconded by Golombeski and was carried unanimously to schedule a public hearing at the City Council Meeting on June 6, 2022 for the proposed variance with the condition that the owner submit a formal variance application along with the \$250 public hearing fee.
 - B. Darla Carter, 302 Division Street N., building permit application for new construction garage 302 Division Street N. – at the last meeting the zoning board approved a garage permit with a new access drive with the condition that the current access drive be removed as only one access is allowed. Darla submitted new plans with the new garage located to the east of the house and

using the current access point. Motioned by Golombeski, seconded by Wolf and was carried unanimously to approve the updated site plan for the new construction garage permit application that was approved at the 4/21/22 Zoning Board meeting.

- C. Joe Mass Custom Homes/Ross and Rene Olson, 412 Thruen Street., new construction building permit application - Motioned by Wolf, seconded by Golombeski and was carried unanimously to approve the new construction home permit application with the condition that the front yard setback of 20 feet or more be met and shown on the site plan.

A. **Old/Unfinished Business:**

- A. Zoning Administrator Position – Kevin Jacobson was in attendance and expressed interest in the Zoning Administrator Position. Motioned by Golombeski, seconded by Wolf and was carried unanimously to recommend Kevin Jacobson for the Zoning Administrator position contingent upon Kevin filling out an employment application.

B. **New Business:**

- A. Resignation of Tyler Velzke effective 5/16/22 – Motioned by Golombeski, seconded by Wolf and was carried unanimously to post for a Zoning Board Member position.
- B. 152.035(F) related to Exterior Building Materials – the board agreed that an ordinance change is not necessary but that the board be more cognizant about the building materials when approving permits.

C. **Zoning Administrator’s Report:** None

N/A

Permits Issued:

2022-4	Brandon Richter	410 Franklin Street W.	Re-Roof house and garage
2022-5	Jake & Katie Roepke	508 Sidney Street W.	Re-Roof house and garage

Permits Closed:

2022-4	Brandon Richter	410 Franklin Street W.	Re-Roof house and garage

D. **Board Discussion and Concerns:** None

- E. **Adjournment:** Motioned by Wolf, seconded by Golombeski, and was carried unanimously to adjourn at 8:24 p.m.

- F. **Next Regular Meeting:** Thursday, June 16, 2022 at 7:00 p.m.

Lisa Duban
City Clerk/Treasurer

City of Morristown

IN SOUTHERN MINNESOTA LAKES REGION

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MORRISTOWN ZONING BOARD MEETING MINUTES

Regular Meeting 7:00 p.m. Thursday, June 16, 2022

Members Present: Jim Lonergan, Kurt Wolf, Faye Golombeski, Zoning Administrator Kevin Jacobson
Others Present: Lisa Duban

- 1. Call to Order:** The Morristown Zoning Board regular meeting was called to order at 7:39 p.m. by Lonergan on Thursday, June 16, 2022, in the Council Chambers in City Hall, at 402 Division Street S., Morristown, MN 55052.
- 2. Additions/Corrections to Agenda:**
-Addition: New Business Item B - Review Zoning Board Membership Flyer
Motioned by Wolf, seconded by Golombeski and was carried unanimously to approve the Agenda with one addition.
- 3. Additions/Corrections of Meeting Minutes:** Motioned by Golombeski, seconded by Wolf and was carried unanimously to approve the May 19, 2022 Zoning Board Meeting Minutes.
- 4. Report Council Action Taken at Last Meeting:**
- 5. Requests to be Heard:** None
- 6. Old/Unfinished Business:**
 - A. Zoning Administrator Position – Kevin Jacobson Approved on 6/6/22
 - B. Zoning Board Members – no interest
- 7. New Business:**
 - A. Review steps in Permit process – the board reviewed and agreed
 - B. Review Zoning Board Membership Flyer – board reviewed and approved to post
- 8. Zoning Administrator's Report:**

Permits Issued:

2022-6	Ross Olson/Maas Custom	412 Thruen Street W.	New home construction
2022-7	Darla Carter	302 Division Street N.	New construction garage
2022-8	Darla Carter	302 Division Street N.	Demolish existing garage
2022-9	Brandon Richter	410 W. Franklin Street	Install 10' x 16' shed

Permits Closed:

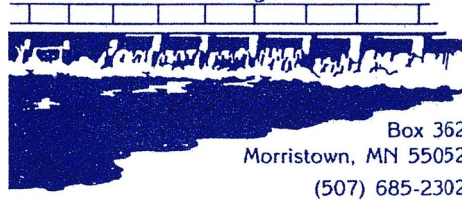
2022-2	Mobile Home Solutions	Mobile Home Park	Mobile home install
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- 9. Board Discussion and Concerns:** The board requested that a section be added under the Zoning Administrator's Report for open permits.
- 10. Adjournment:** Motioned by Golombeski, seconded by Wolf, and was carried unanimously to adjourn at 8:15 p.m.
- 11. Next Regular Meeting:** Thursday, July 21, 2022 at 7:00 p.m.

