



Minutes
Planning & Zoning Commission
December 13, 2017

A. CALL MEETING TO ORDER

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

Members Present: Chairperson M. Olson, P. Carlson, J. Johnson

Members Absent: Vice Chair M. Willcoxon, D. Carlson

Others Present: Supervisor B. Seekon, Planner E. Maass, Town Clerk K. Wood, 2 people (signed in).

B. PUBLIC COMMENTS (ITEMS NOT ON THE AGENDA)

None

C. ADOPT THE AGENDA

P. Carlson made a motion to adopt the agenda. J. Johnson seconds. All in favor, motion carried.

D. APPROVE THE MINUTES OF THE NOVEMBER 8, 2017 PLANNING COMMISSION MEETING

P. Carlson made a motion approve the minutes of the November 8, 2017 Planning Commission Meeting. J. Johnson seconds. B. Seekon said to change 357th to 352nd on the last page. K. Wood made the changes to the minutes. All in favor, motion carried.

E. OLD BUSINESS

None



F. NEW BUSINESS

a. Proposed Text Amendment for Chapter 2, Section 5.10 Dimensional Standards Regarding the Setbacks of Structures – Public Hearing

E. Maass explained the proposed text amendment to the Planning Commission.

Under 5.10.A Exceptions: the following is proposed to be added:

Where an easement or right of way line exists, setbacks for principal and accessory structures shall be measured from that easement or right of way line the same distance as would be required from the property line in the zoning district in which the property is located.

The following is proposed to be stricken:

Structures may not be closer than thirty (30) feet from the edge of any road right of way or easement line, nor any closer than the average existing setback of structures on the same roadway within five hundred (500) feet.

J. Johnson confirmed the Township is going to be stricter than the County.

M. Olson opened the public hearing at 7:06 pm

No public comment

M. Olson closed the public hearing at 7:06 pm

P. Carlson made a motion to recommend the text amendment for Chapter 2, Section 5.10 Dimensional Standards regarding the setbacks of structures for Board approval. J. Johnson seconds. All in favor, motion carried.

b. Koecher - 9035 360th Street

300 feet of frontage is required. The property meets the requirements of the zoning district. P. Carlson said he does not have a problem with it. However, he wishes there was a dotted line on the map. E. Maas said he asked for one.

E. Maass showed the Commission where the current lot line was on the map.

J. Johnson said it looks like the line on B1 is being moved to the left and creating a flag lot. E. Maass said it looks like a flag, but it has the frontage requirement. "A" and "B2" will be combined. It is not a flag.



J. Johnson said it has 384 feet of frontage.

J. Johnson asked if they were moving any driveways. E. Maass said no.

E. Maass said they own both properties all the way to the west.

J. Johnson confirmed there are no ditches.

P. Carlson said it is located at the top of the Township and is pretty wet.

E. Maass said no other homes will be affected by the lot line adjustment.

P. Carlson made a motion to recommend the Koecher lot line adjustment for Board approval. J. Johnson seconds. All in favor, motion carried.

c. Storage Container Conversation

E. Maass said the exterior of accessory structures are required to match the exterior of the home and meet the setback requirements.

P. Carlson said they would have to meet with the County to find out if they allow them.

E. Maass has seen them in other communities, but they are wrapped to look like the home. They would need to be sturdier too. He would like to see what the Planning Commission thinks about them and take the input to Tara Guy at the County to find out if they are okay with them.

M. Olson said there are going to have to be some sort of conforming standards.

J. Johnson said fabric structures have a limit of 12 months. There were some notations of residents who have had temporary structures that have been up longer than 12 months.

E. Maass said he will research it and see if the County is okay with containers.

P. Carlson said if they are located behind the house no one will see them anyhow.

It was decided that E. Maass is going to check with the County tomorrow.

P. Carlson said they should make the requirements different for different size lots. They should put posts or slabs under it and require them to be level.



M. Olson said they need some sort of a tie down.

J. Johnson said they should require some sort of safety mechanism so kids will not get trapped in them and suffocate.

There was a conversation about people making homes out of storage containers.

G. COMMISSIONER/TOWN BOARD REPORT

B. Seekon said the Board approved the two text amendments from the previous meeting. There was a road committee meeting and they are putting together the PowerPoint for the Annual Meeting. There is a discrepancy when it comes to the road mileage. There is talk of bonding to pave and double chip seal all of the roads in the Township. There are pluses and minus with that.

J. Johnson asked if the roads are currently ready to be paved. B. Seekon said according to R. Keller they are.

M. Olson said there are roads that need some care now too.

B. Seekon said they are looking at breaking the Town in sections so that Maintenance does not have to run the grader as far.

E. Maass asked what the top 20 travelled roads are and B. Seekon said they do not have those counts.

B. Seekon said double chip seal is a lot less money than blacktopping and is supposed to last 5 -7 years. R. Keller has heard of it lasting 20 years.

P. Carlson said the dead end should roads get double chip sealed and B. Seekon told him that is the goal.

J. Johnson confirmed that the Township is paying for the culverts and their installation.

M. Olson asked how they are coming up with the figures. B. Seekon said the road committee has been working on the numbers.

M. Olson said soil borings should be done. B. Seekon said Hemingway Ave had soil borings and it ended up being messed up.

B. Seekon said they are looking at spending around \$300k on paving and chip sealing.



P. Carlson said they should use an Engineer to get an accurate number.

J. Johnson said big companies might give an estimate.

E. Maass said to start with a feasibility report and put together a CIP report. The Township should request a quote.

J. Johnson agreed that it would be worth getting the road projects quoted.


There was discussion about what double chip seal is.

There was an extensive conversation regarding Township and County roads.

**H. NEXT REGULAR PLANNING COMMISSION MEETING IS JANUARY 10, 2018
AT 7:00 PM.**

I. ADJOURN

**J. Johnson made a motion to adjourn the meeting at 7:53 pm. P. Carlson seconds.
All in favor, motion carried.**


Mike Olson, Chair


Becky Schule, Deputy Clerk

Minutes Submitted by Kelly Wood