



Minutes

Planning & Zoning Commission Meeting

Location: Zoom Dial: 1-312-626-6799 US (Chicago)

Meeting ID: 874 4090 6428 Passcode: 462650

Lent Town Hall: 33155 Hemingway Ave., Stacy, MN 55079

June 14, 2023 7:00pm

CALL MEETING TO ORDER

T. Schroeder called the meeting to order at 7:02pm.

Members present: Chair T. Schroeder, Vice Chair J. Johnson, D. Stiers, S. Brooks, J. Willeck

Members absent: none

Others present: Clerk T. Smolke, Board Supervisor C. Cagle, Board Supervisor R. Keller, Planner K. Lindquist, County Commissioner B. Montzka, and 14 members of the public (signed in/ attended virtually)

PUBLIC COMMENTS (ITEMS NOT ON THE AGENDA)

None

ADOPT THE AGENDA

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

APPROVE THE MINUTES OF THE MAY 10, 2023 PLANNING COMMISSION MEETING

T. Schroeder verified the public hearing in May was closed. **T. Schroeder made a motion to approve the May 10, 2023 Planning Commission minutes. Second by J. Johnson. Votes via roll call, Ayes 5, Nays 0. Motion carried.**

NEW BUSINESS

STF Properties Variance

K. Lindquist introduced this, explaining there would be an easement to the north on the neighbor's property. Today the issue before the Commission is a variance. She explained the criteria for granting a variance, usage in a reasonable manner, etcetera. The parcel in question does not have road frontage, but is a useable lot. Traffic will not be affected.

Public Hearing

T. Schroeder opened up the public hearing at 7:13pm. R. Keller explained where he is coming from and where the Board will go with it as well. They would allow a variance off of Kable Avenue but not two driveways. P. Holman said he is half of STF properties and they purchased it in 2020. R. Keller said the problem is that they need road frontage. We could allow one access: the way they are going in now; it is not hard to get road frontage on the west side. The DNR said they will not cause problems. R. Keller said he can use one road and one easement. R. Keller said all roads need township spec blacktop. R. Collins introduced himself. When he looked at the character of the neighborhood, two properties should not be a big deal. He thought it would not make sense to put in a road because of maintenance and a future subdivision. R. Keller said a pretty known convenience means nothing; the road frontage is for the fire department and other emergency crews. R. Collins said the 170 feet will not connect to the property so it will not help the fire or police get there; it is pointless. Their idea was a reasonable fix for everything. R. Keller said his entire career was to build roads and asked what this would look like in the



future. The less expensive option is to pave Kable Avenue and get a variance for Kale Avenue. T. Schroeder said Kale Avenue goes south of the properties. R. Keller tried to clarify and T. Schroeder said paving the 170 feet on that virgin land through the middle would service both lots. R. Collins said the south lot has maybe 99 feet of road frontage and K. Lindquist reminded him that we are looking for *paved* road frontage. R. Keller said the best answer is to put two roads in or one in the middle and if it gets developed further, it needs to come to spec. R. Collins verified the plan is to pave 170 feet of Kable Avenue plus do a variance for the Kale Avenue access. R. Keller concurred. **J. Johnson made a motion to close the public hearing at 7:34pm. Second by D. Stiers. Votes via roll call, Ayes 5, Nays 0. Motion carried. T. Schroeder made a motion to recommend approval to the Board for a variance for the lot #2 public road access from Kale Avenue. Second by J. Johnson. Votes via roll call, Ayes 5, Nays 0. Motion carried. J. Johnson made a motion to recommend denial to the Board for a variance for the lot #1 public road access from Kable Avenue. Second by J. Willeck. Votes via roll call, Ayes 5, Nays 0. Motion carried.**

35805 Grand Ave Complaint

T. Schroeder made a motion to table this until the July 2023 Planning Commission meeting. Second by J. Johnson. Votes via roll call, Ayes 5, Nays 0. Motion carried.

OLD BUSINESS

Lennon Welding, 9800 253rd Ave

K. Lindquist said this was prompted from a building permit. They are not looking for the building to be used for any portion of his business although it is preferred that people use their accessory structures for that reason. Number 4 does not allow the display of items on site. The resident indicated in his narrative that some of the equipment used for ag is also used for his home occupation. He works off site for the most part and stores his equipment there. J. Johnson asked if there is a home on the land and K. Lindquist said yes, it is right in the middle of their forty-acre plats of land.

