



**Minutes**  
**Planning & Zoning Commission**  
**Location: Town Hall 33155 Hemingway Ave., Stacy, MN 55079**  
**January 8, 2020**

**CALL MEETING TO ORDER**

P. Carlson called the meeting to order at 7:00 pm

Members Present: Vice Chair P. Carlson, J. Johnson, B. Schule, S. Brooks

Members Absent: Chair M. Willcoxon, D. Milles

Others Present: Planner E. Maass, Supervisor B. Seekon, Supervisor C. Cagle, Clerk K. Wood, 1 member of the public (signed in)

**PUBLIC COMMENTS** *(ITEMS NOT ON THE AGENDA)*

None

**ADOPT THE AGENDA**

**J. Johnson made a motion to adopt the agenda.** P. Carlson asked to move A and B from old business under new business. **B. Schule 2<sup>nd</sup> the motion. All in favor, motion carried.**

**APPROVE THE MINUTES OF THE DECEMBER 11, 2019 PLANNING COMMISSION MEETING**

**S. Brooks made a motion to approve the December 11, 2019 meeting minutes. B. Schule 2<sup>nd</sup> the motion. All in favor, motion carried.**

**NEW BUSINESS**

**Single Lot Subdivision Park Fee**

E. Maass said this is for a new fee for single lots metes and bounds subdivisions. The existing park fee is \$1600 and the idea is to have it be \$500 for single lot subdivisions. The total will be \$750 with the application fee.

**Public Hearing**

**P. Carlson opened the public hearing at 7:15 pm**

W. Joos stated he is for the amendment. C. Cagle and B. Seekon are good with it as well.

**P. Carlson closed the public hearing at 7:16pm**



**J. Johnson made a motion to recommend the single lot metes and bounds subdivision single time park fee of \$500 to the Town Board for their approval. Second by B. Schule. All in favor, motion carried.**

### **Special exception home occupations and performance standards**

E. Maass said everyone received a copy of Chisago County's home occupation ordinance. Their old one allowed for outdoor storage and if they do not have it, the Township cannot. J. Johnson asked if we can appeal it with the County. P. Carlson said we are talking about expanding commercial along 30 and 17 and wondered if they could make some sort of allowance along major thruways. E. Maass said to keep in mind home occupation versus commercial. This is only for home occupations. J. Johnson said RTC is only commercial. E. Maass said they can have a home occupation along Falcon for example. J. Johnson said we need to go to the County and say we need some outdoor storage and what happens if they say no. E. Maass said we would have to rezone. If it fits the comp plan, we can zone where it makes sense if it is along thoroughfares or if it adjacent to RTC. P. Carlson said people who start businesses start small. J. Johnson asked if we would rather have a hybrid zone area or should we approach the County about having outdoor storage if we have a unique zoning area in the Township.

E. Maass said the number of employees for a major would be up to 15 employees. They are wanting to scale up for employees but not necessarily on size. E. Maass said they are not even going to have public hearings for minor CUPs. E. Maass said minor CUPs are confined to the home or accessory building. E. Maass said the minor should still be approved by resolution by the Township. P. Carlson said E. Maass is going to talk to the County. E. Maass is going to ask about options on outdoor storage. They might have to have some upfront investment for businesses. P. Carlson said we might need to create an RTC-2 that would allow for a home.

### **Public Hearing**

P. Carlson opened the public hearing at 7:37pm.

P. Carlson closed the public hearing at 7:38pm.

### **Comp Plan Discussion**

E. Maass is going to come up with surveys and a plan. He is going to create a card. We are going to ask what size lots people would like to see. J. Johnson asked if we should endorse one acre lots. P. Carlson said we have that but we have to expand the area. C. Cagle said we could match the City of Stacy's one acre lots. J. Johnson asked if they had a specific area in mind for the one acre lots. It is guided Urban Growth. E. Maass said on the to do list will be to look at areas to be rezoned. There are areas that are guided for growth and they need to be rezoned. P. Carlson would like to run that west. E. Maass said first, we want to make sure that we have support to do this. J. Johnson said he would like everything defined first. E. Maass will have something done by Tuesday for the Board. March to May we are going to have public engagement. In June, the Planning Commission will start working on the comp plan. There was discussion regarding property located near the property that was annexed to Stacy. C. Cagle was directed to speak to them and let them know that they are allowed to request it be rezoned.