Lisa Duban
City Clerk/Treasurer

City of Morristown

IN SOUTHERN MINNESOTA LAKES REGION

Best Little Town By A "Dam Site"



Box 362
Morristown, MN 55052
(507) 685-2302

MORRISTOWN ZONING BOARD MEETING MINUTES

Regular Meeting 7:00 p.m. Thursday, July 21, 2022

Members Present:

Others Present:

1. **Call to Order:**
2. **Additions/Corrections to Agenda:**
3. **Additions/Corrections of Meeting Minutes:**
4. **Report Council Action Taken at Last Meeting:**
5. **Requests to be Heard:** None
6. **Old/Unfinished Business:**
7. **New Business:**
8. **Zoning Administrator's Report:**
9. **Board Discussion and Concerns:**
10. **Adjournment:**
11. **Next Regular Meeting:**

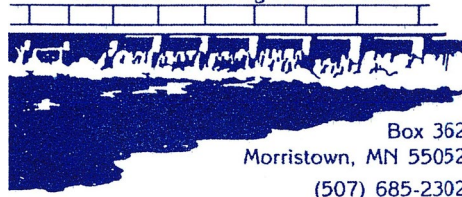
Meeting cancelled as no access to building

Lisa Duban
City Clerk/Treasurer

City of Morristown

IN SOUTHERN MINNESOTA LAKES REGION

Best Little Town By A "Dam Site"



Box 362
Morristown, MN 55052

(507) 685-2302

MORRISTOWN ZONING BOARD MEETING MINUTES Regular Meeting 7:00 p.m. Thursday, August 18, 2022

Members Present: Jim Lonergan, Kurt Wolf, Faye Golombeski, Zoning Administrator Kevin Jacobson

Others Present:

- 1. Call to Order:** The Morristown Zoning Board regular meeting was called to order at 7:00 p.m. by Lonergan on Thursday, August 18, 2022, in the Council Chambers in City Hall, at 402 Division Street S., Morristown, MN 55052.
- 2. Additions/Corrections to Agenda:** None
Motioned by Golombeski, seconded by Wolf and was carried unanimously to approve the Agenda.
- 3. Additions/Corrections of Meeting Minutes:** Skipped, because no July meeting.
- 4. Report Council Action Taken at Last Meeting:** None
- 5. Requests to be Heard:** None
- 6. Old/Unfinished Business:**
 - a. Standard zoning codes for regularly pulled permits – No discussion
- 7. New Business:** None
- 8. Zoning Administrator's Report:**

PERMIT #	OWNER'S NAME	ADDRESS	PROJECT
PERMITS ISSUED:			
2022-10	Justin Conway/Johnson Reiland Builders	24797 Holland Ave	Re-roof house
2022-11	Scott & Marnie Elmer	203 Main Street W.	Fence
2022-12	Steve & Faye Golombeski	203 4th Street SE	Install 8' x 10' Deck
2022-13	Leanna Adams	101 4th Street SW	Fence
2022-15	Dylan Brody	200 Franklin St W	Siding
PERMITS OPEN:			
2022-5	Jake & Katie Roepke	508 Sidney Street W.	Re-Roof house & garage
2022-6	Ross & Rene Olson/Maas Custom Homes	412 Thruen Street W.	New home construction
2022-7	Darla Carter	302 Division Street N.	New Construction Garage
2022-8	Darla Carter	302 Division Street N.	Demolish old garage after new garage is erected
2022-9	Brandon Richter	410 W. Franklin Street	Install 10' x 16' Shed
2022-14	David & Denise Thom	307 Division St S	8'x10' shed
PERMITS CLOSED:			
2022-4	Brandon Richter	410 Franklin St W	Re-roof house & garage
	Michael Bohner	202 Washington S	8' x 10' shed

Jacobson said that he's all caught up and only waiting on one to pay.

- 9. Board Discussion and Concerns** – No concerns

- 10. Adjournment:**

Motioned by Wolf, seconded by Golombeski, and was carried unanimously to adjourn at 8:15 p.m.

