



Minutes
Planning & Zoning Commission
February 14, 2018

A. CALL MEETING TO ORDER

M. Olson called the meeting to order at 7:01 pm.

Members Present: Chairperson M. Olson, D. Carlson, P. Carlson,

Members Absent: Vice Chair M. Willcoxon, J. Johnson

Others Present: Supervisor B. Seekon, Planner E. Maass, Planner K. Bearinger, Town Deputy Clerk B. Schule, Jon Carlson (signed in).

B. PUBLIC COMMENTS (ITEMS NOT ON THE AGENDA)

Jim Turonto talked to M. Olson who has 10.2 acres of land where the county is annexing that property. He will end up with 9.8. (330 x 1400) where the county will take over .21 of his land.

M. Olson said that the party wants to subdivide but it will be under the 5 acre policy.

P. Carlson stated that as long as the county took the property then they can subdivide if less than 10 acres.

Jim Turonto would need to share the driveway or get a variance or easement because the width would be under the ordinance.

Jim asked if his property will still be considered 10 acres. Yes

P. Carlson stated that the county will pay for the land with an easement.

Kurt will check with Eric to see if the property will still be zoned as 10 acres.

C. ADOPT THE AGENDA

D. Carlson made a motion to adopt the agenda. P. Carlson 2nd the motion. All in favor, motion carried.

Moved New Business section “a” prior to old business.

D. APPROVE THE MINUTES OF THE JANUARY 10, 2018 PLANNING COMMISSION MEETING



D. Carlson made a motion to approve the minutes of the January 10, 2018 Planning Commission Meeting. M. Olson 2nd the motion. All in favor, motion carried.

E. OLD BUSINESS

a. Discussion: Possible Wedding Venue at 31605 Ivywood Trail – public hearing

K. Bearinger stated that this request for the permit came in after the last meeting so had to wait to be heard tonight.

Joann Tye is the person that wants to have weddings on the property. Joann stated that the popularity for the rustic type weddings is in high demand. They held their daughter's wedding on the farm last year and was a beautiful setting for the venue.

Joann did ask the neighbors if they would object to having weddings there. They said no.

They would be renting the farm for the wedding party to use the entire weekend for like grooms dinner, then wedding, then gift opening the following day. The septic system is fine but the wedding party would be the only ones to use the house but would have Jimmy Johns for the guests to use. They aren't looking at having a wedding each weekend or multiple weddings. They don't plan on using any of the buildings for the wedding. Outside weddings only on the 49 acres total land.

P. Carlson stated there needs to be someone living on the property to be considered a home occupation.

M. Olson stated we do get a lot of home base conditional use permit.

P. Carlson stated we never allow anyone to get a permit unless they are residents.

M. Olson stated that Ivywood is a gravel road and the calls we get on dust is high. This road is not scheduled at this time to be paved.

The one condition now is the occupancy.

P. Carlson stated that we should refund the permit money put down.

D. Carlson said at this point, we recommend that we wait to hear back from Eric and Kurt on any other issues that will come up.

They can take the information and think about what they want to do.

Joann asked if they would reconsider for a permit. No.

Interim use permit is the only way they can do this but must be a resident on the property.



Joann asked if we can think outside of the box but because of laws and ordinance we cannot look outside the box.

M. Olson said that because it is a gravel road, and the maintenance of the road also has to be considered.

Joann stated that they will go home and think it over. They plan on stopping this request and would like the refund of permit fee.

P. Carlson made a motion to refund the permit fee of \$250 for the Wedding Venue at 31605 Ivywood Trail permit requirements as they will discontinue the request. D. Carlson seconds the motion. All in favor, motion carried.

- b. Proposed Text Amendment for Chapter 2, Section 4.18 Solar Energy Systems as it relates to Solar Site Permit requirements

D. Carlson made a motion to recommend the text amendment for Chapter 2, Section 4.18 Solar Energy system as it related to permit requirements for Board approval. P. Carlson seconds. All in favor, motion carried.

c. Schedule of Fees

M. Olson stated they were unaware that they needed to go through the figures.

D. Carlson asked about the septic system fee if J. Kramer does those inspections.
Yes

D. Carlson asked if Jack does all of the septic inspections. Yes

Much discussion took place on the various fees.

Page 10-5 for roofing the surcharge needs to be changed to \$1.00 instead of \$5.00 stated.

D. Carlson asked if we can table this discussion for them to research the costs and bring back to the next meeting.

Discussion tabled until next meeting.

d. Zoning Administrator and Deputy Zoning Administrator

B. Seekon stated that he brought back the \$15 an hour for inspections. The board asked about taking it back to J. Kramer to see if he would do more of the inspections. He normally charges a 2% charge on the value.

M. Olson stated that Jack is very good at the inspections but not sure if he should be doing both. D. Carlson stated there would be no checks and balances. If the permits don't get approved, would the money be returned?



B. Seekon asked who is liable if he is wrong. No, J. Kramer would not be liable.
B. Seekon stated that he would need to have a large liability policy with Lent.
M. Olson stated if you put the permit inspection piece onto his building inspection duties may be too much.
D. Carlson stated we need to go back to the town board and see how much they want to pay for the inspection.
B. Seekon asked out of the three members that are here who would do the job.
B. Seekon asked if any one of them would do it for \$50. P. Carlson said yes. B. Seekon said he will take it back to the board.
B. Seekon stated the alternative would be we give the zoning back to the county, but stated because of the solar farms that came in, it is good we have the zoning committee and other townships are sorry they don't have their own zoning board.

e. M. Olson

M. Olson stated that he is stepping down from the P&Z board as chairman and will no longer be on the zoning committee.

D. Carlson stated that the board needs to start looking for more zoning administrators to fill the open positions.

B. Seekon encouraged the committee to file their reimbursement sheets for the time spent and meetings. Clerk will email soft copy to the committee members.

F. NEW BUSINESS

a. none

G. COMMISSIONER/TOWN BOARD REPORT

B. Seekon - Road committee is still working on planning the chip seal and/or paving, but the numbers are not coming in as expected.

M. Olson asked about the inch and half of paving on only an inch and ½ of base coat.

B. Seekon mentioned that on all the dead end the large trucks and buses and they do tear up the chip seal so they recommend to have them paved, but all the base coats on the roads are good candidates for the chip seal.

At the CCATO meeting they discussed the radios that the fire department are supposed to use normally cost \$630 per year per radio but now they have reached the end of their life



and it will cost of 1.4 mil to replace them all. Now to fund each radio it will cost \$1600 per radio but \$2200 as a final cost. The county has 30 radios on standby which can be requested by Stacy.

Taylor's Falls buys their own radios and doesn't rely on the county so they have a different contract with the county.

M. Olson asked if that is something we can do here at Lent.

D. Carlson stated that just the officers get the use of the truck radios.

B. Seekon did get the lights approved for the parking lot and will have Arvissi put them in so will have lights from dusk until dawn at the Town Hall.

M. Olson said if you call you can get the light pole by the road for \$5 or \$10 a month.

Road Committee are asking for \$600k at the annual meeting in hopes of getting some of the roads sealed.

B. Seekon stated they were working on getting the figures for the annual meeting, but are also setting out a plan on what roads to pave and chip seal.

**H. NEXT REGULAR PLANNING COMMISSION MEETING IS MARCH 14, 2018
AT 7:00 PM.**

I. ADJOURN

**D. Carlson made a motion to adjourn the meeting at 8:36 pm. P. Carlson seconds.
All in favor, motion carried.**


Mike Olson, Chair


Kelly Wood, Clerk

Minutes Submitted by Becky Schule

