



## Minutes

### Planning & Zoning Commission Meeting

**Location: Zoom Dial: 1-312-626-6799 US (Chicago) Meeting ID: 874 9369 4873 Passcode: 998833**

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

**March 9, 2022 7:00 pm**

### **CALL MEETING TO ORDER**

M. Olson called the meeting to order at 7:03pm

**Members Present:** Chair M. Olson, Vice Chair P. Carlson, J. Johnson, J. McGill, D. Ardolf

**Members Absent:** S. Brooks, M. Willcoxon

**Others Present:** Planner K. Lindquist, Planner J. Hartmann, Engineer J. Pelawa, Supervisor B. Seekon, Clerk K. Wood, Deputy Clerk J. Seekon, 2 members of the public (signed in)

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

D. Stiers said last night at the Annual Meeting, there were people upset about the 2.5 acre minimum lot size. He said it was mostly a misunderstanding of what this change means. Out of seven Planning Commission members, only two members were in attendance. He feels that they should take a better interest in the meetings. D. Stiers said the minimum lot size discussion happened after P. Carlson left. Someone made a motion, and a second, to get rid of it. P. Carlson said no one attended the public hearing regarding this. D. Stiers said there is a lot of information out there that no one pays attention to. He told everyone that he is not on the Board or Planning Commission, and he knows what is going on because none of the information is hidden. C. Cagle said that she said people need to pay attention and get involved. D. Stiers said that P. Tiede did a great job explaining the merger and people understood it. Dick Stiers was thanked by the Planning Commission and Supervisor C. Cagle for speaking up at the Annual Meeting and letting people know that the information is posted and published many places.

### **ADOPT THE AGENDA**

**P. Carlson made a motion to adopt the agenda. Second by M. Olson. Votes via roll call, Ayes 5, Nays 0. Motion carried.**

### **APPROVE THE MINUTES OF THE FEBRUARY 9, 2022 PLANNING COMMISSION MEETING**

**P. Carlson made a motion to approve the minutes from the February 9, 2022 Planning Commission meeting. Second by J. McGill. Votes via roll call, Ayes 5, Nays 0. Motion carried.**

### **NEW BUSINESS**

#### **Buildable Area Requirements**

J. Hartmann said that last month there was discussion regarding the slope at 30787 Karmel Avenue which is a bisected parcel by School Lake. It has some difficulty meeting the one acre buildable because of the bluffs. There is nothing to vote on this evening, but they would like to have a discussion as to what counts as buildable area, a definition of a bluff, steep slopes and the



distinction of the two. There is a state rule for bluffs in the shoreline overlay district. The Township can adopt the same language as the DNR to define a bluff. J. Pelawa said the County lowered their buildable area requirements and asked if the Township would be interested in doing the same. He said that the Township has an 18 percent slope requirement, but a 20-25 percent slope makes a nice walk out basement and asked if the Township would like to change the requirements. J. Johnson said that they have discussed mottled soil and have to consider low land and drainage. If we look at the map and look at areas near the shoreline, and there is not enough land above mottled soil, they could fill to the one acre. We have to know what is the regulation of patchwork of a half acre and 18 percent slope. K. Lindquist said if you want to modify the current ordinance, it would not affect the shoreland. These areas need to be reviewed by the DNR and we should not discuss this area right now. J. Hartmann said that the DNR does not have a minimum lot area. K. Lindquist said that only in the shoreland you cannot build on a bluff, when there is a steep slope. There are some items regarding erosion control. M. Olson said that the Township could reduce the buildable area like the County. K. Lindquist said the parcel size will stay the same density; it is just relaxing the standard showing that it is buildable. J. Johnson said that you would have a few more buildable parcels which could potentially increase the value of some. The lot sizes will not change, it is the buildable area. If the long-term goal is for people to use their land, it is a good idea. There will be more discussion regarding this next month.

## **OLD BUSINESS**

### **Forest Lake Contracting**

J. Hartmann said he talked to the Town Board and they would like to see some information regarding the fill: material types, how much, characteristics, etc. They would like to ask Forest Lake Contracting for a record or a log to show the Township what is being brought in, not just out. J. Johnson said that when Bob Vollhaber was here, using the qualifications from the firm, they were not seeing the data, and they are not doing their own testing; the cities or municipalities are doing the work. J. Hartmann said, we are saying we want to know what is coming in and initial soil samples can be requested. P. Carlson would like samples prior to the site visit. When they put the walking path in, they piled up a bunch of stuff, said P. Carlson. J. Hartmann said that they would have to hire someone to do the testing. K. Lindquist said that we need make sure they are bringing in clean fill and make sure it is for buildable sites and not from old road beds. It should be clean fill or sands. P. Carlson said they used to oil roads and they should prove to us it is clean. He said there are a lot of shallow wells in that area. J. Pelawa said testing should be done to show that it does not meet the MPCA pollutant for residential areas.

### **34585 Kale Lane ADU**

J. Hartmann said that the Township has not heard from the property owner regarding the letters that have been sent to them regarding the removal of the dwelling unit. Another letter (4<sup>th</sup>) and the first citation will be sent.

### **32050 Elk Lane Complaint**

J. Hartmann said the home is still owned by the bank and they have not assigned an agent to it. P. Carlson said he and K. Wood took photos and it is still non-compliant. Another letter and fine will be sent to the bank and property owner.





### **5265 318th Street Complaint**

P. Carlson said the property is still non-compliant and he does not see where the Deputy says they are cleaning it up. Another letter and fine will be sent.

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

C. Cagle said that we can only make residents aware as much as they are willing to look at the provided information. Notices and minutes are posted on the website and a CUP/IUP public notice is a mailed and published. She said that a postcard could be sent for community-wide things. She said that some people do not even know they live in Lent. The Facebook page she runs is not official and she posted the Zoom link for tonight. P. Carlson said public hearing notices are in the newspaper. C. Cagle said if people do not understand what they are voting on, that is when it turns badly. P. Carlson said some people do not understand when they subdivide into 2.5 acres, they have to put in a road and there are other stipulations. C. Cagle said when you have more people, there are less taxes.

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

### **ADJOURN**

**P. Carlson made a motion to adjourn the meeting at 7:56 pm. Second by J. Johnson. Votes via roll call, Ayes 5, Nays 0. Motion carried.**

Mike Olson, Planning Chair

Kelly Wood, Clerk

