



Minutes
Planning & Zoning Commission
May 8, 2019

CALL MEETING TO ORDER

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

Members Present: Chair M. Willcoxon, Vice Chair P. Carlson, J. Johnson, D Milles, B. Schule, S. Brooks

Members Absent: None

Other Present: Supervisor B. Seekon, Planner E. Maass, Supervisor C. Cagle, Clerk K. Wood, 2 members of public (signed in).

PUBLIC COMMENTS *(ITEMS NOT ON THE AGENDA)*

J. Bigley asked about the sand pit on 340th Street. The members of the public are concerned the sand pit is full of water and is getting close to their property. The CUP is through Chisago County. The resident noted that trucks have been blocking the road as well as destroying 340th Street. There was discussion regarding a CUP process through Lent Township. M. Willcoxon said the County gave them a cease and desist order to stop the digging of sand in that area. C. Cagle explained that Lent Township has a contract with the contractor doing the work on the road. They will upgrade the road by putting recycled material on it.

ADOPT THE AGENDA

D. Milles made a motion to approve the agenda with the addition of the Foxhill Ave complaint. B. Schule seconded the motion. All in favor, motion carried.

APPROVE THE MINUTES OF THE APRIL 10, 2019 PLANNING COMMISSION MEETING

D. Milles made a motion to approve the minutes of the April 10, 2019 Planning Commission meeting. Second by S. Brooks. All in favor, motion carried.



OLD BUSINESS

32050 Elk Lane Complaint

E. Maass said he has not received a call from the property owner and they sent him a \$200 citation. J. Johnson would like to do a monthly inspection towards the end of May. E. Maass said we should see if he comes in compliance at the end of the month. J. Johnson is in favor of inspecting every month. C. Cagle said the Board has received a complaint on this property as well. M. Willcoxon will go the end of the month to inspect and take pictures. B. Seekon said they are going to continue with the fining process until they become compliant.

D. Milles made a motion to continue to take pictures and fine them. J. Johnson seconds. All in favor, motion carried.

6260 337th Street Complaint

M. Willcoxon went to visit the property owner a week ago and he has started some of the cleanup. The property owner told M. Willcoxon that he is going to clean up the property. M. Willcoxon offered to help him clean it up if it is not already done or he will start receiving fines. He said he can do it himself and does not need the help. M. Willcoxon is going to call him in a couple weeks to check on the progress. May 17th is the date he is going to follow up with him. No motion.

Lindgren Property

M. Willcoxon talked to M. Lindgren and the original complaint about a marine repair was passed around. M. Willcoxon told the property owner that if he wants to move forward, he needs to come into compliance. M. Lindgren agreed that on May 30th, he would allow an inspection of his property. E. Maass agreed to come with on the inspection. It is to make sure he is not running a business.

C. Cagle said the last inspection was over 2.5 years ago. The largest pole barn was locked up and they could not go inside. She noted that it was the newest building. She felt that if they are not allowed to look in a building, it tells us something. There were boats on the property at the time. She said she feels the answers are in that newer building. M. Willcoxon said he would like to follow up with what the Townships expectations are. He said he has the right to have tools on his property. No boats or work can be done on the property. He can do a mobile business. He lives off of the property. D. Milles said the Planning Commission held meetings to allow him to come into compliance. E. Maass said he has to comply with the Township and the County. If we see boats, that might be enough to get a search warrant from the County. C. Cagle said they took a lot of pictures when they did a walk through. There was also an open well. He was told they had



to remove a lot of items. There were major infractions and the house was unlivable. They need to see if he complied with the compliance list they told him to do. She would like to go on the inspection as well. B. Seekon said we have been through this and he has done this in other municipalities as well. He has an illegal business and he has had more chances than other people. J. Johnson said he cannot run a business or have marine storage. D. Milles said he cannot have an open well or hazardous waste. P. Carlson added that there is also a tire pile. M. Willcoxon asked E. Maass to look at the concerns that were there.

M. Willcoxon said the County Judge said our evidence is outdated and denied the request for an administrative search warrant. Current evidence is needed.

