



Minutes

Planning & Zoning Commission Meeting

**Location: Zoom Dial: 1-312-626-6799 US (Chicago) Meeting ID: 819 0452 9606 Passcode: 514253 Lent Town Hall: 33155 Hemingway Ave., Stacy, MN 55079
June 8, 2022 7:00 pm**

CALL MEETING TO ORDER

M. Willcoxon called the meeting to order at 7:01pm

Members Present: Chair M. Willcoxon, J. Johnson, D. Stiers, S. Brooks, T. Schroeder

Members Absent: None

Others Present: Planner J. Hartmann, Planner K. Lindquist, C. Cagle, Clerk K. Wood, Deputy Clerk T. Smolke, 7 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 D. Stiers. Votes via roll call, Ayes 5, Nays 0. Motion carried.

APPROVE THE MINUTES OF THE MAY 11, 2022 PLANNING COMMISSION MEETING
D. Stiers made a motion to approve the minutes from the May 11, 2022 Planning Commission Meeting. Second by T. Schroeder. Votes via roll call, Ayes 5, Nays 0. Motion carried.

NEW BUSINESS

A1 Tire CUP Application - Public Hearing – Continued

K. Lindquist said the application was complete and the County needs to provide information regarding the access. The Board approved the interim ordinance for the moratorium to further study this. The Town Attorney recommended denial of the application at this time because it is prohibited today, but once the Board makes a decision, the applicant could re-apply with the new conditions. K. Lindquist reminded the Planning Commission that the memo and draft denial resolution is in their packet. J. Selvog explained that the system he would like is totally enclosed and zero water goes into the ground. He said that he thought that the reason for the moratorium was the concern for contaminants in the water going into the ground and that would not happen with this system. K. Lindquist said that the Board has the moratorium to study washes in general, not just his. She told him that he can withdraw his application. J. Selvog responded that he could not get a chance to explain his wash system to the Board then. The attorney representing J. Selvog asked about the 60-day rule, and recommended that he refrain from withdrawing until after he talks to the Town Board. The next Planning Commission meeting will be within the 60 days. **J. Johnson made a motion to table the public hearing for the A1 Tire CUP Application. Second by T. Schroeder. Votes via roll call, Ayes 5, Nays 0. Motion carried.**



32420 Elk Court Complaint

J. Hartmann said that there is storage and a driveway encroaching on the neighboring property line. The driveway is not meeting the setbacks of being 10 feet from the neighboring property line. There also needs to be a 20-foot separation between their two driveways. The property owner has not obtained the proper permits from the Township for the driveway. There are items on the other property from a scrap business. M. Willcoxon requested better photos be taken of the property. T. Schroder confirmed they could not go on complaint properties. J. Hartmann said they can go on the complainant's property. He said he believes this complaint started in 2018. M. Willcoxon said to send a letter and asked J. Hartmann to call the property owner to let them know there is a legal issue going on and tell them that the Township can start fining them. It was also noted that there is a civil matter taking place here. The letter will also include information regarding home occupations.

Interim Ordinance Update

J. Hartmann said that he looked into the MPCA guidelines and they categorize truck wash waste into three separate categories: soap/water, industrial, and hazardous. There is a lot of concern regarding the latter. He said that a contained system seems effective as it has a small volume of waste water that is hauled to a treatment facility. J. Johnson asked if they should be concerned with where the waste is being hauled, cross contamination, or failure of pumping/pickup. D. Stiers noted that the tank would get full if he was not getting it pumped. It could be added as a condition of the CUP, per K. Lindquist. She said this item will remain on the agenda so that they can continue to make recommendations for the list. D. Stiers said that 10k gallons are allowed for residential units and with a projection of 80 trucks using the truck per day, that would use 3k gallons. K. Lindquist is going to look into this. She said J. Pelawa has concerns regarding high volume water users and the impact on wells in the immediate area.

