

**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

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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*

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Commission Chair

Attest: \_\_\_\_\_  
City of Mora Staff