



Minutes

Planning & Zoning Commission Meeting

**Location: Zoom Dial: 1-312-626-6799 US (Chicago) Lent Town Hall: 33155 Hemingway Ave., Stacy, MN 55079
May 11, 2022 7:00 pm**

CALL MEETING TO ORDER

M. Willcoxon called the meeting to order at 7:04pm

Members Present: Chair M. Willcoxon, J. Johnson, D. Stiers, J. McGill

Members Absent: S. Brooks

Others Present: Planner J. Hartmann, Planner K. Lindquist, C. Cagle, Clerk K. Wood, Deputy Clerk T. Smolke, 12 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. Votes via roll call, Ayes 4, Nays 0. Motion carried.

APPROVE THE MINUTES OF THE APRIL 13, 2022 PLANNING COMMISSION MEETING

J. Johnson made a motion to approve the agenda. Second by M. Willcoxon. Votes via roll call, Ayes 5, Nays 0. Motion carried.

NEW BUSINESS

Birdie's Run Plat Sketch

J. Hartmann said the plat sketch was submitted for an informal review to give the applicant the opportunity to make changes based off of the discussion. This property was previously called Golden Oaks. There is a small strip of land off of Hemingway Avenue that the previous people still own. B. Boyce is the applicant and said that there is a tentative agreement to purchase it for a road to access the development. He said they adjusted the five acre lots to two- and one-half acre lots, but would be okay with either. The sketch shows a cul-de-sac on the eastside. He asked if he should keep an easement for the new plan. He would like the Township's input on what is preferred. The Planning Commission favored the 2.5 acres because it tends to be a more family friendly option. J. Hartmann will continue to work with B. Boyce and will bring it to the Planning Commission after the applications are received.

A1 Tire CUP Application

Public Hearing

J. Hartmann would like to table this for further discussion with the applicant and to work on the site access. M. Willcoxon said that Chisago County does not allow these because of septic and groundwater issues. J. Selvog asked what issues there are. J. Hartman said the stormwater pond is in the easement that runs parallel and there needs to be an access road. J. Selvog asked why



there would need to be an access road as he already has one. J. Hartmann said he needs more than one access. K. Lindquist said the County needs to be on board with accesses and driveways. She said they are not approving or denying the wash; just recommending to table the public hearing for further review. This is on a County Road and the County Engineer will approve the access. J. Selvog said the County gave the criteria to build up the shoulder. He also noted that he is not using the access road. M. Willcoxon said the big problem is the groundwater contaminants. J. Selvog said he has a reclaim system. The gas station was brought up, discussed, along with potential contaminants on semi-trucks.

J. Johnson made a motion to table the public hearing until the June 8, 2022 Planning Commission meeting. Second by J. McGill. Votes via roll call, Ayes 5, Nays 0. Motion carried.

A1 Tire Screening

J. Hartmann said the IUP approved in 2021 required the applicant to install evergreens in two staggered rows and add screening to the north at a height of 6'-8'. This conflicts with the previous CUP that was approved in 2020. He offered a new resolution amending the IUP. K. Lindquist noted that the reason for the taller trees for screening came up when the overnight truck parking was approved. M. Willcoxon said that they allowed for only one row on the northside. J. Selvog stated that he would like to plant in the ditch for a good water source. He noted he was planting Norway Pines which grow two feet per year. The Planning Commission offered different suggestions for planting the trees for screening. J. Selvog reiterated that the Planning Commission should have known that he was planning on overnight truck parking due to having parking spaces with outlets. D. Stiers noted that in the February 12, 2021 Planning Commission minutes, it states that K. Moen said that, "Resolution 2020-14 just needed to say overnight truck parking". M. Willcoxon noted that the overnight parking is a different use than truck parking. This topic was discussed. J. Selvog said that P. Carlson told him that 4' trees were okay. K. Lindquist read the definition of screening. J. Selvog would like people to see his building when they drive by. J. McGill asked what the difference is between the two feet at planting, when at the time of full growth, they will be thirty feet tall. M. Willcoxon said they need to be 6' – 8' at planting. J. Selvog said he is willing to do 6' and 4' around the truck parking to the septic area. J. Johnson said that according to the Township code, vegetative screening is two rows of at least 6' at planting. After extensive discussion, the Planning Commission could not come to an agreement with J. Selvog. The decision will go to the Town Board and it is recommended that the Board visit the site prior to making their decision.

