CITY OF MONTELLO

PLAN COMMISSION

Tuesday, April 26, 2022

Meeting called to order at 6:30pm

Members Present: Ken Streich, Ron Knutson, Barb Jordan, Thorne Wittstruck, Jim Houdek. Gary Doudna excused.

Others Present: Amelia & Michael Schuster, Mary & Chuck Bornhoeft, Margaret & Michael Smith, Frank Burnoski, Sam Burnoski, Craig & Bethany Ibeling, Bill & Carol Faulkner, Mike Kohnke.

Conditional Use Request from Sam Burnoski for 280 Lake Ave to be used as a Tourist Rooming House. Public hearing opened at 6:33pm. Burnoski made presentation regarding rules for renters, updates made to the property, and the neighbors he has spoke with. Neighbor from across the street appreciated trees and bushes being removed to improve their view of the lake. Public Hearing closed at 6:48pm. Motion by Houdek, second by Streich, to approve Conditional Use Permit with the following conditions: Commission to review in one year, Burnoski to erect fence on east side of property, per the neighbor’s request, and provide City and adjoining property owners 24 hour contact information for his agent, who must reside within 25 minutes of the property. Motion carried unanimously.

Conditional Use Request from Craig & Bethany Ibeling to keep permitted number of hens in their backyard. Public Hearing opened at 6:55pm. Bethany Ibeling read “6 myths about chickens” to committee. Neighbors Michael & Amelia Schuster spoke in favor of allowing the chickens. No neighbors present opposed to the chickens. Zoning standards regarding chickens read aloud by Houdek. Public Hearing closed at 7:05pm. Motion by Streich, second by Jordan, to approve Conditional Use Request. Motion carried unanimously.

Re-Zone request from Mary Bornhoeft for property located at 35 Cottage Court, for house to be built and used as a Tourist Rooming House. Public Hearing opened at 7:10pm. Mary Bornhoeft detailed her plan for a modular home, with landscaping, driveway, etc. 2 bedroom unit. Carol Faulkner questioned committee if there is a limit in the zoning code as to how many of these are allowed in the City, and if they pay room tax. Public Hearing closed at 7:20pm. Motion by Jordan, second by Streich to re-zone 35 Cottage Court from R-1 to B-2 Zoning. Motion carried unanimously.

Motion by Jordan, second by Knutson to adjourn. Meeting adjourned at 7:25pm.

Minutes by Houdek