



## Minutes

### Madison Lake Planning Commission

Monday, February 27, 2017 at 7:00 PM

Madison Lake Community Room

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#### 1) Call Meeting to Order at 7:03pm

#### 2) Roll Call

- a) **Greg Rosenow absent**

#### 3) Consent Agenda

*Note: All items listed under the Consent Agenda are considered routine or non-controversial and will be approved with one motion. If a Council Member wishes to discuss any of these items, they may ask that the item be removed from the Consent Agenda.*

- a) Approval of Agenda **Motion to approve consent agenda by Anderson/McBeth: Unanimous**

#### 4) Open Public Comments

*NOTE: Those wishing to speak must state their name and address for the record. Please limit comments to five minutes for person.*

**No one from the public present wishing to speak.**

#### 5) Public Hearings

- a) **None at this meeting**

#### 6) Unfinished Business

- a) Update on Zoning Ordinance Codification/Comp Plan – Report from City Administrator
  - i) **Rich Almich met with the City Administrator and will be coordinating time to come to a future Planning Commission Meeting with Alex Jermeland to discuss the Zoning Ordinance update and the Comprehensive Plan.**
- b) Rental Licensing Discussion – Draft Ordinance
  - i) **City Administrator reviewed draft rental regulation ordinance with Planning Commission.**
    - (1) **Discussion highlighted the draft ordinance, and wanted to make sure that there was some kind of strike system for problem rental properties which would put them on annual inspections as opposed to the draft ordinance's three year inspection period in order to reduce problem property issues and assist them in becoming compliant properties.**
    - (2) **Discussion about Crime Free Multi Housing program tied to rental ordinance. Designed to help landlords, tenants, and the city keep criminal elements out of the city by terminating leasing agreements forcing criminal tenants to leave, and also conduct background checks on tenants/landlords to enhance element of safety and sense of security in partnership. Training offered and tied to rental licensing.**
    - (3) **Discussion gravitated towards distinctions in rental property to home owned property in that it seems there are more teeth for compliance addressing rental property than there are for single family owned homes. Staff addressed that this ordinance is designed solely for rental properties. Properties that are not rental properties would still adhere to public nuisance violations and subsequent building inspections when selling property.**
    - (4) **Planning Commission asked about Contract for Deed properties. Staff advised Planning Commission that the City would check more into Contract for Deed, however felt that because it is designed as a means for transfership of a deed and thus a home sell it is not really a rental property at that point.**

**(5) Planning Commission wanted to make sure rental property subsidiaed by the County would be subject to this rental regulation ordinance, staff advised that yes they would be as this ordinance would govern rental licenses and a property requiring a rental license would be subject to this ordinance.**

**7) New Business**

**8) Staff Reports**

**9) Commissioner Reports**

- a) **Rick Anderson – Nuisance property with three cars sitting in lot on Oak.**
- b) **Mark Hayes – checking if someone is living in an icehouse. Saw lights on at night time with icehouse in yard. What’s the plan with Nuthatch, paving?**

**10) Meeting Adjourned at 8:10pm – motion by Sanders, seconded by Hayes. Unanimous.**