

Whalan and Zoning Commission
Regular Meeting
Tuesday, March 21, 2023 5:30 p.m.
Whalan Town Hall and Zoom

Present: Benjamin Ruberg, Jae Julianne, and Diane Snyder

Absent: Sheila Higbe

Visitors: Lucas Johnson

Member Ruberg called the Regular Planning & Zoning Meeting to order at 5:33 p.m.

- A. **Agenda:** Member Snyder motioned to approve the agenda as presented. Member Julianne seconded the motion. Motion carried with all in favor.
- B. **Minutes:**
 - a. **Minutes of the Regular Meeting, January 10, 2023:** Member Ruberg read the minutes aloud. Member Julianne motioned to approve the minutes as presented. Member Snyder seconded the motion. Motion carried with all in favor.
 - b. **Minutes of the Special Meeting, January 24, 2023:** Member Ruberg read the minutes aloud. Member Snyder motioned to approve the minutes as presented. Member Julianne seconded the motion. Motion carried with all in favor.
- C. **New Business:**
 - a. **Zoning Ordinance for consideration of amendment for Commission Member**
Composition: Members reviewed the proposed changes to the ordinance provided by Member Ruberg. Member Snyder offered an amendment to item C to note a second council member should be appointed only if there are not enough volunteers. Member Julianne motioned to recommend the suggested changes to the City Council for consideration. Member Snyder seconded the motion. Motion carried with all in favor.
 - b. **Zoning Ordinance Review:** Discussion was tabled until the short term ordinance is finalized.
- D. **Continued Business:**
 - a. **Short Term Ordinance:** Member Snyder presented an alternative short term lodging ordinance and suggested the board review this document for reference. Members noted the following:
 - 120.04 - the sentence should be amended to include “via phone, text, or email as cell service may be a limiting factor.”
 - 120.05 - Member Julianne shared concern for the parking spaces being reflective of the number of bedrooms.
 - 120.07 - Member Ruberg questioned how long a registry should be kept. After discussion members noted that the provision should be removed from the ordinance.

Approved 04/18/23

- 120.08 - Members amended the language to remove the item rules-governing the unit.
- 120.09 - Members suggested that the information was vague, a suggestion was made to list a minimum amount for coverage.
- 120.11 - Members shared that the language was too vague, as well the termination was too punitive.
- A review of the ordinance was not completed, and will be continued next month.
- Member Ruberg noted that he felt the shortened ordinance was too vague and did not provide enough protection for property owners. He suggested that priority be given to the content and not the total number of pages.
- Member Julianne shared that she felt the draft version #11 was too long and difficult to understand. She feels that the shortened version submitted by Member Snyder is more in line with the comments shared by the community at the City Council meeting.
- Discussion will be continued at the April meeting to review the draft #11 as well as the shortened version.
- Member Snyder noted that the state of Minnesota requires a license for all short term rentals, whether owner occupied or non-owner occupied. She clarified that a license is not needed if the property is being rented out for a period of one week or more.

Next Regular Meeting: Tuesday, April 18, 2023 at 5:30 p.m.

Adjourn: Member Julianne moved to adjourn at 6:34 p.m. Motion seconded by Member Snyder. Motion carried with all in favor.

Respectfully Submitted,

Michele Peterson, City Clerk