CITY OF MONTELLO

PLAN COMMISSION

March 7, 2023

Meeting called to order at 6:30 PM.

Members present: Gary Doudna, Barb Jordan, Jim Houdek, Thorne Wittstruck, Ron Knutson.

Excused: Ken Streich

Others Present: City Atty Jesse Spankowski, Zoning Administrator Mike Kohnke, James Young, Brian Pranke, Jerry Tollefson, Bud Daggett, Craig & Julie Anderson, Patty Fritsche, Atty Eric Johnson, Atty Jack Orton, Karen Vlach, Tom Cotter, Carol Faulkner

1. Public Hearing opened at 6:30 pm on Conditional Use request from Karen Vlach, Rollie Real Estate LLC for property located at 275 E. Park St to be used as a short term rental. Vlach again explained their intent to rent when they are not here. Doesn’t expect much use as it is not located on water. No one appeared to speak for or against request. Public Hearing closed at 6:34 pm. Motion by Knutson, 2nd by Wittstruck to approve, with review in 1 year. Motion carried unanimously.
2. Public Hearing opened at 6:35pm on Re-Zone request from Craig & Julie Anderson for property located at 172 Carriage Rd to be used as a short term rental. Applicants stated they had been renting it on VRBO since 2020, and were not aware they needed different zoning and conditional use approval. Stated there would be a maximum occupancy of 6 people. Neighbor who shares a property line with property stated he had been told by applicants that they would only be having friends and family staying at the home, and found that not to be true when renters told him otherwise. Stated there had been problems with loose dogs. Other neighbors spoke to the poorly lit road, only one way in and one way out of subdivision thus increasing traffic, and safety issues. Committee was reminded they had denied a re-zone request from a property just 2 houses north of this location last fall. Wittstruck suggested applicants communicate and work with their neighbors in addressing some of these concerns. Public hearing closed at 6:45pm. Motion by Wittstruck, second by Jordan to deny. Motion carried unanimously.
3. Request by Bill Hunter/Tom Cotter to approve a revised Certified Survey Map from previous 5th Street vacation. City Attorney stated options committee had. Attorneys Johnson & Orton, representing neighboring property owner Tollefson, provided several survey maps and documents that appear to show that 5th Street had been vacated years ago. Bud Daggett spoke about this knowledge of the property as a silent partner with a previous owner, and his belief that it had been vacated previously. Tom Cotter state he was basically the silent partner in this ownership and wasn’t aware of some of these issues. He stated his partner was currently out of state. After much discussion, Chair asked if Cotter and Tollefson would agree to table this for 30 or more days, in an effort to work out an agreement with each other. Both parties agreed to do so, and no action was taken by Plan Commission.

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

Minutes by Houdek