



Minutes
Planning & Zoning Commission
June 8, 2016

The meeting was called to order at 7:00 P.M. by M. Wilcoxon. There were thirteen people from the public in attendance (signed in).

Public Comments

None

Agenda

M. Koran moved to adopt the agenda. P. Carlson seconds. All in favor, motion carried

Meeting Minutes

P. Carlson moved to adopt the agenda. M. Koran seconds. All in favor, motion passed.

New Business

32378 Hemingway Ave N Temp Manufactured Home Permit

Public Hearing

B. Rothstein presented criteria from the code along with 5 conditions the homeowner must adhere to. There was discussion regarding the septic and the proposed proximity to the home. Staff recommends approval subject to the 5 criteria stated in the report.

The public hearing opened at 7:06 P.M.

W. Reddy stated that his daughter, W. Dodge will inherit the property and home upon their passing. There were no other public comments.

The public hearing closed at 7:08 P.M.

P. Carlson moved to approve as long as the 5 conditions are met. M. Koran seconds. All in favor, motion carried.

5190 Enchantment lane weekly garage sales

An anonymous complaint was sent to the office stating there has been a weekly garage sale at 5190 Enchantment Lane for quite some time. 3 members of the Planning and Zoning Commission drove by the property and did not witness a garage sale at the time of inspection. P. Carlson noted that



the house is for sale and the homeowners are selling their belongings to prepare to move. M. Olson added that the Township does not have a garage sale ordinance.

Old Business

Road abandonment 360th Street and Hemmingway (North of 320th Street)

M. Olson is going to do further research on the vacation process.

6017 Athens Trail CUP

Public Hearing

B. Rothstein summarized the staff report.

- A retail business will be added to the property
- The main building will be 72' x 108'
- The new owners will remove some of the distressed buildings and will improve the remaining structures
- 11 parking spaces are being proposed
- The closing date is June 15, 2016
- Windows are recommended on the east side of the building
- May need County permits or wetland permits if necessary
- There was no loss determination on the wetland impact study

Public Hearing opened at 7:29

B. Ruettimann and J. Bigley own land bordering the property of the proposed business. They have a private shooting range where high powered rifles are fired and wanted to make sure that the new business will not affect this use of their land. J. Bigley and B. Ruettimann also noted that their range is in compliance with the DNR, Corps of Engineers, the County and Township. Some of the Planning and Zoning Commission members were unaware of the shooting range. The land owners were made aware that it is their responsibility to keep their bullets on their land.

T. Rendahl owns the land on the west side of the property and he was concerned whether or not the land use regulations will be followed. He will be starting a farm on the south side of his property and wanted to confirm that the new business will follow regulations.

J. Stepp added that he intends on being a good neighbor.



Closed public hearing 7:43.

P. Carlson makes a motion for the Board to approve the CUP for At Full Draw Archery. M. Koran seconds. All in favor, motion carried. The decision will be made by the Board June 21, 2016.

Mr. Goserud

The resident has requested that the Planning Commission recommend to the Town Board the waiving of certain platting requirements for minor lot split. M. Koran makes a motion to waive the platting requirements under the condition that the lot will be split as stated by the land owner (21/14 acres). M. Olson seconds. All in favor, motion carried.

Update on the animal ordinance

B. Rothstein presented an update on the animal ordinance. Currently, there is not a restriction on how many cows, pigs, llamas, alpacas, goats, sheep, etc. a homeowner can have on their property. The Planning Commission decided they would like an expansion on the farm animal definitions and add a minimum acreage per number of animals. B. Rothstein is going to write up a draft and a public hearing would be needed to change the ordinance.

6205 335th St code violation

A letter was sent to the homeowner requesting a remedy to the violation and they have until June 20th to comply. As of June 8th, the Township has not received a response.

Accessory building aesthetics

WSB has looked into Chisago County's ordinances regarding accessory building aesthetics. Similar colors are required, but it is not always necessary to use the same materials (brick, stucco, or stone). B. Rothstein is going to research the ordinance to find out what architectural standards apply to existing structures.



Commissioner/Town Board Report

C. Cagle –

- The Board approved the solar garden ordinance
- The Board did not make a motion on the home occupation because of the following:
 - Some felt the ordinance should cover a larger area
 - The signage limit should be increased to 16 square feet.

The Planning and Zoning Commission agrees that the signage limit should be increased to 16 square feet. The Planning and Zoning Commission does not recommend the home ordinance area expand to include 315th – 340th Street for the following reasons:

- There was an extensive planning process to come up with the ordinance
- The area is meant to serve as a business incubator with close proximity to the RTC
- The housing is too dense in the southern end of the Township

It was recommended that the area stays as planned and if it goes well expand the area at a later time.

Next regular Planning Commission meeting is July 13, 2016 at 7:00 pm.

Adjourn

M. Koran motion to adjourn. J. Johnson seconds. All in favor, motion carried.

PLANNING MEMBERS PRESENT

M. Willcoxon
M. Olson
J. Johnson
P. Carlson
M. Koran

LENT TOWNSHIP

B. Rothstein
K. Wood
C. Cagle
B. Seekon