CITY OF MONTELLO

PLAN COMMISSION

TUESDAY, AUGUST 16, 2022

Meeting called to order at 6:30 pm

Members present: Barb Jordan, Thorne Wittstruck, Ken Streich, Ron Knutson, Jim Houdek. Gary Doudna arrived at 6:40 pm.

Others present: Mike Kohnke, Brian & Marla Madsen, Kerry & Jenell Mann, Bill Faulkner, Patty Fritsche, Charles & Deb Burton, Christina Schraufnagle, Amber & Frank Krejsa, Mike & LuRae Monday, Brian & Patty Pranke

Public Hearing opened on Re-zone request from Dovile Kandzezauskaite for property located at 180 Carriage Road, for use as a short term rental. Applicant was not in attendance, though he did provide a phone number earlier, if he needed to be contacted. Committee received an email from neighbor Jim Young, opposing the re-zone (copy attached to file). Numerous neighbors in attendance spoke in opposition to the re-zone citing the number of children and grandchildren in an area with narrow, poorly lit roads. Speakers questioned the septic capability due to the proximity of the lake, as well as the maximum number of guests, vehicles, has it passed the Health Department inspection, who is the local resident agent for the property, if purchased as a second property does your mortgage allow rental?

Public Hearing closed at 6:40pm. Motion by Jordan, second by Streich to deny re-zone. Motion carried unanimously.

Public Hearing opened on Re-zone request from Amber & Frank Krejsa for property located at 191 West Water Street, to be used as a short term rental property. Committee received an email from Walter & Rhonda Werner, opposing the re-zone. (Copy on file). Applicants stated home had 1 bedroom and a loft. Applicants were questioned if they had been renting it as a short term rental already, and they replied they had rented it twice before they were aware of the process. Neighbors spoke in opposition to the re-zone citing the shared access’s and easements on the property, and a history of guests of applicants trespassing into areas that were not allowed. Neighbors spoke of the importance of leaving the shared driveway open, and questioned if guests would be aware of this, and follow it. Neighbors said they had tried to walk the property with the applicants to show shared areas, and private property but applicants haven’t had the time to do this. Committee questioned applicants on who the resident agent was. They stated they would have one but did not share name or location of agent. Property owners who share ownership and/or access to the shared access easements stated they would then have to purchase commercial liability insurance for these areas, adding an expense for someone else to profit from.

Public Hearing closed at 6:54pm.

Motion by Houdek, second by Jordan, to deny re-zone request. Motion carried unanimously.

Public Hearing opened at 6:55pm for Conditional Use renewal for Montello Theater, as a result of new ownership. Kerry & Jenell Mann introduced themselves, and stated they plan to re-open the theater in September, and continue the tradition of movies and concessions at family friendly prices. Audience applauded the Manns, and Committee thanked them for re-opening the theater. Motion by Jordan, second by Streich, to approve the Conditional use Permit for the Montello Theater. Motion carried unanimously.

Motion by Jordan/Streich to adjourn. Meeting adjourned at 7:00pm,.

Minutes by Houdek