



Meeting Agenda
City of Mora Planning Commission
Monday, May 16, 2022
5:30 PM Mora City Hall

Mora City Hall
101 Lake Street S
Mora, MN 55051
Kanabec County,
Minnesota

City of Mora Code of Ordinances, Chapter 32: The role of the Planning Commission is to serve the City Council in an advisory capacity on matters relating to citizen requests for action, zoning changes and review, Comprehensive Plan reviews, capital improvement reviews, and other actions as deemed necessary to carry out the functions of a pro-active Planning Commission.

1. Call to Order

2. Roll Call:

Jake Mathison
Sheldon Shepard
Sara Treiber
Lance Strande
VACANT

3. Adopt Agenda *(No item of business shall be considered unless it appears on the agenda for the meeting. Board members may add items to the agenda prior to adoption of the agenda.)*

4. Approval of Minutes

- a. Approval of Minutes from May 9, 2022

5. Open Forum

6. Old Business: none

7. New Business

- a. Ordinance 486: Recommend Council Approve

8. Verbal Reports *(In addition to the items listed below, each board and staff member will be given the opportunity to share information.)*

9. Adjournment

The next regular meeting is scheduled for **Monday, June 13, 2022** at 5:30 PM.

**City of Mora Planning Commission
Minutes
May 9, 2022 – 5:30 pm
Mora City Hall**

Mathison called the meeting to order at 5:30 pm. Attendance was taken by roll call. Members Present: Jake Mathison, Sheldon Shepard and Lance Strande
Members Absent: Sara Treiber

Staff in Attendance: Caleb Christenson, Glenn Anderson

Adopt Agenda

Motion made by Shepard to adopt the agenda of the May 9, 2022 Planning Commission Meeting as presented; seconded by Strande and carried unanimously.

Approval of Minutes

Motion made by Shepard to approve the minutes of the April 11, 2022 Planning Commission Meeting as presented; seconded by Strande and carried unanimously.

Mathison closed the May 9, 2022 meeting for the public hearing at 5:35 pm.

Public Hearings:

a. Variance: 301 Grove St S – Applicant: Zach Smith/Yellow Lab Properties LLC Property Owner: East Central Habitat for Humanity Yellow Lab Properties is requesting to build a single family dwelling of approx. 800- 1000 sq. ft. on a non-conforming lot (75 ft. frontage), but will meet all other building and zoning codes.

b. Ordinance 486 Amending Title XV Land Usage, Chapter 150 Zoning Related to Land Use Regulations in R-1 and R-3 Districts

No one attended the public hearing and no one sent in any comments prior to the hearing.

Mathison closed the public hearing at 5:36 pm and reopened the regular meeting of the Planning Commission.

Open Forum: No comments

Old Business: None

New Business

a. Resolution PC2022-0501 Variance: 601 Central Ave W –Applicant: Zach Smith/Yellow Lab Properties, LLC and Owner: East Central Habitat for Humanity

**City of Mora Planning Commission
Minutes
May 9, 2022 – 5:30 pm
Mora City Hall**

The commissioners reviewed Smith’s request to build a home on a seventy-five (75) foot street front lot and motion was made by Shepard to recommend city council approve Resolution PC2022-0501 Variance: 601 Central Ave W – applicant Zach Smith/Yellow Lab Properties LLC and owner: East Central Habitat for Humanity; seconded by Strande and carried unanimously.

b. Ordinance 486: Recommend Council Approve

The commissioners reviewed staff’s request to reduce the required street frontage and eliminate the garage requirement to build single and two family homes. After discussion about the garages, Strande motioned to table Ordinance 486; and seconded by Shepard and carried unanimously.

c. Ordinance 487: Review, if approved hold public hearing at June meeting and advance to council in June

The Commissioners reviewed Ordinance 487 and *motion was made by Strande to set the public hearing for June 6, 2022*; seconded by Shepard and carried unanimously.

