



MINUTES

Planning & Zoning Commission Meeting

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

Meeting ID: 898 8757 4790 Passcode: 898 8757 4790

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

December 14, 2022 6:30 pm

CALL MEETING TO ORDER

T. Schroeder called the meeting to order at 6:35pm.

Members Present: Chair T. Schroeder, J. Johnson, D. Stiers, Susie Brooks

Members Absent: none

Others Present: Planner K. Lindquist, Board Member C. Cagle, Deputy Clerk T. Smolke, 11 members of the public (signed in/ attended virtually).

PLANNING COMMISSION TRAINING

Township Planner K. Lindquist went over some general training for the Commission. Roles, legal basics, and permits were discussed in detail.

PUBLIC COMMENTS (ITEMS NOT ON THE AGENDA)

none

ADOPT THE AGENDA

D. Stiers made a motion to adopt the agenda. Second by J. Johnson. Votes via roll call, Ayes 4, Nays 0. Motion carried.

APPROVE THE MINUTES OF THE NOVEMBER 9, 2022 PLANNING COMMISSION MEETING

J. Johnson made a motion to approve the minutes from the November 9, 2022 Planning Commission meeting. Second by D. Stiers. Votes via roll call, Ayes 4, Nays 0. Motion carried.

NEW BUSINESS

30360 Falcon Ave. - Paragon TriMedical Services, LLC Complaint

Public Hearing

T. Schroeder opened the public hearing at 7:03pm.

K. Lindquist gave an overview on this item brought before the commission because of a concern of ethaline oxide on the property. The owner responded promptly and applied for an Interim Use Permit, or IUP. The applicant gave information on how the operation works. Everything looks good but we might concern ourselves with the storage associated with that specific compound. The Fire Marshal was asked to speak on this. T. Potrament said he inspected the property and it is a nice, clean, well-kept area. It is a smaller than a bedroom and all chemicals get sent in boxes. They contain small capsules and doses are small. It does not pose any threat to the public. He said there is nothing to worry about but would suggest using a fire proof box as it is flammable. C. Cagle said this should indicate no hazardous waste. T. Potrament specified that it is shipped though FedEx with no stipulations or warnings. T. Schroeder asked if there is no danger because the small batch factor. The Fire Marshall said there would be an inhalation hazard but with the batch size, there is none. T. Schroeder verified with T. Potrament that there is no threat with the compound collectively. M. Cunniien said it is small batch sterilization done in a small oven box. It is only a cabinet that gets warm and the ampoules are made to fit inside of it. They are not planning to grow the business, however let the Commission know that the next size up would be the size of a refrigerator size and any larger operation would need to be done in a warehouse. The non-hazardous

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material is delivered via UPS, FedEx, etc. C. Cagle would like them to purchase the fire box and provide a receipt for the fireman's safety.

T. Schroeder made a motion to close the public hearing at 7:15pm. Second by J. Johnson. Votes via roll call, Ayes 4, Nays 0. Motion carried.

J. Johnson made a motion to recommend approval to the Board to allow the IUP for Paragon TriMedical Services, LLC upon receipt of the fire proof box by February 1, 2023. Second by S. Brooks. Votes via roll call, Ayes 4, Nays 0. Motion carried.

Objects in ROW

Public Hearing

K. Lindquist explained that this item was raised by board. In a new subdivision, a homeowner installed sprinkler heads in the Right of Way, or ROW. There is concern with township equipment and concern of residents wanting reimbursement if those items are damaged. The state and county have statutes but we would like to limit objects in the ROW with the exception of gardens and mailboxes. We want this in our ordinance to be able to enforce it. With the new build putting items in the ROW

T. Schroeder opened the public hearing at 7:24pm.

T. Schroeder made a motion to close the public hearing at 7:25pm. Second by J. Johnson. Votes via roll call, Ayes 4, Nays 0. Motion carried.

C. Cagle said items impede on our Maintenance department's ability to plow, it must be removed. This includes anything hazardous to our Maintenance personnel.

J. Johnson made a motion to recommend approval to the Board to limit items in the ROW. Second by D. Stiers. Votes via roll call, Ayes 4, Nays 0. Motion carried.

