



Minutes

Planning & Zoning Commission Meeting

Location: Zoom Dial: 1-312-626-6799 US (Chicago) Meeting ID: 870 2561 1790 Passcode: 221151

January 13, 2021 7:00 pm

CALL MEETING TO ORDER

M. Willcoxon called the meeting to order at 7:23pm

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

Members Absent: None

Others Present: Planner K. Moen, Supervisor B. Seekon, Clerk K. Wood, Deputy Clerk B. Schule, 6 members of the public (signed in)

PUBLIC COMMENTS *(ITEMS NOT ON THE AGENDA)*

J. Selvog said they need clarification on their CUP. He explained that he would like truck parking and thought that this was already discussed. He put recycled material and trees for screening in that area. He has a fleet of seven trucks as well as customers who *need* to park there. He is asking if they can park prior to the building being ready. M. Willcoxon said overnight parking was not discussed in the original CUP and would be a different use.

He has applied for a CUP amendment for overnight truck parking. There will be a public hearing February 10th at the Planning Commission meeting and to the Town Board for their approval at their meeting February 16th. M. Willcoxon said there is a process and there may be conditions to the request. K. Moen asked if this is going to be a truck stop. No. T. Hoag said he is going to go over it with K. Moen.

ADOPT THE AGENDA

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

APPROVE THE MINUTES OF THE DECEMBER 9, 2020 PLANNING COMMISSION MEETING

D. Milles made a motion to approve the minutes from the December 9, 2020 Planning Commission meeting. Second by P. Carlson. Votes via roll call Ayes 5, Nays 0. Motion carried.



NEW BUSINESS

Preliminary and Final plat - Jennifer Neumann

K. Moen said the property owner wants to take the 20 acres and split it down the middle. The 20 acres is on Falcon Avenue and is guided for RRA. The proposed lot 1 and 2 meet all district zoning requirements. There is no roadway proposed. All fees, including the park dedication have been paid. Staff recommends approval. M. Willcoxon asked if there is one acre buildable. She said soil samples were submitted on the northern lot, but not the southern lot. If they plan to build on the southern lot, they would have to submit them with a building permit.

Public Hearing

M. Willcoxon opened the public hearing at 7:44 pm.

D. Milles made a motion to accept all previous testimony into the public hearing. Second by P. Carlson. Votes via roll call Ayes 5, Nays 0. Motion carried.

T. Nelson questioned the soil borings and M. Willcoxon said the code allows for people to bring in fill as long as it is not in a wetland and the area for the drainfield has to remain untouched. The Township is not responsible for determining if land is buildable; it is up to the owner of the property or the buyer to make sure that they have buildable land. K. Moen noted that both properties are staying in the Neumann family.

P. Carlson made a motion to close the public hearing at 7:49 pm. Second by D. Milles. Votes via roll call Ayes 5, Nays 0. Motion carried.

D. Milles made a motion to recommend approval of the Neumann preliminary and final plat to the Town Board. P. Carlson seconds. Votes via roll call Ayes 5, Nays 0. Motion carried.

Interim Use Permit Application & Variance Request- Cornillie 1 Solar

K. Moen said that they went over the IUP and this week were are discussing the variance to the sideyard setback. The property east had the same sideyard setback variance. The variance meets all of the conditions and meets all of the practical difficulties. She recommends approval of the IUP and variance. K. Moen said the applicant will have to plant 8' of two rows of 8' black hills spruce in the NW corner of the property.

Public Hearing

M. Willcoxon opened the public hearing 7:55 pm

D. Milles made a motion to accept all previous testimony into the public hearing. P. Carlson seconds. Votes via roll call Ayes 5, Nays 0. Motion carried.

P. Carlson made a motion to close the public hearing at 7:56pm. Second by D. Milles. Votes via roll call Ayes 5, Nays 0. Motion carried.

D. Milles made a motion to recommend approval of the Cornillie 1 variance and IUP to the Town Board. Second by J. Johnson. Votes via roll call Ayes 5, Nays 0. Motion carried.



