



Minutes  
Planning & Zoning Commission  
March 8, 2017

**CALL MEETING TO ORDER**

The meeting was called to order at 7:08 pm by Vice Chair M. Willcoxon.

**Members Present:** Vice Chair M. Willcoxon, P. Carlson, J. Johnson

**Members Absent:** Chairperson M. Olson, D. Carlson

**Others Present:** Supervisor C. Cagle, Supervisor L. Johnson, Planner E. Maass, Town Clerk K. Wood, One member of the public (signed in)

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

None

**ADOPT THE AGENDA**

County Road 19 was added to Old Business and Small Houses was added to 6 d.  
**J. Johnson made a motion to approve the agenda with the additions. P. Carlson seconds. All in favor, motion carried.**

**APPROVE THE MINUTES** of the February 8, 2017 Planning Commission meeting minutes

**P. Carlson made a motion to approve the minutes from the February 8, 2017 Planning Commission meeting. J. Johnson seconds. All in favor, motion carried.**

**OLD BUSINESS**

**County Road 19**

L. Johnson presented the map of the County's proposed road change. Based on current setbacks, the County's plan is only leaving a small portion of buildable land. Cutting through the property diagonally and leaving the pie shape is a waste of land in his opinion.

J. Johnson asked if they can do two lanes. One left turn and one right turn.

L. Johnson: said he suggests 3 lanes.



C. Cagle doesn't feel that there is enough land. She said the owner would like to develop the land in the future.

J. Johnson asked if there will be a stop sign on Falcon Ave.

L. Johnson said J. Triplett will come up with the details.

P. Carlson said they should put 2 roundabouts in.

J. Johnson and C. Cagle feel that three lanes would require a stop sign to slow people down. The south corner is where people are going too fast.

J. Johnson asked where the island would be. He said it should be directly centered. It'd be safer to have a roundabout to get in Quick Trip instead of making a left turn.

L. Johnson: There are Federal funds to do this project.

J. Johnson: feels that roundabouts would be cheaper than buying the land from Anderson.

P. Carlson said when he talked to J. Triplett he said there wasn't enough traffic to support putting in roundabouts

C. Cagle said from Lyons to Fawn Lake Drive there is sometimes a 5 to 10 minute wait during morning or evening rush hour

L. Johnson will let J. Triplett know that the Planning Commission is not happy with the proposed design and would like roundabouts to be taken into consideration. If they put in a four way stop, people are at risk of being T boned. If there is an accident in a roundabout it is typically nothing more than a sideswipe and people are going low speeds.

E. Maass: Asked if anyone has talked to the Quick Trip and the answer was no.

J. Johnson: Would like to eliminate traffic going across traffic by allowing right turns only. That is why he is in favor of the roundabout because it ensures that no one ever has to cross traffic.

M. Willcoxon said that the Forest Lake roundabout seems to be efficient – even during rush hour times.

P. Carlson said it will help growth in the future in addition to being safer.

M. Willcoxon said if they put roundabouts in then everyone wins and it won't mess up S. Anderson's land.

L. Johnson agrees.

P. Carlson: said the way it is proposed will make traffic move faster and there is more risk for accidents. He suggested having the Engineer to draw up a plan to show Quick Trip and the County.

Everyone on the Planning Commission agreed that a roundabout on both ends are the best and safest option. No one is happy about the proposed road from the County because the consensus is that it is dangerous.

L. Johnson: Feels the road stays pretty much as is and there should be an island so people can't take a left hand turn.

C. Cagle said there are 4 driveways going into Quick Trip. The roundabout would benefit the mobile home park as well. They are adding more trailer homes.



There was discussion on trailer homes.

Hawkinson Anderson is going to draw up a preliminary drawing with two roundabouts and bring it to the County.

The land is zoned for Urban Growth.

M. Willcoxon said it looks like there is a wetland there.

L. Johnson said there is a little duck pond and a pretty good sized hill 10/12 feet up.

E. Maass said there may be potential for cost sharing because there is potential for business growth.

J. Johnson drew a sketch that the Commission agreed upon and they are going to have Hawkinson Anderson draw it up. It has to go to the Board first and then they will talk to S. Anderson and the Quick Trip so they understand Lent Township is looking out for their best interest.

M. Koran said it is not uncommon for a roundabout to cost 2 - 2.5 million dollars each. A million and a half dollars would be on the low side. K. Wood is going to ask S. Nelson to come to the next Board meeting to show him what they came up with and he can then let the Township know what is most cost effective. He can contact J. Triplett to find out the traffic count. M. Willcoxon said there should be an option b just in case.

## **NEW BUSINESS**

### **Drainage/Grading permits**

M. Willcoxon: The last text amendment regarding buildable land allows for grading and building up soil to make one acre of contiguous land. There needs to be a process to be followed when a property owner does that. The process will allow the Township to monitor and increase the soil borings required. The density of the borings should be 2500 square feet or placed where the house is actually going to be built.

E. Maass: presented his staff report with the amendments to the Administrative Grading Permit. He said that PZ may want to require an escrow.

