



**Minutes**  
**Planning & Zoning Commission**  
**Location: Town Hall 33155 Hemingway Ave., Stacy, MN 55079**  
**March 11, 2020**

**CALL MEETING TO ORDER**

D. Milles called the meeting to order at 7:01 pm

Members Present: J. Johnson, D. Milles, B. Schule

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

Others Present: Planner E. Maass, Supervisor B. Seekon, Clerk K. Wood, 5 members of the public (signed in)

**PUBLIC COMMENTS** *(ITEMS NOT ON THE AGENDA)*

N. Peregrine asked about when 360<sup>th</sup> Street is going to be fixed. D. Milles explained that it is a shared road with North Branch that was built over a wetland. It would need to be mucked out and it would be expensive. The base of the road was discussed. The North Branch residents were advised to talk to their City Council and Rick Keller.

**ADOPT THE AGENDA**

**B. Schule made a motion to adopt the agenda. Second by J. Johnson. All in favor, motion carried.**

**APPROVE THE MINUTES** OF THE FEBRUARY 12, 2020 PLANNING COMMISSION MEETING

**B. Schule made a motion to approve the minutes from the February 12, 2020 Planning Commission meeting. Second by D. Milles. All in favor, motion carried.**

**NEW BUSINESS**

**Joos Minor Subdivision**

**Public Hearing**

E. Maass said the property is 30 acres and the split would be 20/10 acres. The applicant has submitted all required information and it has gone to the County for approval. Both the existing and remnant portion adheres to the ordinance.

D. Milles opened the public hearing at 7:10 pm.

**J. Johnson made a motion to adopt E. Maass' testimony as public record. B. Schule seconds. All in favor, motion carried.**



J. Lessman said he understands what is being done. D. Milles said we have done this before and there is no issue. There is plenty of frontage. N. Peregrine asked if there are guidelines for setbacks. D. Milles said yes and they are on the website.

**J. Johnson made a motion to close the public hearing at 7:13 pm. B. Schule seconds. All in favor, motion carried.**

**D. Milles made a motion to recommend the resolution for the minor subdivision to the Town Board for their approval. Second by B. Schule. All in favor, motion carried.**

### **Jeff Selvog Tax Abatement Discussion**

D. Milles said J. Selvog has received a CUP from the Township to move his business off of County Road 17. D. Milles said he came to the Town Board meeting and the Board told him to come to the Planning Commission meeting because they directed them to discuss it. E. Maass said this can help economic development. He said he does not have any information. J. Selvog said N. Hoffman told him to come to the Board to see if they would entertain it and then do the paperwork. J. Selvog said it is based on the value. He said Lent's portion would be around \$3k to \$7k per year. Chisago County's portion of the abatement would be around \$11-16k. D. Milles said J. Selvog is requesting the Township suspend his taxes for five years. E. Maass explained the difference between TIF and tax abatement. J. Selvog said he would pay the taxes and it is refunded back to him. J. Selvog said he feels he meets the criteria.

E. Maass said the purpose tonight is to get as much information as possible. D. Milles said with the new comp plan, we want additional home businesses on County Road 30. If the Town Board goes with tax abatement, it may be an issue. E. Maass said existing businesses could not come ask now and this would not set a precedent for all businesses because each business is unique. D. Milles asked if criteria should be established so that everyone is treated the same. E. Maass said absolutely, the County does.

D. Milles said he would like to recommend a policy to the Town Board before something like this is approved. J. Johnson asked if the 60-day rule applies with this. E. Maass said not with this because this is financing. E. Maass asked J. Selvog to provide more information. J. Selvog said he is moving forward with the building. He will get his numbers together and do the packet with N. Hoffman.

E. Maass said he would like to see the service road serving the other lots. The County did an access restriction to the other lots. J. Johnson asked who pays for the road. It is J. Selvog. D. Milles told J. Selvog if he gets a tax abatement on his lots, it would be a good marketing tool to sell them. The road will be private and the Township will not maintain it. There is a County ditch and they have the wetland delineation. J. Johnson said during the construction phase, if someone was going to start a new business, it would make sense to help out with the tax burden to start. J. Selvog is moving from near the busiest Kwik Trip in MN. His lease in Stacy is up in 2022. He will have to rent that at \$5k per month plus his new mortgage as well as pay for the cost of moving.



J. Johnson asked if we are required to coordinate with Chisago County. J. Selvog said the County is not going to give it to him if the Township says no. D. Milles said if we are going to be proactive, we should consider the other businesses going on the other lots. It is time to create some criteria to encourage future development. B. Schule asked if this should be brought to the community. E. Maass said not typically.

