



## Minutes

### Planning & Zoning Commission Meeting

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

Meeting ID: 879 6280 2295 Passcode: 582738

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

May 10, 2023 7:00pm

### CALL MEETING TO ORDER

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

**Members present:** Chair T. Schroeder, Vice Chair J. Johnson, D. Stiers, S. Brooks

### **Members absent:**

J. Willeck

**Others present:** Clerk T. Smolke, Board Supervisor C. Cagle, Planner K. Lindquist, and 8 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.** T. Schroeder added New Business B). 31658 Foxhill Avenue.

**Votes via roll call, Ayes 3, Nays 0. Motion carried.**

### APPROVE THE MINUTES OF THE APRIL 12, 2023 PLANNING COMMISSION MEETING

**D. Stiers made a motion to approve the April 12, 2023 Planning Commission minutes. Second by J. Johnson. Votes via roll call, Ayes 3, Nays 0. Motion carried.**

### NEW BUSINESS

#### **STF Properties**

K. Lindquist said this was discussed months ago and was tabled so she could talk with the property owners. The site is 40 acres and the applicant is proposing to divide it into 20 acre lots for his kids. The question is about access and the original thought was to get it from Kable, using others' access but there is a lot happening with one juncture there. Access could go down Kable, across to the site, then east. The concern on Kable is that the township only takes care of the paved road. K. Lindquist said the access will be paid for by the developer. Another issue is that the two lots do not meet zoning requirements, but given their large size, they will meet septic guidelines. Each lot must have a certain amount of public street so the applicant would not meet the criteria of the subdivision ordinance, unless Kable and Kale were connected. A variance would be needed in this case. K. Lindquist said the township is not proposing to build a new road as only an easement is needed. T. Schroeder confirmed that lot one is landlocked and K. Lindquist informed the commission there would be a public ROW easement. J. Pelawa said the easement would extend north at the end of Kable and up to lot one. T. Schroeder said same with

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Kable; it would extend to lot two. K. Lindquist said the lot width requirement would be met, but not the public street minimum. R. Collins introduced himself as the applicant's attorney. He talked on the driveway easement in addition to extending Kable and Kale. **C. Cagle arrived at 7:24pm.** J. Pelawa said a variance is necessary as a dedicated easement would not qualify. K. Lindquist agreed, explaining the variance is needed because there is no public street within the 40 acres. Any future development would require a road, paid for by the applicant. C. Cagle said that putting a road in for one house would basically mean the township would have to maintain a "driveway". J. Pelawa said there is no policy stating this road should be paved. C. Cagle and J. Pelawa agreed it would basically be a \$75k driveway. K. Lindquist said a road is needed even if it is just one more lot.

#### ***Public Hearing – continued***

T. Schroeder opened the public hearing at 7:39pm. The property owner to the north was approached by the applicant to discuss access and came to support the applicant and stated he has no issues with it. J. Johnson asked if a variance has to be approved and K. Lindquist said it will be published in time to be approved at the next meeting. **J. Johnson made a motion to close the public hearing. Second by T. Schroeder. Votes via roll call, Ayes 4, Nays 0. Motion carried.** K. Lindquist would like to table this until the next meeting. The public hearing has been closed. **J. Johnson made a motion to hold the lot split and have the applicant apply for a variance on June 14, 2023. Second by T. Schroeder. Votes via roll call, Ayes 4, Nays 0. Motion carried.**

#### **31658 Foxhill Avenue**

C. Cagle said she received photos and of this property and noticed while out that it has accumulated a lot of junk. The resident has not been notified but K. Lindquist will send a friendly compliance letter to see if action is taken. C. Cagle mentioned she posted the ordinance to the unofficial Facebook page too.

#### **OLD BUSINESS**

none

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

C. Cagle informed the commission that the board had a discussion and with the merger approaching, they decided to pause creating ordinances, such as the proposed noise ordinance. She said noise ordinances are governed by the state and the city defines it further. T. Smolke said the commission will still need to process complaints and permits. C. Cagle said lot splits and other land use permits will continue as well.


#### **NEXT REGULAR PLANNING COMMISSION MEETING IS WEDNESDAY, JUNE 14, 2023**

#### **ADJOURN**

**D. Stiers made a motion to adjourn the meeting at 8:02pm. Second by J. Johnson. Votes via roll call, Ayes 4, Nays 0. Motion carried.**

  
Chair

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Clerk