Verbal Reports

Nothing was shared

Adjournment

Motion made by Strande to adjourn the April 11, 2022 meeting of the City of Mora Planning Commission; seconded by Mathison and carried unanimously. Meeting adjourned at 6:10 pm.

The next special meeting is scheduled for **Monday, May 16, 2022** at 5:30 PM.

Minutes prepared and submitted by Caleb Christenson

Commission Chair

Attest: _____
City of Mora Staff



MEMORANDUM

Date 5/19/22
To Planning Commission
From Caleb Christenson, Building Official
RE: Ordinance Amendment 486

SUMMARY

At the April 11, 2022 Planning Commission meeting, this committee directed staff to get a final draft of the amendments to Ordinance 150 for changes to the frontage and garage requirement ready for council approval. This ordinance was sent to the City Attorney who prepared it in proper format and is now ready for public hearing and Planning Commission recommendation for Council approval

BACKGROUND INFORMATION

The Community Development Director and Building Official have been contacted by developers interested in putting in housing on non-conforming lots around the City. Minnesota is in the throes of a housing shortage so it is time to consider options to get houses built. PC discussed the changes at the April 11 meeting. Zoning, building, and utilities see no issue with reducing the frontage for building from 80 ft. to 50 ft. on single family lots and from 140 ft., to 50 ft. per unit on two family dwelling with a zero lot line in R-1 and R-3 districts. The amendment also allow a utility shed in place of a garage on five thousand (5,000) square foot lots to help meet impermeable surface standards. Many parts of the City have smaller frontage lots, 50 and 75 ft., so this will again make these lots, some of which are vacant, available for housing projects. Additionally, when the Fox Run Addition was approved, some lots were allowed to only have 60 ft. of frontage, but existing 50 and 75 ft. lots are considered unbuildable. Ordinance 486 amends the requirement and makes the frontage requirement more uniform for all parts of the City.

OPTIONS & IMPACTS

This is a positive change as it will allow more single family and two family homes to be built in the City and backfill lots where houses used to be, but are now considered too small. All houses will still meet impermeable surface, building regulations, and zoning codes. It will allow builders to purchase smaller, cheaper individual lots around the City so they can construct more affordable homes to help alleviate the housing shortage.

RECOMMENDATIONS

Staff recommends the Planning Commission recommend to City Council to Adopt Ordinance 486 an Ordinance Amending Title XV Land Usage, Chapter 150 Zoning, Related to Land Use Regulations in R-1 and R-3 Districts.

Attachments: Final draft of Ordinance 486

ORDINANCE NO. 486

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORA, MINNESOTA,
AMENDING TITLE XV LAND USAGE, CHAPTER 150 ZONING, RELATED TO
LAND USE REGULATIONS IN R-1 AND R-3 DISTRICTS**

THE CITY COUNCIL OF MORA, KANABEC COUNTY, MINNESOTA ORDAINS:

Section 1. That Title XV Land Usage, Chapter 150 Zoning Code, Section 150.060 (G) is amended by adding the underlined language and deleting the strikethrough language as follows:

(G) Every new single-family dwelling must construct a garage with a minimum size of two hundred forty (240) square feet. Every new two-family dwelling must construct one (1) or two (2) garages with a total minimum size of four hundred eighty (480) square feet. . New single family dwellings constructed on five thousand (5,000) square foot lots may construct a utility shed with a minimum size of one hundred forty four (144) square feet in place of the garage. The garage(s) or utility shed must be constructed before a final certificate of occupancy will be granted.