Commercial vs Residential Citations

K. Moen said there have been some questions about how we do citations for commercial vs residential. After discussion, it was decided to ask Peter Tiede if the Township can legally cite residential and commercial differently.

OLD BUSINESS

32050 Elk Lane Citation

M. Willcoxon and P. Carlson went to the property and it is still a mess. Letter and citation will be sent.

32301 Elk Lane Citation

M. Willcoxon said that has mostly been cleaned up. A letter will be sent to the new property owner telling them that they have 30 days to finish cleaning it up. The citation will be suspended for 30 days if the violation is not rectified.

Countryview Marine Update

K. Moen said Dustin has installed slats on their new chain link fence and the screening is not achieving what it was meant to do. E. Maass has it in writing that a chain link fence with slats was okay. K. Moen said she has talked to J. Fertig regarding the boats and he said it is no longer a wetland violation. She read the email from him stating that this kind of storage is permitted. D. Milles suggested turning this over to the DNR. P. Carlson said items are supposed to be stored on impervious surface and they need a letter stating that they need to remove the boats/trailers out of the wetlands. All of the boats and trailers need to be screened and it was decided to treat this as a civilian fine and letter. There are two separate issues: effective screening is needed and boats/trailers need to be on impervious surface. Screening = not visible. K. Moen said she has photos of Countryview from June and July and a notice was sent to them in July. This will be the second written notice and the fines start with the fourth notice. A second letter will be sent.

5265 318th Street Complaint

The 5th notice and fine will be sent due to no improvement.

Comprehensive Plan Update

K. Moen said today's topic focused on housing and land use. She looked at the data and projected need and found that the age of the homes are relatively new. By 2040, the population will be 60 or older and she said that we might want to plan for aging residents. She asked if the Township would like to provide older age-oriented housing. If yes, it will open up some existing units for newcomers and they need to plan to accommodate growth. If no, some aging residents may leave the community. After discussion, the Planning Commission would like to accommodate smaller/medium sized senior housing developments with self-containing sewer systems in certain areas of the Township.



K. Moen went over housing goals which included: work to ensure availability of adequate and affordable housing for all Township residents. Annexation was discussed. M. Willcoxon asked K. Moen to look into incorporating annexation discussion along with building the tax base and have some sort of annexation protection specifically, off of 320th Street. J. Johnson asked if the word *affordable* should be changed. K. Moen said she can update the goal to promote housing options to duplex options to diversify for people of all lifestyle stages and income levels so that it meets the needs of more people. M. Willcoxon said he would like to see duplexes come into Lent because of the tax revenue; specifically, around 320th Street. There was discussion regarding the second goal regarding the maintenance of the existing housing stock. K. Moen suggested checking on them in 5-10 years because homes in Lent are generally less than 50 years old. She looked into County and State programs that give rehab money to homeowners to help people to fix up their homes. Continue enforcement of the code for property maintenance and exterior storage issues. P. Carlson said we should have this information at the office so that we can offer help to people when we go out to these blighted homes. MN Housing Partnerships and USDA Rural Development are some of the resources she found. They asked K. Moen to provide a list of resources to the office for the website.

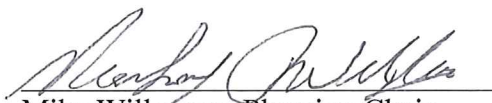
COMMISSIONER/TOWN BOARD REPORT

B. Seekon said they talked about some new equipment and Maintenance purchased a man basket for \$1500.

NEXT REGULAR PLANNING COMMISSION MEETING IS WEDNESDAY, FEBRUARY 10, 2021 AT 7:00 PM.

ADJOURN

D. Milles made a motion to adjourn the meeting at 9:16 pm. Second by J. Johnson. Votes via roll call Ayes 5, Nays 0. Motion carried.


Mike Willcoxon, Planning Chair


Kelly Wood, Clerk

