



## Minutes

### Planning & Zoning Commission Meeting

Location: Zoom Dial: 1-312-626-6799 US (Chicago) Meeting ID: 823 9298 3395 Passcode: 587682

Lent Town Hall: 33155 Hemingway Ave., Stacy, MN 55079

August 10, 2022 7:00 pm

### CALL MEETING TO ORDER

M. Willcoxon called the meeting to order at 7:09pm

**Members Present:** Chair M. Willcoxon, J. Johnson, D. Stiers, T. Schroeder

**Members Absent:** S. Brooks, J. Sampson

**Others Present:** Planner K. Lindquist, Board Chairperson R. Keller, Clerk K. Wood, Deputy Clerk T. Smolke, NSP Representatives B. Sullivan and A. Kadrie, 2 members of the public (signed in/ attended virtually)

### PUBLIC COMMENTS (ITEMS NOT ON THE AGENDA)

none

### ADOPT THE AGENDA

M. Willcoxon moved Planning Commission training from F to I. **J. Johnson made a motion to adopt the agenda. Second by T. Schroeder. Votes via roll call, Ayes 4, Nays 0. Motion carried.**

### APPROVE THE MINUTES OF THE JULY 13, 2022 PLANNING COMMISSION MEETING

**D. Stiers made a motion to approve the minutes from the July 13, 2022 Planning Commission meeting. Second by J. Johnson. Votes via roll call, Ayes 4, Nays 0. Motion carried.**

### NEW BUSINESS

#### **Mike Lundeen, Regional Sales Manager at Westmatic**

M. Lundeen and F. Wenk's absences were discussed. The memo from M. Lundeen explains the process and the information from F. Weck outlines what to allow. This might give the Township the opportunity to adopt the system. K. Lindquist reminded J. Selvog that his properties needed to be combined and M. Willcoxon added a supporting explanation. K. Lindquist said the material that is not wanted is diverted and a hauler is responsible for taking and disposing of it. M. Willcoxon said the system looks sound and it is a possibility but wanted to know how it is triggered. J. Selvog provided an explanation. The hours of operation were questioned and J. Selvog reminded them the application requested twenty-four hours. J. Selvog explained the operation would be unmanned but levels can be viewed from anywhere and would be monitored by the company and himself. K. Lindquist said we can require certain standards and that F. Weck can come to the next meeting to simplify the process. J. Johnson asked if this meets EPA standards, will this automatically pass. M. Willcoxon said there will be other standards and monitoring as it is hazardous waste. J. Johnson asked if J. Selvog could be provided with a list over the next month to prepare for the next meeting. J. Selvog wanted to compare this to the wash across the street from him but M. Willcoxon said they have problems that are currently being worked on and these standards should say this water should almost be drinkable. J. Selvog said when he talked to the person at the U of M, they were testing and the water can come out almost clean.

R. Keller came in at 7:34pm.

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**Septic Inspector - Fred Week, Zoning Administrator for the city of Wyoming**  
Discussed above

**NSP/ Xcel CUP Application for Transmission Pole Storage**

K. Lindquist explained that this is a Conditional Use Permit for Northern States Power to utilize the site for a laydown yard for construction services and to consider this property to use for storage. It was discussed that a Conditional Use Permit is for use only with local services. Grading and drainage ponds were discussed. The Commission is recommending approval of essential services, as that is a clear definition, and they would like to have a schedule submitted annually to the Township. The Town Engineer has reviewed it and said landscaping should be added. A County permit for the driveway is needed as there is concern about the current driveway. J. Johnson asked about the lighting and hours of operation. T. Schroeder said it was in the proposal: 5am to 7pm with approximately 60 trips per day using three or four trucks at a time. Traffic is limited from 6am to 5pm. B. Sullivan explained there are three sets of lines and one of them has painted poles which need to be replaced. Storage is needed for the poles while the project is going on. Since a lot of money was invested into this, they would like to make it permanent. The Board suggested an expiration date and B. Sullivan understood the point. He proposed seven years as the project will last five to seven years. It will shut down from February to March and any issues can be advised right away. R. Keller asked why a CUP would be issued and not an IUP. M. Willcoxon mentioned he would like to see this switched it to an IUP. K. Lindquist said that both lists essential services. B. Sullivan said there would be a fifteen- to twenty-foot-wide trail that follows transmission lines south and a tree or two may be taken down. They will make a new driveway and the new gate would be set far back to minimize traffic; they would like to be invisible. M. Willcoxon asked if the word change could cause a problem with the public hearing but K. Lindquist replied no because there was an honest understanding and if residents had an issue with it, they would be here.

