



Approved Minutes

Planning & Zoning Commission Meeting

Location: Zoom Dial: 1 312 626 6799 (Chicago) Meeting ID: 869 7607 3894 Password: 775313

July 8, 2020 7:00 pm

CALL MEETING TO ORDER

M. Willcoxon called the meeting to order at 7:00 pm.

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

Members Absent: Vice Chair P. Carlson

Others Present: Planner E. Maass, Supervisor B. Seekon, Supervisor C. Cagle, Clerk K. Wood, Deputy Clerk B. Schule, K. Dahl Elhers, N. Hoffman Chisago County, 3 members of the public (Remote)

PUBLIC COMMENTS (ITEMS NOT ON THE AGENDA)

None

ADOPT THE AGENDA

M. Willcoxon said he would like to add the 5265 318th Street complaint under New Business i.

D. Milles made a motion to approve the agenda with the addition of i. under New Business. Second by J. Johnson. Votes via roll call Ayes 5, Nays 0. Motion carried.

APPROVE THE MINUTES OF THE JUNE 10, 2020 PLANNING COMMISSION MEETING

D. Milles made a motion to approve the minutes of the June 10, 2020 Planning Commission meeting. Second by B. Schule. Votes via roll call Ayes 5, Nays 0. Motion carried.

NEW BUSINESS

Tax Abatement/TIF Policy

E. Maass said the Town Board approved Elhers to work on a policy. Many of the Town Board and Planning Commission worked on input to help put it together. K. Dahl had requested feedback for the policy and the policy he is presenting is just the draft based off of the feedback received and state statute. He explained the draft policy and what each section covers. He said the majority did not want to provide anything for housing which was surprising to him. As far as job creation, he put the minimum number of jobs at 5 to provide flexibility. There are PT equivalent jobs for FT. As far as the minimum wage, it is 150% of the State because it adjusts annually. K. Dahl included that there are minimum and desired qualifications.



M. Willcoxon said he would consider adding housing as long as it did not cause any blight to the Township. Some possibilities that were discussed were senior housing and workforce housing. E. Maass said no single-family detached housing is allowed in the RTC. N. Hoffman said that the County allows for senior and low-income housing. They are working on a housing plan and trust fund which may include a loan or a grant. They have workforce housing because employers need housing for their employees. They created an ordinance for the County. N. Hoffman said this applies to low-income but there is a potential for someone earning \$50k/\$60k and still qualify. N. Hoffman said the County Board considered tax abatement for housing and turned it down. It is typically done at the City level.

K. Dahl said we could say assisted housing because it will create jobs. J. Johnson asked if the vision of a light industrial zone would be downgraded or interfered with if we mixed in residential and asked if there would be more complaints. E. Maass said this would be for the entire Township, not just the RTC. For example, senior housing could go into a residential area if it met criteria. E. Maass said it would not dictate the geographic area, but would have to hit all the criteria. K. Dahl said if a business meets the qualification, the Town has to approve it. There was discussion regarding housing being included in the policy along with expanding the business area.

E. Maass said the hope is to get direction related to the policy and the one edit is to include housing as a use. He said if the Planning Commission is comfortable, they can send it to the Board and to have a public hearing on it.

J. Johnson asked if they should be specific regarding housing. E. Maass said housing that has an employment component and for workforce. M. Willcoxon said we do not want a problem and we want it to have character. D. Milles said that would be in the permit. E. Maass said it would be helpful for a developer to get some clear guidance from the policy. It should be in the document. K. Dahl said he will come up with verbiage regarding the housing.

All were in agreement to go ahead and send it to the Board meeting for a public hearing.

An Ordinance Amending Section 5.10 allowing Commercial wireless telecommunication services, including towers and antennae, provided that towers and antennae do not exceed one hundred and ninety-nine (199) feet as a conditional use

Public Hearing

E. Maass presented a proposed ordinance that mirrors the Chisago County tower ordinance that allows for towers as long as they do not exceed 199 feet. He explained that the new ordinance would benefit Tesoro because they are having trouble processing credit cards. The current ordinance only allows for towers to be under 50'. They would like to have a 50-70' tower.

Public Hearing

M. Willcoxon opened the public hearing at 7:48 pm.



D. Milles made a motion to adopt E. Maass' statements as testimony. J. Johnson seconds. Votes via roll call Ayes 5, Nays 0. Motion carried.

D. Milles said it is a good amendment. J. Selvog has to run credit card machines too and Midco would be expensive to bring out there. E. Maass said there are some trees on the A1 Tire property that leaf out and block the Tesoro signal. He will connect J. Selvog and Tesoro for a possible partnership. S. Brooks said they brought in high-speed internet with an e-rate because they are a school and said they have a terrible wireless signal. J. Johnson confirmed that this ordinance would only be for the RTC. J. Johnson asked about setbacks for this. E. Maass said the requirements are in the performance standards and it is under the County's ordinance.

