



Approved Minutes
Planning & Zoning Commission Meeting
Location: Zoom Dial: 1 312 626 6799 (Chicago) Meeting ID: 864 5088 9006 Passcode:
070227
August 12, 2020 7:00 pm

CALL MEETING TO ORDER

M. Willcoxon called the meeting to order at 7:00 pm.

Members Present: Chair M. Willcoxon, Vice Chair P. Carlson, J. Johnson, D. Milles, B. Schule

Members Absent: S. Brooks

Others Present: Planner E. Maass, Supervisor B. Seekon, Clerk K. Wood, Deputy Clerk B. Schule, 5 members of the public (Remote)

PUBLIC COMMENTS *(ITEMS NOT ON THE AGENDA)*

None

ADOPT THE AGENDA

P. Carlson made a motion to adopt the agenda. Second by D. Milles. Votes via roll call Ayes 5, Nays 0. Motion carried.

APPROVE THE MINUTES OF THE JULY 8, 2020 PLANNING COMMISSION MEETING

D. Milles made a motion to approve the minutes of the July 8, 2020 Planning Commission Meeting. Second by P. Carlson. Votes via roll call Ayes 5, Nays 0. Motion carried.

NEW BUSINESS

Cornillie 2 Building Plans

E. Maass said with the last update, solar gardens and farms have to come before the Town Board and Planning Commission for building plan approval. There is a resolution for the Town Board to adopt along with a decommissioning agreement for the \$41k escrow. Staff asked about the fencing and it has been updated to livestock fencing as required by the IUP. E. Maass said there is existing screening so no additional is needed.

D. Milles made a motion to recommend approval of the building plans to the Town Board and enter into the escrow agreement with Cornillie 2. Second by P. Carlson. Votes via roll call Ayes 5, Nays 0. Motion carried.



WSB Proposal for Comprehensive Plan Update

E. Maass said the Town began an update a few months ago and there has been some setbacks with the cancelation of the Easter Festival and Spring Cleanup Day. E. Maass provided a budget and a timeline. There is a \$4k discount because he already attends the Planning Commission meetings. \$24k to provide a full update and it will take 6-8 months, but can take up to a year. There was discussion regarding smaller lot sizes and there is a want for them in the Township, but they want to maintain the rural feel.

D. Milles said he looked over the proposed plan E. Maass sent and said, given the current COVID circumstances, we should mail a questionnaire to everyone in the Township. We could ask, do you want high-density, etc. It would give us a better sense of what people want. Most of us want a rural lifestyle. We want to reach out and ask what our citizens want. E. Maass said that is the exact conversation we want to have. D. Milles said it is a very reasonable proposal. P. Carlson said he would like to see a questionnaire go out too. E. Maass said it would be a good idea to kick things off. **D. Milles made a motion for WSB to create a plan and to create a questionnaire to send to the Town Board for approval. Second by P. Carlson. Votes via roll call Ayes 5, Nays 0. Motion carried.**

6260 337th Complaint

E. Maass said B. Schule provided photos of this property and he recommends sending a courtesy notice reminding them of the rules. This is the third recent complaint on the property and after discussion, the Planning Commission agreed for E. Maass to send the courtesy notice with the rules and the date of the Fall Cleanup Day.

RTC Development Standards

Public Hearing

E. Maass said the Planning Commission reviewed the RTC Development Standards at the last two meetings and they worked on a draft ordinance so the standards are clear to future developers.

D. Milles made a motion to enter E. Maass' comment as testimony for the public hearing. Second by P. Carlson. Votes via roll call Ayes 5, Nays 0. Motion carried.

M. Willcoxon opened the public hearing at 7:38 pm

(Name withheld) stated that they looked at the comp plan and that they are a resident in the RTC. They wanted to know if this is retroactive and if they could get a copy of the proposed ordinance. They were directed to contact K. Wood to get in contact with E. Maass and was told this new ordinance would be moving forward.

P. Carlson made a motion to close the public hearing at 7:41 pm. Second by D. Milles. Votes via roll call Ayes 5, Nays 0. Motion carried.



D. Milles made a motion to recommend the ordinance to the Town Board. Second by P. Carlson. Votes via roll call Ayes 5, Nays 0. Motion carried.

OLD BUSINESS

31658 Foxhill Ave Complaint

P. Carlson said he talked to the resident and she needs a 6' privacy fence located within her yard. E. Maass said they are limited to a 3' privacy fence and a 5' chain link on the property line, but could put a 6' fence in the interior of their property. P. Carlson will let them know. M. Willcoxon said they were going to put together a plan. P. Carlson said they have a nice, clean yard. People are complaining about the kids riding ATVs. M. Willcoxon said right now, they will probably plant trees. P. Carlson and M. Willcoxon will meet with her and give the Planning Commission an update. Everyone agreed.