34303 Elmcrest Ave. - Deer Run Plat

K. Lindquist said this is a subdivision request. This will create four lots and is unusual because 57 acres of the 65 will be left as is and some of it is wetland. It is easy to plat on public roads, but we need to make sure there is access to back lots as we need to be mindful of development down the road. They meet the zoning whole zoning chart, except that lot 4 does not meet the minimal buildable area. She recommends to increase that lot. Looking at the shared driveway, we do not want too many driveways on public roads so this a reasonable and recorded easement must be provided. There are variable wetlands in that larger parcel and we must keep the future of the lot in mind. The applicant is not the owner as it is in a trust. Conditions with that include the owner themselves must sign off on the plat and both the applicant and trust representative understand. There are a total of 17 conditions. Though it seems like a lot, most are standard with every subdivision.

Public Hearing

T. Schroeder opened the public hearing at 7:39pm.

K. Lindquist said the Town Engineer reviewed the shared driveway situation and is fine with two accesses. The applicants introduced themselves and said the driveway will be shared because of the way it is laid out. All residents have their own driveways around, so for safety, there is a pipeline. C. Cagle and T. Berrini discussed different driveway models. T. Berrini acknowledged making the 2.5 lot a 2.6 to meet the minimum buildable area.

T. Schroeder made a motion to close the public hearing at 7:51pm. Second by J. Johnson. Votes via roll call, Ayes 4, Nays 0. Motion carried.

The septic location and backup location were discussed.

J. Johnson made a motion to recommend approval to the Deer Run preliminary Plat with the 17 conditions. Second by D. Stiers. Votes via roll call, Ayes 4, Nays 0. Motion carried.

Truck Wash – amending Ch. 2: 5.10 RTC District, 7.23 Auto Stations, and 7.26 Wash Uses



K. Lindquist said, as discussed, this was a moratorium in May of 2022. There have been several meetings regarding performance standards and such, not necessarily related to this specific wash. We had M. Lundeen from Westmatic and F. Weck, the septic inspector, speak on this. We discussed waste disposal so there were some conditions that need to be met. The decision was made to remove the attendant condition and replace it with camera.

Public Hearing

T. Schroeder opened the public hearing at 8:05pm.

Iron Eagle Industries - Safe Removal Tank Contents, Truck Wash

T. Schroeder questioned this item on the agenda and C. Cagle said the gentleman that was going to speak on this was out at a big oil spill and explained he takes care of spills, including those at truck stops. She said she was doing her due diligence when she found out who he was and wondered if J. Selvog had someone like that to protect him moving forward. J. Selvog said the wash runoff kept being referred to as hazardous but that has yet to be determined. J. Johnson said a restroom would require a separate septic but J. Selvog said there is no restroom in the plan.

J. Johnson made a motion to close the public hearing at 8:12pm. Second by D. Stiers. Votes via roll call, Ayes 4, Nays 0. Motion carried.

D. Stiers said there has been a lot of conversation about hazardous waste, but it has been said that this is almost like drinking water. He also suggested testing and compared the wash to a fuel station. T. Schroeder contended, saying fuel stations also have regulations and business like those have different ordinances and rules that go along with them, protecting ground water. J. Johnson said the ordinance here is for the community and not specifically for this truck wash. The language should cover another facility if one were to come in.

D. Stiers made a motion to approve the modified ordinance and forward it to the board for approval. Second by J. Johnson. Votes via roll call, Ayes 4, Nays 0. Motion carried.

Planning Commission Vacancy

Jim Willeck

J. Willeck spoke to the Commission. Him and his wife Julie moved up here ten years ago. His wife works for a local school district and he worked in IT for a MN County. He is a member of the Lions Club, a real estate agent, and was a firefighter.

Shannon Kratzke

S. Kratzke spoke to the Commission. She introduced herself and said she has been a resident for 19 years. She has three adult boys and has wanted to be involved at some level for a long time. She sees more value in being involved than complaining about the issues at hand. She works at a local medical center and previously owned a business in North Branch.

T. Schroeder commented on the order in which the applications were received and explained both applicants seem to be a great fit.

T. Schroeder made a motion to approve J. Willeck as a Planning Commission Member and S Kratzke an Alternate Planning Commission Member and forward it to the board for approval. Second by J. Johnson. Votes via roll call, Ayes 4, Nays 0. Motion carried.