*Public Hearing*

**Mike opened the public hearing at 7:55pm. J. Johnson made a motion to close the public hearing at 7:55pm. D. Stiers seconded. Votes via roll call Ayes 5, Nays 0. Motion carried.**

J. Johnson asked if the property has to be lit around the clock. B. Sullivan clarified the power poles were said to go north but will really be south. The name of the project was discussed and instead of a number, it is called the Pointed Pole Project. B. Sullivan would like the option for the property to eventually be farmed- remove trees and such. It would have temporary seeding. J. Johnson said vegetation is needed to prevent wind and rain erosion. K. Lindquist would like to get the number and switch it to an IUP. **J. Johnson made a motion to recommend approval of the Painted Pole Project laydown storage IUP to the board. D. Stiers seconded. Votes via roll call Ayes 5, Nays 0. Motion carried.**

**32420 Elk Ct Complaint**

T. Schroeder said there is one marker that is bent but the picture does not show it well. The complaint is about the stake pushing over. M. Willcoxon said they need to put up a no trespassing sign and when violated, they can call the police. The Commission discussed the building being the infringement and that half of the driveway is on the neighbor's land with no easement. R. Keller said there is a temporary shed that has been there since the 80s. This is a neighbor dispute. It was decided to send another letter.

**Lorr Special Event Permit**

K. Wood said they applied for the same event as last year and have submitted their insurance. M. Willcoxon was worried about issues with the neighbors but were no complaints last year. This will go for Board approval.





## **OLD BUSINESS**

### **Performance standards in the RTC**

This was discussed at the last meeting and land uses were settled on. They took out items and combined some in #10. Multi use buildings and outside storage with a primary structure were added. They are looking for tax revenue. Accessory structures were discussed and the Commission decided they should be complimentary. T. Schroeder and K. Lindquist discussed portions of the ordinance that needed to be defined and carried over. Trees and spacing were talked about- calculated by perimeter. There will be a public hearing next month.

### **Interim Ordinance Update**

J. Johnson brought up curbing and trees to appease neighbors. K. Lindquist said she cannot speak to the hazardous waste but we should amend to allow automobile washes in the ordinance as conditional use, then listing conditions including site plans and waste disposal. It should be amended to add potential conditions suggested as part of the conditional use. It should be clarified it will not be connected to public utilities and will need a separate system to use. Clarification was discussed concerning the placement within a specific distance to the primary structure, as well as the relevance between, and the definitions of principle and accessory structures. R. Keller brought up a CUP versus an IUP and the fact that if a business moves, it can be torn down and the lot could have a new use. T. Schroeder shared research she had done on washes. M. Willcoxon reminded the Commission the issue at hand is the actual Interim Ordinance. K. Lindquist addressed J. Selvog again with site planning and the need to have enough room for trucks so they are not stuck out on the road. She explained Lent's interest and that they want to have access to the record of waste disposal, the ability to verify compliance, contingency plan for hazardous waste, and escrow to remove waste. M. Willcoxon said their primary interest is to protect the township and there is nothing wrong with J. Selvog's proposal, they just want to get it right. K. Lindquist said they will continue this discussion next month and for anyone that has anything to send her, to do so by the next meeting as F. Weck and M. Lundeen will be in attendance.

