



Minutes

Planning & Zoning Commission Meeting

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

Meeting ID: 851 3718 9109 Passcode: 373382

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

March 8, 2023 7:00pm

CALL MEETING TO ORDER

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

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

Members absent: S. Brooks

Others present: Clerk T. Smolke, Board Supervisor C. Cagle, Planner K. Lindquist, and 5 members of the public (signed in/ attended virtually)

PUBLIC COMMENTS (ITEMS NOT ON THE AGENDA)

None

ADOPT THE AGENDA

T. Schroeder made a motion to adopt the agenda. Second by J. Johnson. Votes via roll call, Ayes 4, Nays 0. Motion carried.

APPROVE THE MINUTES OF THE FEBRUARY 8, 2023 PLANNING COMMISSION MEETING

J. Willeck made a motion to approve the minutes from the February 8, 2023 Planning Commission meeting. Second by T. Schroeder. Votes via roll call, Ayes 4, Nays 0. Motion carried.

NEW BUSINESS

STF Properties

K. Lindquist said she continues to have conversations with the property owner. He hired and attorney to figure out the access issues. The applicant gave the township an extension until July 31, but hopes to have it completed in April.

Public Hearing – continued

J. Johnson made a motion to table the public hearing until the April 12, 2023 Planning Commission meeting. Second by D. Stiers. Votes via roll call, Ayes 4, Nays 0. Motion carried.

Manhammer Final Plat

K. Lindquist said this is the final plat and from a review standpoint, it should be the same as the primary with any changes needed. This gets the ball rolling before title work and everything to get the plat recorded. **T. Schroeder made a motion to recommend approval to the board on the Manhammer final plat. Second by J. Willeck. Votes via roll call, Ayes 4, Nays 0. Motion carried.**



Joos Application Discussion

K. Lindquist explained this is a policy conversation and we would like to get some direction from the commission. An application for a conditional use permit was under review for a wedding and event center. There are two main issues with it. First off, under the ordinance, only the Rural Business Overlay area can qualify for Rural Retail Tourism. Secondly, with other communities, this idea would be great if the building was historic but this is new construction without historic features. This does not meet the concept of the community, but the commission would like to clarify intention and expectations with the applicant, so he can move forward if he would like. He would need a survey, parking, grading, etcetera. There would be a significant investment to move this forward. C. Cagle said the major issue is that this property is about to be annexed into North Branch. T. Schroeder pointed out the RRA code says this would have to be a secondary use and it is not the intent of the home occupation. In section 7.25 of the zoning code, the RRT is to enhance or keep the historic value, like an old barn turning into a wedding venue. She said we would not want to extend that into the Agriculture district because we'll have venues popping up all over and lose the agricultural feel. J. Johnson said esthetics aside, he does not believe new construction was ever omitted. He said the venue does not seem like it would be an obstruction of agriculture and the township can set standards so the neighbors are not disrupted. T. Schroeder read the purpose of the RRT then quoted that a CUP or IUP has limitations, must be small scale, low impact, and would need screening. J. Johnson mentioned the codes against living in a pole barn. Discussion was had on rewriting the ordinance but with annexations in the works, it seems to be a moot point. The applicant said he spoke with the city of North Branch and if he starts the process with Lent, the city would honor it. He said he planned this in 2020 when he purchased the property. It was thirty acres and he split off ten acres. There is no one behind him and swamp covers two-thirds of his border. C. Cagle added the applicant also wants to have a barbeque three nights a week that is open to the public.

OLD BUSINESS

Countryview Marine

K. Lindquist said a representative from the marine addressed more issues and indicated they are constructing the fence in June, no later than July. They claim the drains are capped and the planner said a commission member should verify. We still need to know their plan for landscaping as it is clearly lesser in size than the ordinance requires. The other issue is the exterior storage in front of the building and outside of the fence. We said we would allow items out front only if they are for sale. A representative from the marine said he would need cooperation from the neighbor to remove some trees that are in the way, fallen, and falling. The commission discussed the fencing project with both residents. The Countryview representative said the new fence would be the same material. This was the plan from the start but the border was tricky. C. Cagle said if a tree from the neighboring property landed on the new fence, that is something the neighbor's insurance would have to cover. T. Schroeder said when the tree guy contacts Countryview, he should also contact the nursery. Both parties will then walk the property line and establish a plan. J. Johnson asked the rest of the commission if the July timeline is acceptable and they all agreed it was. D. Stiers questioned the salvage yard side of the operation that does not seem to be in compliance with their CUP. D. Smith from Countryview denied there was any salvage and said a lot of the boats are customers that will not come pick



them up after they are complete and the marine cannot dispose of something that is not theirs. Countryview's goal is to construct a pole barn to conceal everything and be in compliance and get rid of the semi-trailers. D. Stiers said the CUP does not allow for that. J. Smith from Countryview said the CUP was written in 2019 and they have been doing this since 2008. D. Stiers said the 2019 CUP is the one they are operating under. The commission discussed the noticeable storage increase over the years and said the business should be aware and letters will be sent. J. Johnson asked the representatives to also keep esthetics in mind. It would not hurt to line up everything nicely and get a nice 'for sale' sign to make the public aware of which items are for sale. D. Smith asked for the opportunity to complete one task at a time so he is able to manage it.


COMMISSIONER/TOWN BOARD REPORT


C. Cagle talked with J. Selvog on his tax abatement. The city of Stacy will honor it. There is a balance but it is done when time or money runs out, whichever comes first. The contract is for five years and if taxes increase, the dollar amount will be less.

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

ADJOURN

T. Schroeder made a motion to adjourn at 8:42pm. Second by J. Johnson. Votes via roll call, Ayes 4, Nays 0. Motion carried.


Chair Signature


Clerk Signature