## **OLD BUSINESS**

### **4480 Fawn Lake Drive Complaint**

They received the letter and have not applied for the medical hardship. They have until May 1, 2020.

### **Lindgren Property**

They received a 3<sup>rd</sup> notice. E. Maass asked what the Board would like to do with this. There was confirmation there are boats there via aerial photos. E. Maass said we are in the middle of winter and should try to go out again. P. Carlson said we should fine him again. B. Seekon said the complaint is for an illegal business. C. Cagle said we need proof. He was supposed to have removed the boats by yesterday. There was a complaint about outdoor storage said P. Carlson. J. Johnson said outdoor storage was not listed on the original complaint. J. Johnson said the outdoor storage is related to the business.

E. Maass said we are ready for a 4<sup>th</sup> letter. He would like to walk through with him and look through the barns. E. Maass said they would not give us a search warrant because we did not have recent proof. J. Johnson asked if there is a Board of Townships where there is a guide for body of proof. E. Maass said he would ask the neighbor to the south and ask them to walk their lot line. C. Cagle stated the last time they inspected; the barn had been cleaned out. Someone saw the boats coming back in the next day. It was decided that no fine being assessed now.

### **32050 Elk Lane Complaint**

They received their 8<sup>th</sup> letter. C. Cagle will take photos and send them to K. Wood. Once they are received, E. Maass will send a letter and fine.

### **32301 Elk Lane Complaint**

E. Maass said we are going to continue the fining process and can rescind it if they clean it up. E. Maass said the home will be repossessed and someone is going to have to clean it up. B. Seekon and J. Johnson said they should still have to pay the fines. J. Johnson said there is no obligation of the Township to subsidize it.

### **5190 Enchantment Lane Complaint**

E. Maass said a letter was sent and someone needs to go out there and check into this. P. Carlson said every time he drives by there is a dim light. C. Cagle said there is someone living in it. P. Carlson said he will drive by and take pictures. E. Maass said they can go up to the door and ask. C. Cagle said it is the owner's son living at the place.

### **Country View Marine**

He picked up his resolution and recorded it with the County. He is going to call E. Maass. They got rid of 20 boats. J. Johnson asked if they are going to address impervious surface and screening at the same time. E. Maass said they are going to create a timeline. It has to be



screened. E. Maass said he is going to get a plan together and bring it to the Planning Commission. He would like to get this plan in place by the next meeting. E. Maass is going to call Dustin.

#### **COMMISSIONER/TOWN BOARD REPORT**

B. Seekon said Planning and Zoning got a pay raise. They talked about the remodeling and maybe building an office building across the street. C. Cagle said they talked about a pole barn for the Planning Commission truck. C. Cagle said we are working on the employee manual and the use of own vehicles and we might want to look at using the P & Z truck while doing inspections. The Township is not covering for insurance while you are doing inspections. You would have to let the Township know and it would get the use of the truck scheduled. B. Seekon and P. Carlson like the idea of a van. C. Cagle said we could possibly save money by building another building instead of doing the bump outs. E. Maass said if you touch a certain part of the building, you might have to become ADA compliant. C. Cagle said the bathrooms would be addressed, but not the big addition.

**NEXT REGULAR PLANNING COMMISSION MEETING IS FEBRUARY 12, 2020 AT 7:00 PM.**

#### **ADJOURN**

**B. Schule made a motion to adjourn the meeting at 8:29pm. J. Johnson 2<sup>nd</sup> the motion. All in favor, motion carries.**

  
Phil Carlson  
Planning Commission Member

  
Kelly Wood, Clerk