J. Johnson: felt the language sounded too vague. It seems like they would have to come to a Planning and Zoning meeting.

E. Maass said that it would be administrative permit. It also may include someone from the conservation district to sign off on it. He said he wants to keep it as a catch all for an oddities that come the Township's way.

J. Johnson is in favor, but wants to make sure the wording does not create problems in the future. He said that people may be confused with the vague wording.

P. Carlson: Said he thinks that the grading permit should only be directed at pole barns or new homes and not driveways. Maybe if it was a wetland, but under normal circumstances how would a resident know that they need one.



When a person comes in to build, someone will look at the proposed grading and will tell them if they have a grading problem.

M. Willcoxon: this should only be to create buildable land

E. Maass grading related to a construction of a home should be included as well.

J. Johnson: Said that there is a big difference between putting up a shed and a subdivision.

E. Maass: Instead of development of land – he will change it to platting

J. Johnson wants people to look at it and figure it out without coming to meetings. He would prefer to simplify the process.

J. Johnson: change *development* to *subdivision* on B2

Add in A: any grading project to bring property up to buildable land

E. Maass: will increase the depth to allow the property to be deemed buildable or that will disturb more than 40 cubic yards of earth

P. Carlson: said that is not much dirt. It is only about four dump truck loads.

E. Maass: took the 40 yards from the City of Ramsey and it has worked really well

P. Carlson: said they should exempt properties over 5 acres.

E. Maass: said if they have 5 acres and they have a lot of low spots or only a few acres over the 12” modeled soil.

E. Maass is going to add “make a parcel buildable”. Anything that requires a building permit should also get a grading permit.

M. Willcoxon said it should only be to make a property buildable. The only time this will be done is to make the land 1 acre contiguous.

Johnson: Said only to make it buildable and take out the 40 cubic yards. If you need a building permit, it would be a requirement of the building permit. Part of the building permit will require a grading permit with the 40 cubic yards taken out.

### **Soil Borings**

E. Maass talked about the current Township code associated with soil borings.

He would not recommend a change to Township zoning code on this matter, but rather an adjustment to any administrative documentation relating to building permits and the required submittals necessary for that application. A copy of a certified survey should accompany any building permit for a residence. That survey should indicate the location of the proposed home, driveway, well, and primary and secondary septic locations. That survey should indicate on it the location of soil borings in connection with the proposed locations for the residence, as well as the primary and secondary septic locations.

E. Maass: said when the Zoning Administrator is looking at this, this is where the soil borings come in and look at the contours. GIS would show where the low points are.

E. Maass will make a few changes and there will be a public hearing at the next meeting.



## **Small Houses**

M. Willcoxon said there was a lot interest in tiny houses at the home and garden show. He feels it would be nice to have a regulated area to have them in the Township.

L. Johnson said that the minimum size is regulated by the County.

M. Willcoxon said they would be seasonal and not permanent.

M. Willcoxon said he just wanted to start a conversation. There's a little themed town in Washington set up to Austrian standards. People come from all over to see it at Christmas time. He thought it was neat because it drew so many people in.

L. Johnson said there would have to be a certain number of days where they need to remove them.

C. Cagle said they can take a section of land so people can park there tiny house.

M. Koran said that there is usually a mountain or a river by the communities to draw people in.

M. Willcoxon said most of the time they are portable. A lot of the time there would be retired people living there in the summer. You could have an association to manage it. His vision of having nice streets and have a community that would draw people to the area.

C. Cagle: Where her brother lives, they have small shops in little houses. They go to an area and set them all up. It is similar to a high end flea market and they have to get a peddlers license.

J. Johnson: Asked if everyone was in agreement that they oppose tiny houses to be peppered throughout the Township.

No one on the Commission would like them spread out throughout the Township. M. Willcoxon said that it would be a small little community with their own septic.

C. Cagle said maybe it should be a 55 plus community.

E. Maass said if there is some interest they would have to find an interested developer. The County would have to do a zoning amendment. A developer needs to come forward with this first. He does not feel that changing the ordinance without a project is the thing to do. The Township should wait until someone comes to the Township with this idea.

C. Cagle sees the concept as 55 plus.

L. Johnson said if you can find an RV park, they are going to have their own internal private road system. If you don't have a taxable of at least 200k for school districts.

M. Willcoxon: this is just something to think about.

## **COMMISSIONER/TOWN BOARD REPORT**

C. Cagle: They approved the verbiage they were concerned about the alteration of land and where the borings would be. Concern about the footage of the modeled soil. It has to meet all of the requirements. She said they were restrictive.

She said the Commission should come to the Annual meeting on the 14<sup>th</sup>.



**NEXT REGULAR PLANNING COMMISSION MEETING IS APRIL 12, 2017 AT 7:00 PM.**

**ADJOURN**

**P. Carlson made a motion to adjourn at 8:53. J. Johnson seconds. All in favor, motion carried.**

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Mike Olson, Chair

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Kelly Wood, Clerk

*Minutes submitted by Kelly Wood, Town Clerk*