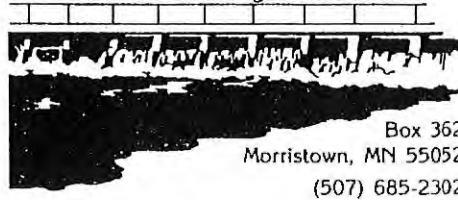


# City of Morristown

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, 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 2<sup>nd</sup> 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 <sup>rd</sup> 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.



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Lisa Duban  
City Clerk/Treasurer