

**CITY OF MADISON LAKE
PLANNING COMMISSION MINUTES
June 27, 2011**

ROLL CALL:

Upon roll call the following members were present: Clell Hemphill, Ann Austad, Rick Anderson, Mike Klassen, and Ron Voth

Members Absent: Annette McBeth

Staff Present: City Administrator Kelly Steele

Others Present: None

CALL TO ORDER:

Chair Klassen called the meeting to order at 7:02 p.m.

CONSENT AGENDA:

A Motion by Voth, seconded by Austad, to approve the June 27, 2011, agenda and the April 25, 2011, regular meeting minutes.

Roll Call- Ayes: Hemphill, Austad, Anderson, Klassen, and Voth
 Nays: None
 Motion Carried

Public Open Forum

No comments.

Old Business:

5A) Zoning Ordinance Revisions

The Commissioners discussed placement of fish houses. Commissioners will be reviewing zoning chapters, starting with chapter 22 during the July meeting. Ms. Austad will insure the correct layout is used based upon the sample ordinance previously selected. *Postpone Definitely.*

5B) Comprehensive Trail Plan

The Commissioners discussed the feasibility of incorporating the Sakatah Trail into the Main Street project. Commissioners expressed concern that a trail would reduce parking along Main Street. *Postpone Definitely.*

5C) Wireless Telecommunication Towers and Antennas

Discussed zoning of government owned property. Anywhere in the selected district a telecommunication tower would fit, it could be installed.

A Motion by Anderson, seconded by Austad to proceed with the public hearing process to adopt the ordinance as presented.

Roll Call- Ayes: Hemphill, Austad, Anderson, Klassen, and Voth
 Nays: None
 Motion Carried

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New Business:

6A) Fencing Ordinance Review

The Council asked the Commission to review the fencing setback requirement of three feet. The three foot requirement was established to allow fence maintenance and to prevent issues of a property not being surveyed. Placing a fence closer to the property line can be permitted with written approval of the abutting property owner. The Commission discussed the possibility of determining a way to make it more advantageous to the abutting property owner to approve a reduction of the three foot setback. The Commission discussed two properties need to screen their garbage dumpsters. *No Action Taken.*

6B) Nuisance Ordinance Review

The nuisance ordinance is not a land use ordinance, but some of the nuisance type concerns identified in the zoning ordinance maybe addressed in the nuisance ordinance. As the zoning ordinance review progresses, the nuisance ordinance will be reviewed. *No Action Taken.*

6C) Municipal Variance Authority Restored

The term undue hardship has been changed to practical difficulties. It is up to the property owner to prove practical difficulties. The burden of proof lies with the property owner. The change puts cities on the same footing as counties. As the zoning ordinance is reviewed, this ordinance will also have to be reviewed and updated. *No Action Taken.*

ADJOURN:

A Motion to adjourn at 8:45p.m. was made by Austad, seconded by Anderson.

Roll Call- Ayes: Hemphill, Austad, Anderson, Klassen, and Voth
 Nays: None
 Motion Carried

Attest:

Kelly Steele, City Administrator-Clerk