Second Driveway Discussion

J. Hartmann said that a resident has requested a second driveway without the intention of having it go to an accessory structure. The code states that a second driveway is only for an accessory structure. M. Willcoxon noted that having a second driveway can be a maintenance and/or a safety issue. J. Johnson stated that the Township does not want people driving in the ditch or over a septic. After discussion, the Planning Commission would be interested in amending the code to accommodate a second driveway leading to no accessory structure with conditions. There will be a public hearing next month.

OLD BUSINESS

Cluster Mailbox Discussion

The Postmaster said the Township is required to cluster the mailboxes in new developments. J. Johnson said it has to be per the USPS code. M. Willcoxon said for example, if they do Birdie's Run, and they do a development, we could specify the standards for the cluster mailboxes and make up design requirements. J. Hartmann said the USPS has the ultimate say in what goes in. We can have a policy to send to the USPS to tell them what we would like to see.



Forest Lake Contracting

J. Hartmann said that Forest Lake Contracting is ready to schedule an inspection and asked who would like to go. They decided on the Planning Commission members at 5:30 pm on July 13, 2022 and a quorum notice will be posted. J. Hartmann will reach out to them.

Countryview Marine Screening

J. Hartmann said that he has not been in contact with them, but he will reach out and talk to Dustin to request a timeline on their required screening.

31720 Foxhill Ave Complaint

D. Stiers and T. Schroeder visited this property, everything is cleaned up, and the junk has been removed. This property is in compliance and the complaint is closed.

31945 Forest Blvd Home Occupation Violation

C. Cagle said that they have cleaned up quite a bit of the violation, but still have items behind the garage. K. Lindquist stated that they were originally given a letter stating they can operate a business because they only have a home office and they are not running a business on site. They are out of compliance for outside storage. M. Olson said they are making great progress. C. Cagle agreed and noted that they do not want it to get out-of-hand. They received the first notice of violation and a second letter requesting a cleanup timeline will be sent.

34585 Kale Lane ADU

J. Hartmann received a call from the property owner who invited the Planning Commission to inspect the garage. He is trying to get the Chisago County Building Inspector involved. The County sees this as a zoning matter, but there are building code issues. The inspector is going to talk to their supervisor and let J. Hartmann know. There is a shower and that is not allowed. At the inspection, M. Willcoxon said they will let them know what they have to remove. M. Willcoxon said that the County may allow more than one ADU. Tuesday evenings work best for him. J. Hartmann will set something up.

32050 Elk Lane Complaint

This property is in compliance. Complaint closed.

5265 318th Street Complaint

J. Hartmann said that the fines are up to \$3500 and are \$500 per month. D. Stiers noted there is a lot of vegetative growth. M. Willcoxon suggested that the Board take legal action and talk to the Sheriff again. C. Cagle will direct the Board to issue the ticket.

35902 Grand Avenue Complaint

J. Hartmann said that Chisago County does not have a housing code, so there is no authority to condemn a home. The Township code do a code change because the State has an eminent danger/hazardous living situation standard that would require a public hearing. The code inspector for Chisago County visited the property. Even though there is a tarp, it is considered structurally sound. J. Hartmann spoke to the homeowner and she lives there occasionally. A family friend is helping remove the junk and outside storage. Accessory structures are going to be repaired. A letter will be sent.



COMMISSIONER/TOWN BOARD REPORT

C. Cagle said that they are looking at RTC standards and making sure to be mindful to not scare away opportunities while keeping control of the overall look of the community. They have also been having meetings regarding the annexation.

NEXT REGULAR PLANNING COMMISSION MEETING IS WEDNESDAY, JULY 13, 2022 AT 7:00 PM.

ADJOURN

D. Stiers made a motion to adjourn the meeting at 9:25 pm. Second by J. Johnson. Votes via roll call, Ayes 5, Nays 0. Motion carried.


Mike Willcoxon, Planning Chair


Kelly Wood, Clerk

