CITY OF MONTELLO

PLAN COMMISSION MEETING

Tuesday, March 15, 2022

Meeting called to order at 6:30pm

Members present: Thorne Wittstruck, Gary Doudna, Ron Knutson, Ken Streich, Jim Houdek

Absent: John Hoffman

Others Present: Chuck & Mary Bornhoeft, Tom Freitag, Jim Slattery, Sam Burnoski, Christian Burnoski, ?, Mike Kohnke, Roy Balli, Margaret Smith, Michael Smith, Donna Fisher, Clarita Konrath, Susan Boyle, Bob Boyle.

Public Hearing on re-zone request from R-1 to B-2 from Sam Burnoski for property located at 280 Lake Avenue, to be used as a short term vacation rental.

Public Hearing opened at 6:33pm – Sam Burnoski introduced himself, reported the work that has been done on the property, and the work that is yet to be completed. He stated it would be rented through venues such as AirBNB and Vrbo, which does screening of applicants. He will also have rules for renters. Neighbors questioned his experience with this type of property, how he would keep his renters from trespassing on neighbors properties. After much discussion, Burnoski agreed to work with the neighbors, should the zoning change be approved, to work out any conditions that could be placed on his pending Conditional Use Permit. Public hearing closed at 6:55pm.

Motion to approve zoning change from R-1 to B-2 by Knutson, second by Houdek, 4 ayes, Doudna: nay Motion carried 4 to 1.

Public Hearing on Conditional Use request from Sam Burnoski for property located at 106 Central Avenue for continued use as an eight unit motel. Public Hearing opened at 7:00PM – Neighbors asked about lack of onsite management. Burnoski explained customers vetted through the rental companies, keypad locks are set when rented to open at certain times and then re-set after check-out. Burnoski stated he would get a resident agent within 25 minutes of the property. Public Hearing closed at 7:15pm.

Motion by Houdek, second by Doudna, to approve Conditional Use Permit with the following conditions:

Plan Commission review permit in one year to see if there have been any issues.

Owner contracts a Resident Agent within 25 minutes of the property.

Owner registers business with the City and provide Resident Agent contact information.

Owner provide adjacent property owners with Resident Agent 24 hour contact information. All ayes, motion carried unanimously.

Motion by Streich, second by Knutson to adjourn at 7:25pm.

Minutes by Houdek.