



**Unapproved Minutes
Planning & Zoning Commission
January 11, 2017**

CALL MEETING TO ORDER

M. Olson called the meeting to order at 7:02 pm.

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

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

Others Present: Supervisor C. Cagle, Planner E. Maass, Town Clerk K. Wood, 0 members of the public (signed in)

PUBLIC COMMENTS *(items not on the agenda)*

C. Cagle said that she missed the last Planning and Zoning Commission meeting. She contacted M. Olson to see how he felt about her remaining liaison to the Planning Commission and he was in favor of her keeping the position. She would like to remain in that position and D. Carlson said that he would like to see her stay. J. Johnson said that he likes the fact that she is interested in staying.

C. Cagle said that the Archery business looks nice and the Tesoro meat market addition is moving along despite the weather.

Laura Walker came to the last Board meeting in regards to the road cut on County road 19. C. Cagle told her that the Planning Commission left it to S. Anderson to decide what she would like to do with her property.

D. Carlson said the Township does not have any say in what S. Anderson sells her land for.

E. Maass said that if the Township is looking to develop the land in the future, there may be a better way to format the road.

M. Olson said the way it is proposed right now it is really close to S. Anderson's home and they are looking for different ideas. The County would like ideas by June 2017.



ADOPT THE AGENDA

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

APPROVE THE MINUTES of the December 14, 2016 Planning Commission meeting minutes

D. Carlson made a motion to approve the December 14, 2016 minutes. J. Johnson seconds. All in favor, motion carried.

NEW BUSINESS

None

OLD BUSINESS

Discussion about draft ordinance to redefine "Buildable Area"

E. Maass presented a draft ordinance for amending Chapter 2 of the zoning ordinance section 3.0 regarding the definition of buildable area.

- ❖ Added: Slopes greater than 18%
- ❖ Stricken: Setback requirements, bluffs, easements and rights of way, historic sites
- ❖ It is more stringent than the County
- ❖ There was mention at the last Planning and Zoning meeting to change the Township's ordinance to mirror the County's but stay contiguous with the one acre
- ❖ There are a few properties that helped spur this conversation

There was discussion regarding the definition of man-made versus natural. J. Johnson said the word natural may not be the right wording.

M. Olson said the Planning Commission are there to protect the owner and buyer of the properties.

M. Olson said the soil borings are an important issue

E. Maass said that setbacks can be fluid depending on characteristics of the land. The County left them out of their ordinance because of that.



J. Johnson said that he would like to vote on the definitions as one unit. He felt the last sentence should end after 'the lot or parcel' and strikeout 'in its unaltered, natural condition'.

E. Maass asked if the whole sentence should be stricken. The first two thirds of the sentence preface the end of the sentence.

D. Carlson said that he agrees that the sentence should be removed.

J. Johnson asked if it said somewhere else what the buildable definition is. E. Maass said yes, it is in the building standards.

J. Johnson asked about the drainage so that people are not flooding their neighbors.

E. Maass said he feels that it is handled by a case by case instance. If someone is going to disturb more than an acre of soil, they are going to need an erosion control permit.

J. Johnson said the sentence should be removed. M. Olson agrees. D. Carlson agrees. The last sentence will be stricken.

RTC Zoning Conditional Uses

The County has specific conditional uses. The properties in Lent are the only ones in the County zoned RTC.

The permitted uses the County allows include:

- ❖ Single dwelling homes built before 2010 (No new single family dwellings are to go in the RTC.)
- ❖ Public parking (conditional) and transit facilities
- ❖ Local government administration and service buildings
- ❖ Agriculture uses, including farm structures which are accessory to agriculture uses
- ❖ Farm drainage systems, flood control and watershed structures and erosion control devices meeting all County, State, and Soil Conservation Service minimum standard
- ❖ Temporary or seasonal roadside stands for sale of agricultural products raised on the premises upon which the stand is located, but not to exceed one stand per farm
- ❖ Greenhouse or nursery
- ❖ Forestry and sod farming
- ❖ Wildlife areas, forest preserves, public parks owned or operated by a government agency or nonprofit organization, and other open space uses



- ❖ Home occupations in accordance with Section 4.04 of the Lent Township Zoning Ordinance
- ❖ Daycare and residential facilities as required in Minnesota Statutes

The biggest differences are bullets 3 – 11 greenhouses/nursery, daycare, etc. Those uses are listed as conditional instead of permitted. At the Township level, they would need to come in for a CUP. Unless the Township wants to become more relaxed there would not be many changes taking place. It could potentially eliminate the CUP process.

M. Olson said the Township does not want a small business on a twenty acre lot such as a coffee shop. He asked how that would be governed. C. Cagle said that a coffee shop is usually an anchor for other businesses. M. Olson said it is not allowed.

E. Maass said that it would come as a conversation with staff, Planning & Zoning, etc. They would have to come up with a mini master plan. The Township wants to see the area grow for the tax payers. This would also avoid land locking.

C. Cagle said they should make a future map for the Township's vision.

E. Maass said that is a good way to market the land.

M. Olson had said that the rules should be made to fit as building progresses. A plan ahead of time would be nice.

J. Johnson asked E. Maass to clarify as to if he was asking if they want to do it the way the County does it because he does not see any reason to change it.

All of the Planning Commission members present agreed that no changes should be made.

Existing single family homes and agriculture are the only items that the Township allows as permitted uses.

Commissioner/Town Board Report

M. Olson said that he received a call from a person who lives in South Dakota who told him that her recently deceased mom had tenants living in her basement. M. Olson told her that it is a civil issue and that the Township is not able to do anything about it. She had an attorney get involved and the police went out there and the tenant was supposed to leave today. He was going to send the daughter a follow up email.

- ❖ **Next regular Planning Commission meeting is February 8, 2017 at 7:00 pm.**



M. Olson asked who was doing the driveway inspection. M. Anderson is currently issuing them. Chair Olson noted that he used to be the driveway inspector for the Township.

J. Johnson said that he doesn't think that the Planning Commission should have to go out on a site visit.

D. Carlson said the Township pays J. Kramer and he does not feel as though they should have to recheck his work.

J. Kramer is currently doing all of the Certificates of Compliance. A Zoning Administrator should be appointed because J. Kramer is coming from a building code standpoint.

There is no one on responsible for the zoning administration at this time.

The joint workshop with the Board was cancelled.

The Planning Commission recommends that M. Olson be the Zoning Administrator and he needs to have a deputy.

The Township does not have checklists in place for building permits. E. Maass is going to send M. Olson the City of Ramsey's checklist.

M. Olson said that he will be attending the Town Board meeting

ADJOURN

J. Johnson motioned to adjourn the meeting at 8:55. D. Carlson seconds. All in favor, motion carried.

Mike Olson, Chair

Kelly Wood, Clerk

Minutes Submitted by Kelly Wood, Town Clerk