Section 2. That Title XV Land Usage, Chapter 150 Zoning Code, Section 150.065(C) is amended by adding the underlined language and deleting the strikethrough language as follows:

(C) *Area, frontage, and yard requirements.* The following requirements shall be the minimum permitted in this district:

<i>Area (ft.)</i>	<i>Frontage (ft.)</i>	<i>Height (ft.)</i>	<i>Front Yard Setback (ft.)</i>	<i>Side Yard Setback (ft.)</i>	<i>Rear Yard Setback (ft.)</i>
Single family dwelling lots with public sewer:					
10,000 <u>5,000</u>	80 <u>50</u>	30 or 2½ stories, whichever is lesser	30	8	30
Two-family dwelling lots with public sewer:					
12,500	100	30 or 2½ stories, whichever is lesser	30	8	30
Single family dwelling lots without public sewer and water if allowed:					
1 acre	150	30 or 2½ stories, whichever is lesser	30	8	30
Dwellings with zero lot lines with public sewer:					
8,750 <u>5,000</u>	70 <u>50 per unit</u>	30 or 2½ stories, whichever is lesser	30	8	30
Utility/storage structures: see § 150.011					
		15 or 2 stories, whichever is lesser		5	10
Detached garages: see § 150.011					

				5	10
See subdivision § 153.057 for corner lot widths.					

Section 3. That Title XV Land Usage, Chapter 150 Zoning Code, Section 150.090 (G) is amended by adding the underlined language and deleting the strikethrough language as follows:

(G) Every new single-family dwelling must construct a garage with a minimum size of two hundred forty (240) square feet. Every new two-family dwelling must construct one (1) or two (2) garages with a total minimum size of four hundred eighty (480) square feet. New single family dwellings constructed on five thousand (5,000) square foot lots may construct a utility shed with a minimum size of one hundred forty four (144) square feet in place of the garage. The garage(s) or utility shed must be constructed before a final certificate of occupancy will be granted.

Section 4. That Title XV Land Usage, Chapter 150 Zoning Code, Section 150.095(B) is amended by adding the underlined language and deleting the strikethrough language as follows:

(B) Area, frontage, and yard requirements. The following requirements shall be the minimum permitted in this district:

<i>Area (sq. ft.)</i>	<i>Area Per Unit (sq. ft.)</i>	<i>Frontage (ft.)</i>	<i>Height (ft.)</i>	<i>Front Yard Setback (ft.)</i>	<i>Side Yard Setback (ft.)</i>	<i>Rear Yard Setback (ft.)</i>	<i>Depth (ft.)</i>
Single family dwelling lots:							
10,000 <u>5,000</u>	10,000 5,000	80 <u>50</u>	35 or 3 stories, whichever is lesser	30	8	20	125
Two-family dwelling lots:							
12,500	6,250	100	35 or 3 stories, whichever is lesser	30	8	20	125
Two-family dwelling lots with zero lot lines:							
17,500 <u>10,000</u>	8,750 5,000	140 <u>50 per unit</u>	35 or 3 stories, whichever is lesser	30	8	20	125
Multiple family dwellings:							
As required below	100		35 or 3 stories, whichever is lesser	20	10	20	

Utility/storage structures: see § 150.011							
			20		5	10	
Detached garages: see § 150.011							
			20		5	10	

Section 2. Summary Publication. At least four-fifths of the City Council’s members direct the City Clerk to publish only the title and a summary of this ordinance as follows:

“AN ORDINANCE ADOPTING A TEXT AMENDMENT TO CITY OF MORA CODE OF ORDINANCES, THAT TITLE XV LAND USAGE, CHAPTER 150 ZONING CODE SECTION RELATING TO DISTRICTS R-1 AND R-3 PERTAINING TO MANDATORY GARAGES AND LOT FRONTAGES. It is the intent and effect of this Ordinance to no longer require garages and to reduce the frontage needed to have a buildable lot.”

A printed copy of the ordinance is available for inspection by any person during regular office hours at City Hall.

Section 3. This ordinance becomes effective from and after its passage and publication.

The foregoing ordinance was introduced and moved adoption by Council Member _____ and seconded by Council Member _____.

- Voting for ordinance
- Voting against the ordinance
- Abstained from voting
- Absent

Motion carried and ordinance adopted this _____ day of _____, 2022.

Alan Skramstad, Mayor

Attest:

Glenn Anderson, City Administrator