Tom Griffith Pole Barn COC

E. Maass said two of the structures came forward without permits and which was okay but they needed COCs. T. Griffith paid for the after-the-fact COCs. There is a ROW stake and where the dirt frontage road is, it is about 6' over from the property line. E. Maass said that he has been trying to figure out a solution. T. Griffith owns over 300 acres and right now, the ordinance in the RTC district follows section A which is the RRA standards. For anything 10-40 acres, people can have 4 buildings and there are currently 6 on the Griffith property with hopes of one more. Some of the options: Move the lot line to the middle. There is about 65 feet between the old building and new building. As long as the east property stayed at least 10 acres in size, it is okay. They would need an actual survey. Second option: The County does not have a cap on the amount of buildings in their RRA so if the Township would like to allow for more buildings, they could. The Township allows for 2 percent of the property to be covered. This would create more indoor storage and get more of the *lawn art* inside and covered.

J. Barragry said as far as the two options, his client would like to build another building and if we moved the lot line over, it would not help for adding the new building. J. Barragry said he would like an amendment where there is no limit on accessory buildings in the RRA. E. Maass said we have a building that crosses over a property boundary. He would have to eliminate that property boundary. J. Barragry asked to table this for another month so T. Griffith will be able to build on his land.

P. Carlson made a motion to extend this topic until next month and for staff to work with the property owner and his representation. D. Milles seconds.

E. Maass asked the Planning Commission if they would consider lifting the cap on accessory buildings. J. Johnson said he would not favor the cap being lifted. D. Milles said we should wait until the comp plan is done. E. Maass asked what they thought of people having more buildings if they have 80 acres of contiguous land. P. Carlson said that is a good idea. E. Maass said he will work with T. Griffith and his representation to come up with a plan for the next meeting.

Votes via roll call Ayes 5, Nays 0. Motion carried.



4480 Fawn Lake Drive Complaint

E. Maass said they got the tiny home off the property and this complaint is now closed.

Lindgren Property

M. Willcoxon said the Township does not have evidence of a business on the property and the solar company is apprehensive with having a device on their property. After discussion, it was decided that this topic be tabled.

Countryview Marine Update

E. Maass has been talking with Dustin from Countryview and they are doing a site inspection next week. They talked about their CUP and the idea that they may have outgrown their site due to space issues and are going to look into his options. They are trying to keep him in compliance. The Planning Commission noted that there are a lot of boats being stored on the property. Tabled until next meeting.

5265 318th Street

P. Carlson said they have not come into compliance and he did not take photos because there were people outside. E. Maass will take photos tomorrow because he will be inspecting the Olson CUP and Countryview. The first notice of violation will be sent.

E. Maass said B. Schule, R. Keller, T. Nelson and D. Milles will meet and talk with Forest Lake Contracting to get a better sense of what is going on with the sand pit (Olson CUP) at 10:00 am tomorrow. D. Milles said they got their original CUP from the County and the Township should have taken that over now. They are meeting at the site.

A1 Abatement

E. Maass said there was not time to post for the public hearing for August. He would like to see what kind of support the Planning Commission and Town Board has for the request. The total abatement request is under \$25k so there is no need for a public hearing for business subsidy. E. Maass is bringing it to the Town Board to get their thoughts because there is quite a bit of work for P. Tiede to do. He said that no formal votes are required tonight. This way J. Selvog would be able to pull his application fee and escrow less the fees incurred so far. The total is \$23k at the Township level and \$68k at the County level. He is just looking for feedback to see if he should go for formal review. P. Carlson said he does not see much benefit for someone moving a couple miles and only creating a couple jobs. J. Johnson said J. Selvog owns the land and it would be a place where there are going to be more businesses and said he would be inclined to be for this. D. Milles asked if the Township is getting a benefit. E. Maass showed the projected tax capacity and said the County looks at the local jurisdiction to give them direction. B. Schule said he is in favor of it. M. Willcoxon asked if it is an all or nothing for the amount and said he would have no issue if the CUP was honored. He said that we are ending up with something less than what was initially agreed upon and asked if that should be taken into consideration. E. Maass said that can be an option. It seems like there is general support, but not full support and it sounds like you



would like to see more information. K. Dahl will be available at the Town Board meeting. E. Maass said the Board would have to call for a public hearing.

COMMISSIONER/TOWN BOARD REPORT

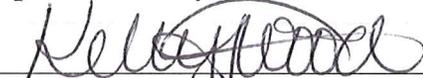
B. Seekon said he got a call from one of the neighbors of the Olson CUP who talked to S. Putman and he was told the CUP is Lent's jurisdiction. The outside of the Hall was painted. There was a discussion on how we deal with the employees and COVID. He got a call from a guy whose son lives in the Township regarding the double chip not being done on the turn arounds. M. Fehrman said they are going to put millings in there but they cannot get them right now. B. Seekon said he does not think it will get paved. The CCATO meetings are going to stop for a while.

NEXT REGULAR PLANNING COMMISSION MEETING IS SEPTEMBER 9, 2020 AT 7:00 PM.

ADJOURN

P. Carlson made a motion to adjourn the meeting at 8:42 pm. Second by P. Carlson. Votes via roll call Ayes 5, Nays 0. Motion carried.


Mike Willcoxon, Planning Chair


Kelly Wood, Clerk