Public Hearing

T. Schroeder opened the public hearing at 7:46pm. D. Stiers asked if the accessory building has been built yet and L. Lennon said not yet and the only building that they are using for the business is the old one that was built on both lots. He said there is no welding there as it is a mobile business except sometimes in the winter there are some welding jobs done inside. He said they have cows and would like to store hay that is currently being kept outside. He said in ten years he hopes to split the building to use half as welding storage. The spouse of the applicant said they plan to use this land for a year, tops, as they bought industrial land in North Branch to build and expand. T. Schroeder asked if they would have two employees. L. Lennon said two additional employees and rare they would be there all at once. T. Schroeder and R. Keller agreed to allow those residing plus up to three employees. The resident showed the Planning Commission where he intends on putting the new building. C. Cagle told him that outdoor storage is not allowed and should be put inside of a building. D. Stiers said that he would like to set up a time to see what is going on within six months to a year. K. Lindquist noted that the size of the ag building aligns with the ordinance, no need to go ag. It was decided by the Planning Commission that periodic inspections with ample warning to the property owner will be conducted and this was agreed upon by L. Lennon. **J. Johnson made a motion to close the public hearing at 7:59pm. Second by D. Stiers. Votes via roll call, Ayes 5, Nays 0. Motion carried. T. Schroeder made a motion to recommend approval of the Home Occupation Permit at 9800 253rd Avenue with the two stipulations discussed. Second by D. Stiers. Votes via roll call, Ayes 5, Nays 0. Motion carried.** D. Lennon said she wished someone from the Township would have reached out to her when this all started and she was disappointed because she heard they were discussed from a friend.



Platinum Transport, 33675 Grand Ave

K. Lindquist said this issue was brought up from neighborhood concern. The property owner along with his partner spoke at the last meeting. His business partner resides on the property. One of the complaints has stated there have been more than the two trucks onsite. Condition #11 was added to allow only three (one of which is a backup) commercial trucks along with hours of operation for the business so that the neighborhood feels better and the owner knows what is expected.

Public Hearing

T. Schroeder opened the public hearing at 8:04pm. T. Schroeder said that two commercial vehicles can make multiple trips per day, and asked if there should be a daily trip limit. C. Cagle said they cannot regulate their business and how many trips they take. I. Johnson, the property owner introduced himself and said that when he purchased the property, the home was a hoarder house. D. Stiers asked if there was another business there besides the trucking. I. Johnson said that he has a personal workshop, three buildings, and a house he rents to the co-owner of his business. T. Schroeder said that she was questioning "home occupation" due to the fact the property owner does not reside on the property. J. Johnson told the property owner that this is an IUP so if the property is sold, a new IUP would need to be obtained by the new owner. The applicant said he tried talking to the neighbors last year to tell them that he was working on cleaning and junk removal. T. Schroeder asked to stay on topic of the business. I. Johnson said that typically the trucks come back to the property empty. He explained that one of the trucks is broken. **J. Johnson made a motion to close the public hearing at 8:33pm. Second by D. Stiers. Votes via roll call, Ayes 5, Nays 0. Motion carried. D. Stiers made a motion to recommend approval of the IUP with the condition of the business hours to the Town Board and to allow three trucks and one employee besides himself. Second by J. Johnson.** C. Piper said his only concern is a blind corner that is tight when there are two vehicles. R. Keller said it is better to use 335th Street than Grand Avenue for the trucks. B. Montzka asked if a warning sign can be put on that corner. **Votes via roll call, Ayes 5, Nays 0. Motion carried.**

Countryview Marine screening update

T. Smolke gave an update. The permit holders are working to get their IUP in compliance and talked with the clerk. Right now, they are working with their tree service people and they are three weeks out. We asked the fence be constructed by June, no later than July. Once the tree people remove trees, the fencing company is ready to go. C. Cagle said the tree people will need to access the neighboring property and it was agreed upon that C. Cagle and/ or D. Stiers would be called out to walk the property with those removing the trees. There has been no consultation as discussed.

COMMISSIONER/ TOWN BOARD REPORT

B. Montzka said that the State has approved \$52 million for Highway 8 and the bike trail is set for completion. The County Board is looking at the budget. The Sheriff's department is great and they need to be fully staffed and taken care of. B. Montzka discussed future road projects, including County Road 17 and 19. C. Cagle noted that she was glad R. Keller was in attendance to get his input on STF.

NEXT REGULAR PLANNING COMMISSION MEETING IS WEDNESDAY, JULY 12, 2023

ADJOURN

T. Schroeder made a motion to adjourn the meeting at 8:50pm. Second by J. Johnson. Votes via roll call, Ayes 5, Nays 0. Motion carried.

Chair Signature

Clerk Signature