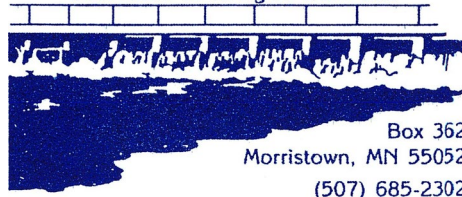
11. **Next Regular Meeting:** Thursday, August 18, 2022 at 7:25 p.m.

Ellen Judd
City Administrator

City of Morristown

IN SOUTHERN MINNESOTA LAKES REGION

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Box 362
Morristown, MN 55052

(507) 685-2302

MORRISTOWN ZONING BOARD MEETING MINUTES Regular Meeting 7:00 p.m. Thursday, September 15, 2022

Members Present: Jim Lonergan, Kurt Wolf, Faye Golombeski, Zoning Administrator Kevin Jacobson
Others Present: Mike O'Rourke, McCall Welke, Dean Mulder, Tammy Mulder, James Jensson, Ellen Judd (City Administrator) and Connie Medeiros (City Clerk)

1. **Call to Order:** The Morristown Zoning Board regular meeting was called to order at 7:15 p.m. by Lonergan on Thursday, September 15, 2022, in the Council Chambers in City Hall, at 402 Division Street S., Morristown, MN 55052.
2. **Additions/Corrections to Agenda:**
Motioned by Golombeski, seconded by Wolf and was carried unanimously to add Park Facility Building to the agenda under New Business, 7A.
3. **Additions/Corrections of Meeting Minutes:** Lonergan noted that the minutes from the August 18th meeting stated that the next meeting was on August 18th at 7:25 pm. The minutes should have indicated that the next meeting was on September 18th, at 7:00 pm. Motion by Wolf, seconded by Golombeski and was carried unanimously to approve the meeting minutes from June and August, with the correction noted above.
4. **Report Council Action Taken at Last Meeting:** None
5. **Requests to be Heard:** None
6. **Old/Unfinished Business:** No discussion
7. **New Business:**
 - a. Our Homes South, Inc. at 24 E. Bloomer Street were present requesting a variance to reduce the front yard setback to 16.1' and 18.1' from the current 20' to accommodate replacing the wheelchair access ramp to the front door. Presented with detailed plans. As it is now it is difficult for ambulance stretchers to maneuver in and out of the premises. It is not currently ADA compliant. Letters will be sent to properties within 350' of premises prior to the next Council Meeting. If no protest is recorded and Mayor/Council members have no issue, then variance will be issued and Our Homes South, Inc. may apply for zoning permit. Motion by Wolf, seconded by Golombeski and was carried unanimously to approve the variance.
 - b. Mike O'Rourke presented a plan for new park bathrooms at Centennial Park. He explained that money has been donated to redo the bathrooms on existing footprint. Zoning board discussed ribbed steel siding - committee has no problem with it. Motion by Golombeski, seconded by Wolf and was carried unanimously to approve the plan.
8. **Zoning Administrator's Report:**

PERMIT #	OWNER'S NAME	ADDRESS	PROJECT
PERMITS ISSUED:			
2022-10	Justin Conway/Johnson Reiland Builders	24797 Holland Ave	Re-roof house
2022-11	Scott & Marnie Elmer	203 Main Street W.	Fence
2022-12	Steve & Faye Golombeski	203 4th Street SE	Install 8' x 10' Deck
2022-13	Leanna Adams	101 4th Street SW	Fence
2022-15	Dylan Brody	200 Franklin St W	Siding

PERMITS OPEN:			
2022-5	Jake & Katie Roepke	508 Sidney Street W.	Re-Roof house & garage
2022-6	Ross & Rene Olson/Maas Custom Homes	412 Thruen Street W.	New home construction
2022-7	Darla Carter	302 Division Street N.	New Construction Garage
2022-8	Darla Carter	302 Division Street N.	Demolish old garage after new garage is erected
2022-9	Brandon Richter	410 W. Franklin Street	Install 10' x 16' Shed
2022-14	David & Denise Thom	307 Division St S	8'x10' shed
PERMITS CLOSED:			
2022-4	Brandon Richter	410 Franklin St W	Re-roof house & garage
	Michael Bohner	202 Washington S	8' x 10' shed

9. **Board Discussion and Concerns** – The residents raised concern about the Ackerman place on Franklin St. They noted that the resident is in assisted living, and the property is not being taken care of.
10. **Adjournment:**
 Motioned by Wolf, seconded by Golombeski, and was carried unanimously to adjourn at 8:15 p.m.
11. **Next Regular Meeting:** Thursday, October 20, 2022, at 7:00 p.m.

Connie Medeiros

Connie Medeiros
 City Clerk/Treasurer