### **34585 Kale Lane ADU**

D. Stiers said he met with the property owners and they are in attendance tonight. The residents purchased the property less than two years ago with the intention of housing his father in the building. The father is disabled and D. Stiers believes an agreement can be made here. J. Rice said they received the third notice shortly after purchasing the home. He mentioned some medical hardships and noted the letter was pushed aside at that time. M. Willcoxon said the requirement is an accessory structure that would be mobile or movable. It would have code requirements such as egress windows and an electrical inspection. K. Lindquist said that the previous owner of the property was sent a letter telling them to remove the living quarters. The Commission decided to table for now and discuss before November when it goes to the County for taxes. D. Stiers will reach out at that time.

### **9080 347th St Complaint – Bur Oak Stables**

T. Schroeder said this business is on Facebook and Instagram. J. Johnson asked if the issue was density but K. Lindquist said she understands they are stabling the horses. M. Willcoxon said to send a letter but D. Stiers said emails and letters are cold and suggested a personal visit. M. Willcoxon stated a new policy. Two Planning Commission members should try to personally engage with the complaint properties after some letters are sent. Backup is needed as the conversation can turn quickly. It was agreed upon.

### **35902 Grand Avenue Complaint**

T. Schroeder gave a summary including the homeowners frustrations. The condition of the house was discussed. D. Stiers wondered if the Commission is overstepping their boundaries and K. Lindquist



added that the county has no housing code. M. Willcoxon suggested making a housing ordinance. The issue at hand is the outside storage but it has been cleaned up. T. Schroeder explained the need to examine behind the foliage as bare winter trees reveal more. A courtesy notice will be sent.

### **31945 Forest Blvd Home Occupation Violation**

T. Schroeder said this property is not looking too bad. Moving the business after operating without a permit was discussed but J. Johnson said it is currently just an outdoor storage violation. T. Schroeder said there are a few trailers there that are continuously moved and there is still junk by the garage. He and T. Schroeder agreed that a letter should be written saying the residents are making progress and to move the junk behind the garage.

### **Countryview Marine Screening**

T. Schroeder said there are no trees and J. Johnson asked if a date was provided. M. Willcoxon said the last conversation he had with them; they were trying to set something up with the Landscaper. They discussed planting later in the summer as current conditions are not ideal.

### **5265 318th Street Complaint – Criminal Citation**

D. Stiers said pictures were taken last winter with no foliage standing in the driveway pointed west. The resident has gotten rid of all vehicles and the boat. The plow truck is for his driveway. They would like to deem him compliant. R. Keller said it took two years for this resident to comply. M. Willcoxon asked K. Lindquist to send a letter of compliance. The Board will consider lowering the fines at their meeting.

### **Planning Commission Training**

Training has been moved until J. Sampson and S. Brooks are present.

### **COMMISSIONER/TOWN BOARD REPORT**

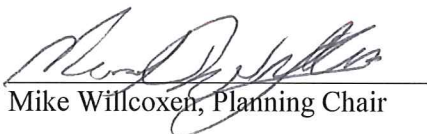
### **NEXT JOINT PLANNING COMMISSION MEETING IS MONDAY, AUGUST 15, 2022 AT STACY CITY HALL**

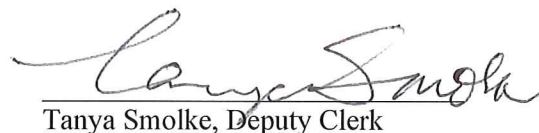
The joint Planning Commission meetings were discussed and that both entities are intertwining similar subjects.

### **NEXT REGULAR PLANNING COMMISSION MEETING IS WEDNESDAY, SEPTEMBER 14, 2022**

### **ADJOURN**

**M. Willcoxon made a motion to adjourn at 10.07 pm. Second by T. Schroeder. Votes via roll call, Ayes 4, Nays 0. Motion carried.**

  
Mike Willcoxon, Planning Chair

  
Tanya Smolke, Deputy Clerk

