



Minutes  
Planning & Zoning Commission  
August 10, 2016

**Call Meeting to Order**

M. Willcoxon called the meeting to order at 7:02.

**Public Comments (items not on the agenda)**

Deviation on a home lot building permit

**Adopt the Agenda**

M. Koran made a motion to adopt the agenda. J. Johnson seconds. C. Peterson – Onetime Lot Split was removed from the agenda and Deviation on a Home Lot Building Permit was added under New Business item number 5a. All in favor, motion carried.

**Approve the minutes of the June 8, 2016 Planning Commission meeting.**

P. Carlson motions to approve the minutes from June 8, 2016. D. Carlson seconds. All in favor, motion carried.

**New Business**

**Deviation on a home lot building permit**

The property owner would like to sell his property and was requesting confirmation that there was enough buildable land. There is less than one half acre of buildable land and one full acre is required. The Commission determined the amount of buildable land was too small.

**Code text amendment to propose an amendment to Section 4.15 Driveways and Access Aprons**

**Public Hearing**

The Township has been seeing an increase of 2<sup>nd</sup> driveways being put in without a permit. The Board proposed that a second driveway be allowed under certain safety conditions and only be derived from an out building. A second driveway would only be permitted only on a Township road.

M. Willcoxon opened the public hearing at 7:25.

C. Cagle said property owners by her residence are driving off the road and busting the edges of it. The amendment would allow the Township to oversee it and make sure the property owner has a culvert when necessary.



M. Willcoxon closed the public hearing at 7:28.

There was discussion among the Commission members and E. Maass is going to make some changes to the proposed amendment.

Some of the concerns/comments included:

- More driveways equal more accidents
- The language of the amendment needs more detail
- Will it be possible to enforce the second driveway?
- The Maintenance department has noticed the damage to Township roads
- Hazardous conditions need to be better defined
- Limit only one extra driveway
- The apron must be the same material as the road surface

After discussion, it was determined the amendment should include more criteria for the second driveway.

D. Carlson motions to table the item until it is rewritten. M. Olson seconds. All in favor, motion carried.

### **Medical Hardship Ordinance Public Hearing**

E. Maass – The State has put it into effect to govern the ordinance and it allows for the Township to opt out.

M. Willcoxon opened the public hearing at 8:23

C. Cagle feels the Township should opt out.

M. Willcoxon closed the public hearing at 8:24

J. Johnson motions to pass this onto the Board. M. Olson seconds. All in favor, motion carried.

### **Old Business 6205 335th St code violation**

The property owner has removed the tractor equipment and has been making progress on the clean-up. M. Olson will continue to update the Commission on the progress.



### **Commissioner/Town Board Report**

C. Cagle – filled out her affidavit of candidacy.  
A couple of Board members attended a training on how to properly hold a meeting.

### **Adjourn**

M. Koran makes a motion to adjourn at 8:49. P. Carlson seconds. All in favor,  
motion carried.

**Next regular Planning Commission meeting is September 14, 2016 at 7:00 pm.**

#### PLANNING MEMBERS PRESENT

M. Willcoxon  
M. Olson  
J. Johnson  
P. Carlson  
M. Koran  
D. Carlson

#### LENT TOWNSHIP

E. Maass  
K. Wood  
C. Cagle