



Minutes

Planning & Zoning Commission Meeting

Location: Zoom Dial: 1-312-626-6799 US (Chicago)

Meeting ID: 872 2805 8875 Passcode: 109309

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

August 9, 2023 7:00pm

CALL MEETING TO ORDER

T. Schroeder called the meeting to order at 7:03pm.

Members present: Chairperson T. Schroeder, Vice Chair J. Johnson, Member S. Brooks, and Member D. Stiers

Members absent: Member J. Willeck

Others present: Clerk Tanya Smolke, Board Supervisor C. Cagle, Town Planner K. Lindquist, 2 members of the public (signed in)

PUBLIC COMMENTS (ITEMS NOT ON THE AGENDA)

None

ADOPT THE AGENDA

T. Schroeder added a Countryview Marine update, a Forest Lake Contracting update, and the outside storage at 35805 Forest Blvd. **J. Johnson made a motion to adopt the agenda with the three additions to Old Business. Second by D. Stiers. Votes via roll call, Ayes 4, Nays 0. Motion carried.**

APPROVE THE MINUTES OF THE JULY 15, 2023 PLANNING COMMISSION MEETING

T. Schroeder made a motion to approve the July 15, 2023 Planning Commission minutes. Second by D. Stiers. Votes via roll call, Ayes 4, Nays 0. Motion carried.

NEW BUSINESS

35242 Grand Ave –Temp. Mobile Home Permit

Planner K. Lindquist explained the ordinance allows this in a flood situation, like the Duffee's experienced. They are applying for approval for a larger mobile home for a slight duration, just until October, 2023. There are seven standards in the ordinance: not permanent, not adding water or sewer, meets construction conformity, \$5,000 escrow to ensure the home is removed, site plan to show location, etc. Since this was an emergency situation, this has had a quick turnaround so we have not gotten all of the information but are recommending approval and it will go to the board. T. Schroeder asked for a clearer explanation of the unit. Ms. Duffee said it is a 46' slide out camper. Construction starts on the 14th. They looked for rentals but they have a son that needs to stay in his current school district, plus a dog and chickens to tend to. Mr. Duffee said he spoke with the township clerk and let her know his insurance company told them to go to an RV sales lot. The unit was just placed on the southeast side of his house, fifteen feet from septic. The residents are not allowed to be in the house during construction. J. Johnson asked about the 90-



day rule in the ordinance but K. Lindquist said they could extend that. J. Johnson said they should be given a longer period of time and C. Cagle suggested 120 days. T. Schroeder worried about setting precedence so she read the definition of a manufactured home. J. Johnson said it checks all of the boxes. **J. Johnson made a motion to move forward with their recommendation for approval on the 120-day temporary mobile home permit. Second by D. Stiers. Votes via roll call, Ayes 4, Nays 0. Motion carried.** Ms. Duffee thanked the commission.

5085 Eifer Trl – Compliant

T. Smolke explained that this was prompted by a neighbor so she sent a letter naming issues that were out of compliance with the newly-added second driveway. A formal complaint has not come in. S. Brooks asked if the neighbor may need some sort of assistance from the commission. J. Johnson said the new driveway would not be permittable. K. Lindquist said there is a clear code violation and C. Cagle said it is a safety issue and the resident should return the easement to its original status. T. Smolke said this could turn into a sensitive visit and the sheriff should possibly be involved. S. Brooks asked if Human Services could instead. C. Cagle said this is a legality issue and it needs to be shut down within thirty days.

STF Properties – Final Plat Application

J. Johnson asked if the applicant agreed to laying asphalt. K. Lindquist said there will be asphalt laid on Kable and a variance on Kale. The attorneys are working on a development agreement, restrictive covenant, and an easement to the north. **T. Schroeder made a motion to recommend approval of the final plat, with changing the wording from preliminary to final on the resolution. Second by J. Johnson. Votes via roll call, Ayes 4, Nays 0. Motion carried.**

33004 Fenway Ave – Follow up, non-compliance

The township clerk explained that this is a follow up from a letter sent. T. Schroder listed the items out of compliance: sprinkler heads in ROW, mailbox, and driveway slope. If the Township plow damages the sprinkler heads, it is not up to the township to repair. C. Cagle said the township suggest swing-away mailboxes so we can replace them if we hit them. The commission decided to go through the steps, sending letters, then fining the home owner. K. Lindquist will draft a driveway letter since the other items are only suggestions.

OLD BUSINESS

Countryview Marine Update

T. Schroeder said she saw a fence post up the other day. D. Stiers said they have started construction on the fence. He talked to the neighbor and there is a trailer on the neighbor's property that has not moved as of his last visit. K. Lindquist suggested we send a letter stating that if it is not complete in two weeks, we will be sending a citation. D. Stiers said the tree removers/ trimmers wanted to wait until September to trim because of oak wilt. C. Cagle said the board is done with this and will require a letter from the fence company if the fence cannot be constructed by a specific date. D. Stiers will inspect the fence and report back to T. Smolke the following day.



Forest Lake Contracting

T. Schroeder provided a report since their site visit. The alleged rock crusher is a sifter. The berms are piles of rock that they are selling after it is screened. They saw no evidence of big pieces of concrete but their company in Forest Lake regrinds the concrete to sell. The permit holders are filling the old pit to restore it to prairie. It was previously a swamp, but will be a pond when they are finished. The commission has no concerns and they passed inspection on July 24, 2023 by T. Schroeder and D. Stiers.

35805 Forest Blvd – Outside Storage

The commission discussed the location and junk in the yard. T. Smolke said the last letter was returned. K. Lindquist will send a letter, not a citation, to the Hibbing address looking for movement.

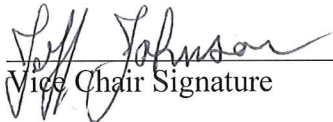
COMMISSIONER/ TOWN BOARD REPORT

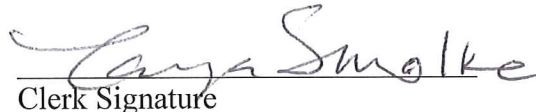
C. Cagle said a few items on the City of Stacy's agenda were tabled until September. T. Smolke read the timeline for the annexation and special election. She also read from the Orderly Annexation Agreement that two council members will be from Stacy and two from the former township. D. Stiers said starting September 1st, Lent maintenance will cross train with the city.

NEXT REGULAR PLANNING COMMISSION MEETING IS WEDNESDAY, SEPTEMBER 13, 2023

ADJOURN

D. Stiers made a motion to adjourn at 8:29pm. Second by S. Brooks. Votes via roll call, Ayes 4, Nays 0. Motion carried.


Vice Chair Signature


Clerk Signature