J. Johnson made a motion to close the public hearing at 7:56 pm. Second by B. Schule. Votes via roll call Ayes 5, Nays 0. Motion carried.

D. Milles made a motion to recommend the tower amendment to the Town Board. Second by J. Johnson. Votes via roll call Ayes 5, Nays 0. Motion carried.

OLD BUSINESS

32050 Elk Lane Complaint

M. Willcoxon said the property owner is in attendance and E. Maass presented the updated property photos showing that the property has been cleaned up. All of the vehicles on the property are in running order and the appliances have been removed along with the metal. A fence has been erected to conceal the outside storage. E. Maass noted that a lot of hard work has been done at the property. E. Maass is going to figure out how much his fees have added up to. The consensus of the Planning Commission was to remove the violation fee less E. Maass' fees, but it is ultimately up to the Town Board. \$1600.00 were assessed to the taxes and \$1600.00 have been fined on top of that.

There was someone in the Hall with M. Willcoxon that had a question about setbacks and they were advised to contact K. Wood to get E. Maass' phone number.

32301 Elk Lane Complaint

E. Maass showed the updated photos of the property. E. Maass will send a notice of compliance.

4480 Fawn Lake Drive Complaint

E. Maass received an email from the couple who is living in the tiny home and their plan to move to Forest Lake is delayed. He said a third letter should be sent. The property owner is working on helping them find a location for their tiny home and they hope to be moved by the end of the month.



31658 Foxhill Avenue Complaint

M. Willcoxon said upon inspection they found the property owners have done a lot of cleanup and planted some arborvitae for screening. There is no proof of them running a business. E. Maass will send him a letter asking them to submit a screening plan.

Tom Griffith Pole Barn COC

E. Maass included a draft letter to the property owner in the packet. At least one of the buildings was built over a property line and there is a setback issue. The letter outlines some options for the property owner. Some of the options include: only have four buildings, show a survey, abide by setbacks, combine PIDS legally to eliminate the property line crossing. He could request a text amendment to allow a sixth building over a certain number of acres. The property owner has to call E. Maass to discuss this. If he does not, it would go into code enforcement. D. Milles said that is a home office and not T. Griffith's residence. The Planning Commission agreed to send the letter.

RTC Development Standards

E. Maass said at the last meeting they went over the RTC development standards and the Planning Commission was going to send in ideas and photos. He presented an updated draft based off of the feedback at the July meeting. He changed some wording, added landscaping, wainscoting and facades. Glass buildings were discussed. J. Selvog asked if he would have an issue with putting up a steel pole barn. E. Maass said the parking changed. Depending on the stormwater needs, curbing will be up to the Town Engineer. E. Maass explained what will change for Jeff Selvog if the standards change. E. Maass said they would not be eligible for a variance. D. Milles said we should have a hearing in August. All agree.

Countryview Marine Update

E. Maass said a notice can be sent and a violation is grounds to revoke their CUP. The Planning Commission has received photos. J. Johnson said it has been a chronic issue and we have not seen a change. D. Milles said it is our duty to keep up on the permits. Their business and potential screening was discussed. All agreed to send the letter.

9008 Lent Trail Complaint

M. Willcoxon said there is something in motion and C. Cagle found some internet proof. P. Tiede has looked at it. The three of them are working on this issue together. He suggests holding off until August to discuss this further.

5265 318th Street Complaint

E. Maass said this complaint relates to a bunch of vehicles and boats on the property. E. Maass suggested that he send the first letter. All agreed and the first letter will be sent.

COMMISSIONER/TOWN BOARD REPORT

B. Seekon said they have the crack sealing lined up, one mower has been down and we are low on money.



M. Willcoxon asked about the comp plan and E. Maass replied that we are at the beginning stage of the update. Public hearings and draft plans are still needed. E. Maass explained what has been done so far and said they can find some creative ways for engagement with the public. He is going to put something together for the August meeting.

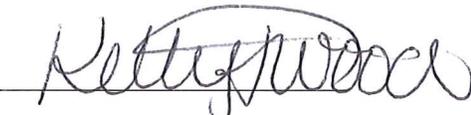
NEXT REGULAR PLANNING COMMISSION MEETING IS AUGUST 12, 2020 AT 7:00 PM.

ADJOURN

D. Milles made a motion to adjourn the meeting at 9:17 pm. Second by B. Schule. Votes via roll call Ayes 5, Nays 0. Motion carried.



Mike Willcoxon, Planning Chair



Kelly Wood, Clerk