Rural Business Overly Home Occupation - Zuercher Outdoor Storage

C. Cagle introduced this in hopes of approving a CUP so the outdoor storage could be permitted under certain criteria. K. Lindquist pointed out the map on the memo saying the RV storage would be north of the red line. A. Zuercher said he is boxed in by drainage ditches besides access to the highway. The application is for outdoor storage that will not be visible from the street but he will need to provide an access road. T. Schroeder questioned the neighbor's approximate location and A. Zuercher said the house



is an eighth of a mile up the road with a wooded area between. J. Johnson asked about buildings and A. Zuercher reiterated that this would be outdoor storage and all RVs and boats would come with insurance. He said he could build a fence or berm. A. Zuercher said he was a drop point for transportation companies for a couple of days and said Lent has nothing like that to offer. C. Cagle said it is not allowed and A. Zuercher said there is so much open land and that is a needed service up here. Discussion was had on the prospective two acres with of agriculture district and the underbrush that limits visibility. K. Lindquist discussed the location in question and the decision made in March was to not allow outdoor storage. Home occupations are accessory to residential use. C. Cagle said he already has a business. Amending the ordinance was discussed and interior storage was ultimately decided ideal. C. Cagle said business near there blatantly have outdoor storage. K. Lindquist said with the throughfare, this should be commercial use in the future but C. Cagle said the township does not want that look but this specific situation seems different with the current screening. K. Lindquist said if we allow outdoor storage, she would recommend not having in on residential properties. C. Cagle said with the county road 17 extension coming though, people will be less inclined to build houses along there. We had properties taken by North Branch because they wanted one acre lots up there and Lent wants a minimum of 2.5 acres but this could be the time to change it. J. Johnson said we seem to have quite the support for our ordinances in the community. It is obvious that outdoor storage is not desired with all of the complaints. C. Cagle said that since change is inevitable, she welcomed A. Zuercher back to discuss. She mentioned changing this ordinance would allow the outdoor storage that is out of compliance at another local business. D. Stiers agreed that he could see things changing down the road. The RTC and the county road 17 extension will bring change to the area.

35514 Grand Ave Complaint

The Commission reviewed the photos. T. Schroeder read the complaint and said the side not pictured is very clean. There is one boat and one RV that are owned by him and appear organized in the yard. C. Cagle said we should send a letter to the person that filed the complaint and let them know that after review, there is no action needed. J. Johnson agreed, saying there is no infraction of code. K. Lindquist clarified that she sent one letter to the neighbor that filed the complaint and not to the resident in question.

OLD BUSINESS

Countryview Marine Screening

K. Lindquist said there were a couple issues with this at the last meeting. The owner is selling parts on the internet and not repairing the things that are onsite. The CUP does not list this. The philosophy behind a strong and effective letter is to list every fraction to get the owner's attention as they are far outside their approval and showed arial photos. They have some things for sale and we have been on record saying that is okay. C. Cagle listed off permit items that are not being followed, specifically items 3, 4, and 5. K. Lindquist said she has reached out many times to talk to the county about the pipe coming from the building, as it is a building code issues and the building inspector needs to review it. C. Cagle asked why the county and K. Lindquist said that after contacting every other option, it is only on the county now. D. Stiers said when the PCA went out there, the owner was told to cap it and D. Stiers can go out and confirm. K. Lindquist cited permit item 3. Stored boats must be behind a building or screeded. The arial shot shows so many are tightly packed and still viewable to north. She asked if more screeding should be required. J. Johnson said boat parts should not be hanging over fences and the fence itself needs to be repaired. C. Cagle questioned how outdoor storage was approved in this situation and K. Lindquist said the CUP was originally done by the county and had not been recorded correctly. When it was, five conditions were added. A letter will be sent. The Commission discussed the clause on the letter and non-compliance. K. Lindquist said there is a little bit of ambiguity but is attorney approved. T. Schroeder said to move the cleanup date out and K. Lindquist the plan could be adjusted to see progress every 30 days.



COMMISSIONER/TOWN BOARD REPORT

C. Cagle asked T. Smolke to share the conversation she had with the City Clerk of Stacy. T. Smolke said the Clerk is retiring and let her know that, being the Town Clerk, she will now move to be the City Clerk position after the annexation is complete and congratulated her. C. Cagle spoke on the merger and the first election. T. Schroder and C. Cagle asked the status. T. Smolke informed them the North Branch and Chisago contracts must be signed prior to the third. Also, there is a couple lines that need to be filled in the Stacy contract but was hoping to have them signed at the next week's Board Meeting.

NEXT REGULAR PLANNING COMMISSION MEETING IS WEDNESDAY, FEBRUARY 8, 2023

ADJOURN

T. Schroeder made a motion to adjourn at 9:29pm. Second by J. Johnson. Votes via roll call, Ayes 4, Nays 0. Motion carried.

Chair Signature

Clerk Signature

