



MINUTES

Planning & Zoning Commission Meeting

Location: Zoom Dial: 1-312-626-6799 US (Chicago) Meeting ID Meeting ID: 844 5989 3204

Passcode: 703424

July 14, 2021 7:00 pm

CALL MEETING TO ORDER

M. Willcoxon called the meeting to order at 7:11 pm.

Members Present: Chair M. Willcoxon, Vice Chair P. Carlson, S. Brooks

Members Absent: J. Johnson, M. Olson

Others Present: Supervisor B. Seekon, Planner K. Lindquist, Clerk K. Wood, Deputy Clerk L. Carr, 5 members of the public (attended virtually/in-person-listed for the record)

PUBLIC COMMENTS *(ITEMS NOT ON THE AGENDA)*

NONE

ADOPT THE AGENDA

P. Carlson made a motion to adopt the agenda. Second by S. Brooks. Votes via roll call Ayes 3, Nays 0. Motion carried.

APPROVE THE MINUTES OF THE JUNE 9, 2021 PLANNING COMMISSION MEETING

P. Carlson made a motion to approve the June 9, 2021 Planning Commission Meeting minutes. Second by S. Brooks. Votes via roll call Ayes 3, Nays 0. Motion carried.

NEW BUSINESS

Hernandez Residential Kennel Permit – IUP (Resolution)

K. Lindquist explained that the applicant at 31890 Frontier Avenue (RRII) has requested an Interim Use Permit (IUP) for a Residential Kennel Permit to have 3 dogs. There are some concerns from the neighbors regarding the applicant's current dogs. To address the concerns in the complaint package, tighter conditions were added to the IUP Resolution. P. Carlson suggested requiring the applicant to install chain link fence.

M. Willcoxon opened the Public Hearing at 7:18 pm.

A. Hernandez (31890 Frontier Ave) commented that they have recently installed an invisible fence and that her brother had his dogs there while he was staying with them and he is no longer living there. They have 3 dogs currently; they were unaware they needed a permit prior.

P. Carlson made a motion to close the public hearing at 7:20 pm. Second by S. Brooks. Votes via roll call Ayes 3, Nays 0. Motion carried.

K. Lindquist suggested that the permit have conditions because there was opposition from the neighborhood. Conditions should include: Only 3 dogs at the site (property) for an extended time, Kennel operation must comply with Chisago County Dangerous Dogs Code and prohibited from having Running at Large dogs as defined by the County ordinance, Dogs must be kept on site and not allowed to wonder without leash or other restraint when leaving the premises; no significant dog barking; maintain the property and clean up after the dogs, and Township will



review IUP if there are neighborhood complaints relating to the dogs which could result in forfeiture of the IUP for non-compliance.

P. Carlson made a motion to recommend the kennel permit IUP for 3 dogs with the conditions K. Lindquist outlined and they will be required to put in a physical fence if the invisible fence fails. Second by S. Brooks. Votes via roll call Ayes 3, Nays 0. Motion carried.

Olson Preliminary Plat (Resolution)

Public Hearing

P. Carlson made motion to continue the public hearing until the August 11, 2021 Planning Commission meeting to obtain more information. Second by S. Brooks. Votes via roll call Ayes 3, Nays 0. Motion carried.

Proposed text amendment to Chapter Two: Section 5.12 Dimensional Standards in the RRII and RRI (Ordinance)

K. Lindquist said that this would make the RRI and RRII minimum lot widths 165' to be in line with the RRA.

M. Willcoxon opened the Public Hearing at 7:24 pm

No public comment

P. Carlson made motion to close the public hearing at 7:25 pm. Second by S. Brooks. Votes via roll call Ayes 3, Nays 0. Motion carried.

P. Carlson made motion to recommend the text amendment to the Town Board for their approval. Second by S. Brooks. Votes via roll call Ayes 3, Nays 0. Motion carried.

Proposed text amendment to Chapter Two: 4.15 Driveways and Access Aprons (Ordinance)

K. Lindquist said that this is related to changes to driveways due to lot size changes. Larger lots can have a second driveway for accessory structure access. Wording was adjusted to make the change clearer. New standards were listed for driveway requirements per Township Engineer. Construction ideas were added to ordinance.

M. Willcoxon opened the Public Hearing at 7:29 pm.

No public comments or questions.

P. Carlson made motion to close the public hearing at 7:30 pm. Second by S. Brooks. Votes via roll call Ayes 3, Nays 0. Motion carried.

P. Carlson made motion to recommend approval of the text amendment to Chapter Two, Driveways and Access Aprons. Second by S. Brooks. Votes via roll call Ayes 3, Nays 0. Motion carried.

Proposed text amendment to Chapter Three: Subdivision Ordinance: 1.06 Platting Required (Ordinance)

K. Lindquist said that the platting requirements should be changed to reflect the subdivision ordinance that was updated and to be in compliance with the current standards.

M. Willcoxon opened the Public Hearing at 7:32 pm

No public comments or questions.



P. Carlson made motion to close the public hearing at 7:33 pm. Second by S. Brooks. Votes via roll call Ayes 3, Nays 0. Motion carried.

The Planning Commission discussed adopting something similar to allowing residents to split off five acres from twenty acres. They would like to include the ROW in a property, setbacks may have to be changed, and easements may have to be reviewed. After discussion, the Planning Commission said that they would like to obtain more information on this subject.