D. Hardin said it is a matter of policy and we should not subsidize tax dollars. It is wrong to take a hit to benefit only a few.

D. Milles asked J. Selvog to get his numbers together so to see what the fiscal impact is. E. Maass said you may want to do TIF and explained why. J. Johnson said if we are encouraging businesses to come in, we are still getting the money and not shorting the residents. E. Maass said the Township could pay themselves back with interest and come out ahead with TIF. The TIF agreement would establish an interest amount. The Township would pay itself off. E. Maass is going to put together a 101 presentation on abatement with some suggested criteria on how we should do requests, TIF vs abatement and J. Selvog will put together some numbers. D. Milles said there is an adjoining 40 acres owned by a Planning Commission member so he may need to abstain. E. Maass said he does not think he has a financial interest. It is a Broad policy as a resident. D. Hardin said the business is proceeding anyway so we should get to keep it all. D. Milles said we should consider it for future business as well.

**D. Milles made a motion to request E. Maass to look into the required criteria for TIF and abatement, do a show and tell to explain how this works to be better informed and J. Selvog to provide numbers. B. Schule seconds. All in favor, motion carried.**

There was further discussion regarding TIF districts.

### **6260 337<sup>th</sup> Street Complaint**

E. Maass drove by this property prior to the meeting. He did not see the tires complained about. It is not a perfect property, but not egregious. B. Seekon said he drove by it too and he said it did not look any worse than it has before. E. Maass is going to write a letter stating that it has been brought to our attention that you are doing some work to the property and we would like to remind you to clean everything up. This is not going to be a formal resolution. It will be a nice letter reminding him of the spring cleanup day.

### **OLD BUSINESS**

#### **32050 Elk Lane Complaint**

D. Milles said the property owner did not show up to court. E. Maass stopped by prior to this meeting and it is still very messy and he said that the Township could seek an administrative search warrant to log each vehicle. We would have to abate the issue. The Township would take



on the cost. D. Milles said he thought we should just fine them \$500 each month. E. Maass said we would have to be very detailed if we tried to abate. B. Seekon said abatement is tax payer money. D. Milles said if it becomes bank owned, they would have to pay the taxes. B. Seekon feels fining is our best tool. There was discussion regarding an administrative search warrant. J. Johnson said we have an obligation to our residents and he is harming our residents. D. Milles said send the \$500 and have P. Tiede write up a letter for an administrative search warrant. D. Hardin confirmed it is for the appliances and furniture located outside as well. They would issue a notice of abatement to take inventory. The Planning Commission will go out with a Deputy. D. Milles volunteered to go.

### **32301 Elk Lane Complaint**

E. Maass said a 4<sup>th</sup> notice and a \$200 citation was sent. E. Maass went to the property and the person living there got a dumpster to clean up the mess. E. Maass recommended the Planning Commission give him a month to become compliant. D. Milles said let's give him a month and J. Johnson said a bank will clean it up. D. Milles said if we know the bank is the legal owner of the property owner, we can fine the bank. B. Seekon said as a Board member, he disagrees with this course of action. The person living there has no right to not get fined and asked why we would give him a break now. J. Johnson asked E. Maass if he has an agreement with the person residing at the address. E. Maass said it is not an agreement. J. Johnson told E. Maass to let him know that the Planning Commission declined your recommendation, but if it is cleaned up, we can consider forgiving the fine, but for now we are going to move forward with a letter and the next level of fine. A fine will be sent.

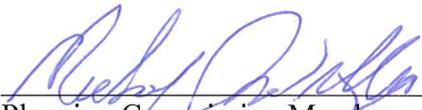
### **COMMISSIONER/TOWN BOARD REPORT**

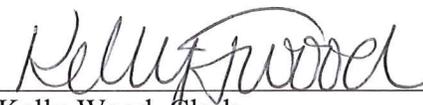
B. Seekon said that they discussed tax abatement. He is not for it, but he is only one of five. J. Johnson asked what happens if another company comes in and asks for this as a condition for development. He said that is why we should have some sort of criteria in order to have some reasoning. Criteria was discussed. B. Seekon said we are leasing a new plow truck and will trade it in every 10-12 years. D. Milles said it is a better design so Maintenance Staff will not have to go back out and clean up. B. Seekon said we are talking about Township insurance. The Board is questioning what is covered. We need the inventory separated between the Fire Department and Township.

**NEXT REGULAR PLANNING COMMISSION MEETING IS APRIL 8, 2020 AT 7:00 PM.** Note: That meeting was canceled.

### **ADJOURN**

**J. Johnson made a motion to adjourn the meeting at 8:20 pm. Second by B. Schule. All in favor, motion carried.**

  
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Planning Commission Member

  
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Kelly Wood, Clerk