An Ordinance Amending Chapter 2 Section 3 Definitions for Bluffs, Buildable Area; and Amending Chapter 2 Section 5.12 Dimensional Standards of the Land Use Regulations Public Hearing

J. Hartmann said this is to change the code to allow for 25% slopes and to change the minimum buildable area to 25,000 square feet.

M. Willcoxon opened the public hearing at 8:30pm.

J. Johnson made a motion to close the public hearing at 8:31pm. Second by D. Stiers. Votes via roll call, Ayes 5, Nays 0. Motion carried. J. Johnson made a motion to recommend



approval of the ordinance amending Chapter 2 to the Town Board. Second by D. Stiers. Votes via roll call, Ayes 5, Nays 0. Motion carried.

Countryview Marine Screening

J. Hartmann said that Countryview Marine was sent a notice regarding screening in April of 2021. They were required to complete a fence and plant two staggered rows of trees. A letter is going to be sent requesting a date of completion along with a requirement to remove items that are not for sale.

31658 Foxhill Ave Complaint

M. Willcoxon and D. Stiers determined this property was not in violation of Township code. Photos on file.

31741 Foxhill Ave Complaint

M. Willcoxon and D. Stiers determined this property was not in violation of Township code. Photos on file.

31720 Foxhill Ave Complaint

M. Willcoxon said a letter needs to be sent to the property owner because there is junk all over, including a freezer. Everyone agreed. A letter will be sent.

31945 Forest Blvd Home Occupation Violation

C. Cagle stated she talked to the owners, and they are putting in a parking area for the trucks and trailers. They are not allowed to have items dropped off on site. She gave them information for some grants, and is going to check in with them in a week. A letter will be sent to them.

Letter of Interest – Planning Commission Member

Telise Schroeder stated that she has lived near D. Stiers since 2001 and would like to get involved. **M. Willcoxon made a motion to recommend T. Schroeder to be a Planning Commission Alternate Member. Second by D. Stiers. Votes via roll call, Ayes 5, Nays 0. Motion carried.**

Large Use Utility Users

J. Hartmann asked that this topic be tabled. He said that J. Pelawa, who is not in attendance would like to characterize high septic and water users, and what constitutes the criteria. K. Lindquist said she believed this was related to the car wash. We need to make sure that commercial uses do not use too many services. M. Willcoxon tabled the topic.

OLD BUSINESS

Forest Lake Contracting

J. Hartmann received and reviewed the forms from Forest Lake Contracting and they are missing information on plans. Once it is received, they will schedule an on-site inspection. The fill they are bringing in was discussed.

34585 Kale Lane ADU

The property owner has not contacted the Township to discuss the removal of the ADU. Another letter and citation will be sent.



32050 Elk Lane Complaint

Joe – spoke with realtor – expected to close on property next week, allow owner to clean up space, some junk and vehicles have been removed, haven't talked to owner, only realtor

Two months if goes beyond, we have this tool in place, its not general to stop the fine process, when done, maybe we'll rescind some fines, need him to comply, not about making money off them

Jeff – continue to fine, if cleaned up in 120 days, well forgive three months of it, get it cleaned up in next 4 months, if takes 4 months, they pay 1

Willcoxon – something progressive like that will work

Joe – I'll convey that to the realtor

5265 318th Street Complaint

M. Willcoxon and D. Stiers stated that the property is still out of compliance. Another letter and fine will be sent.

35902 Grand Avenue Complaint

The Planning Commission discussed different options with this property, including contacting the County and starting the condemnation process. J. Hartmann said he will do some research on this. D. Stiers said that the health department may be a good place to start. M. Olson said that they do not reside in the home.

COMMISSIONER/TOWN BOARD REPORT

C. Cagle likes the idea of 2.5 acres with the Birdies Run plat. M. Willcoxon would like everyone to drive through A1 Tire to look at the screening.

NEXT REGULAR PLANNING COMMISSION MEETING IS WEDNESDAY, JUNE 8, 2022 AT 7:00 PM.

ADJOURN

J. Johnson made a motion to adjourn at 9:35 pm. Second by D. Stiers. Votes via roll call, Ayes 4, Nays 0. Motion carried.


Mike Willcoxon, Planning Chair


Kelly Wood, Clerk