P. Carlson made motion to continue the public hearing to August 11, 2021. Second by S. Brooks. Votes via roll call Ayes 3, Nays 0. Motion carried.

Accessory Building Without a Principal Structure Discussion

K. Lindquist said that an accessory building is an accessory to a principal structure. The Town Board had a discussion and asked for the Planning Commission to also discuss it. On most properties, the principal structure is a single-family home with allowed accessory structures. In order to allow an accessory structure without a principal structure, the ordinance would have to be changed. From a planning standpoint, you would never allow a secondary structure without a principal residence. If built first, the pole barn would then become the principal structure. This is not consistent with the community goals of the Township's comprehensive plan. This may prompt excessive storage or people living in it without having a suitable living structure. M. Willcoxon stated that the RRA, RRII and RRI are zoned for single family residence, not for storage uses. P. Carlson said there is a reason for this ordinance and the Township has had problems in the past with this. He would not recommend the Township change it. The Planning Commission sees only problems with this and would not recommend it to the Town Board.

A. Tschida said that he feels others have had pole barns on their property without issue, and were put up after he bought his lot in 1993. He feels the Planning Commission concerns are all hypothetical. He said he feels there are plenty of people with a pole building for storage. He said some of the Town Board members wanted to approve it, and now Planning will not recommend it. M. Willcoxon stated that this is not a public hearing, they plan to not recommend, but the Board has the final say. The zoning of the RRA, RRI and RRII and the comp plan was discussed.

Special Event Permit Ordinance Discussion

K. Lindquist stated that there are concerns with the ordinance and the Planning Commission wanted to reevaluate the special use permit ordinance. There is an option to limit outdoor events and to trim back some potential uses the permits allow. The current process of approval is that it only goes to the Town Board for approval. M. Willcoxon said that a Motocross race was done without permit in the past and they applied for a special event permit that the Town Board approved. He does not feel that neighbors should not have to give up privacy for a day for an event. The Board approved this permit despite some reservations from Planning Commission members. They would like the Special Permit applications to come to the Planning Commission as well as the Town Board. B. Seekon stated that it is a one-time event, for one day only. M. Willcoxon discussed criteria for this specific event. The ordinance states it goes to the Board and not the Planning Commission. M. Willcoxon would like to see the permit applications prior to the Board so they can recommend approval. This change will require a public hearing and a text amendment to the ordinance.



K. Wood provided information on a special event permit application that was received from Jeff Selvog and is going to the Board for their approval. The event is A1 Tire's Grand Opening and Rib Fest. The Stacy Lions have provided insurance information and is getting Town Board approval for a liquor license for the event. The Planning Commission agreed to recommend this event to the Town Board.

There will be a public hearing in August.

OLD BUSINESS

5563 Athens Trail Complaint

D. Stiers asked about the truck parking at Station on 17. M. Willcoxon explained that the Planning Commission is looking into what had been requested of the gas station in the past. The parking is free. The county park and ride does not have a permit and neither does the Town Hall. Public parking at various places around the Township was discussed. If they require a permit at one place, they would need to enforce it all over, and they do not have interest in doing that. An IUP was applied for by G. Peterson.

D. Stiers discussed the screening at A1 Tire. The gate/fence at A1 Tire was discussed. D. Stiers said that the trees were to be planted up to the gate. Per D. Stiers, J. Selvog was scared that something would happen and he would not be able to conduct his business if he did not abide by the requests of the Township. M. Willcoxon said that J. Selvog can go back to the Board and request something else and have a conversation with them. P. Carlson offered to go with M. Willcoxon to look at the site and help J. Selvog out. This was discussed. B. Seekon suggested talking to J. Pelawa about concerns regarding the drainage ditch. M. Willcoxon stated their intentions are good but while we cannot change what was done before, we can see what can be done now.

33675 Grand Ave Complaint

I. Johnson has done what was asked so far, the complaint will remain open for follow up. No new complaints have been received.

32050 Elk Lane Complaint – Criminal Action

M Willcoxon stated resident had issues with a "junkyard" full of cars on the property. The Planning Commission said to send another letter and fine. They recommend moving forward with criminal action.

5265 318th Street Complaint

M. Willcoxon and P. Carlson visited the property and there has not been any improvement. Another fine and letter will be sent. If this persists, criminal action (misdemeanor) will be considered.

Comprehensive Plan Update

M. Willcoxon said that there was a nice display by K Lindquist at the Comp Plan Open House on Tuesday. The comprehensive plan public hearing will be in August and there are comments from residents not wanting to change zoning, long term ideas for roads, and medium density near property.



35775 Energy Trail

M. Willcoxon and P. Carlson noted that there were more lawnmowers than usual, but otherwise no issues. They are allowed to have 2 horses on 5 acres and, if they have 3 one horse has to be removed. A letter will be sent regarding the horses.

COMMISSIONER/TOWN BOARD REPORT

B. Seekon discussed the new Maintenance person, Fahrner chip sealed the roads and the outdoor Pickleball courts are almost finished.

NEXT REGULAR PLANNING COMMISSION MEETING IS WEDNESDAY, AUGUST 11, 2021 AT 7:00 PM.

ADJOURN

P. Carlson made a motion to adjourn the meeting at 9:05 pm. Second by S. Brooks. Votes via roll call Ayes 3, Nays 0. Motion carried.


Mike Willcoxon, Planning Chair


Kelly Wood, Clerk