J. Johnson said we are going to take the opportunity to bring a checklist and go over it with M. Lindgren. We will let him tell us what he has accomplished. His hope is that M. Lindgren is willing to mitigate the problems and is willing to clean the property up. This inspection is not to allow him to run a business because he cannot live on the property in the current condition. J. Johnson stated that they are not saying that they are giving M. Lindgren any sort of permission for a CUP to run a business. He said members of the Planning Commission and E. Maass will go inspect, and his expectation is for M. Lindgren to work on a schedule to fix the problems and allow monthly inspections.

C. Cagle said he came to the Planning Commission and asked how he can get a CUP to run a business and was given the rules but has never come into compliance.

D. Milles made a motion to go out to inspect the Lindgren property at 9008 Lent Trail with a list to be discussed and to let the property owner have a chance to complete a compliance schedule. This issue will then be discussed at the next meeting which will include how the Planning Commission would like to proceed with this issue. J. Johnson seconds. M. Willcoxon would like E. Maass to follow up with the set of conditions to see if they are legitimate and to see if they are applicable. D. Milles said they are not up for discussion. B. Schule asked what happens if they are not followed. D. Milles said then he is fined and reported back to the judge. M. Willcoxon said he cannot do anything until he can get a house on the property. B. Schule looked at it with Google Earth and there are boats lying all over. It was a June 2017 aerial. All in favor, motion carried.

29864 Karmel Fines

E. Maass suggests photos be taken every month and sent to K. Wood. K. Wood said Al Hawkinson called today saying he is going to clean it up and call E. Maass. D. Milles said he went out there today. The neighbor stopped him while taking pictures. They moved some stuff over to the property on the farm which is located in Chisago City. M. Willcoxon said the resident is moving the items off of the Lent property to their farm on the Chisago City side. J. Johnson asked about the Chisago City side of the farm. D. Milles said it is one big piece of property but goes across Karmel Ave so it is in both Chisago City and Lent Township.



D. Milles made a motion to keep the fines system going until they comply. D. Milles will keep taking pictures. He would like to step up the fine period because we can fine every day. Continue on the monthly fine. By the September meeting we should consider stepping the fine up if still no action. M. Willcoxon said you can tell the resident we can remove the fines if he complies. E. Maass said he will wait to receive photos from the Clerk when she gets them and if no action is taken, we will continue the fines. S. Brooks asked about the story on the property and it was explained to her.

P. Carlson seconds. All in favor, motion carried.

Solar Moratorium

E. Maass said this will go to the Town Board for their meeting May 21st. There is an applicant that will be coming forward this summer. Every applicant is required to do a community meeting. M. Willcoxon added that they would like the community involved as much as possible. E. Maass stated that any property owner within a certain distance will be notified about the workshop. S. Brooks asked what happens at the meetings. B. Seekon stated it was to inform neighbors of the request coming to their area because we would like the companies to be neighbor driven. J. Johnson stated there is a 60-day time limit on the approval process. They discussed the tax base on the solar gardens.

NEW BUSINESS

Foxhill Complaint

P. Carlson drove by it and there are a lot of cars and chickens. There are no cars on blocks, there is a camper and a motor home. There are 10-15 cars which are way back on the property and he was unable to see if there are current tabs.

He did not want to go up and tell them there was a complaint. E. Maass said you can knock on the door, ask for permission to look around from the property owner and then go take a look. M. Willcoxon said he looked at the property too and saw the same thing.

E. Maass said we can send a courtesy notice to remind them all cars must be licensed and there cannot be stored vehicles outside.

D. Milles made a motion to send a courtesy notice to let them know what constitutes an outside storage violation and tell them they need current tabs on vehicles. The letter will also say the Planning Commission is aware of this complaint and is willing to discuss the issue. It will also mention; you cannot run a business without a CUP. P. Carlson seconds. All in favor, motion carried.



35902 Grand Ave Complaint

P. Carlson said they talked to this property owner before and they are an elderly couple. Previously, they had a tarp on the roof and their kid was going to fix it. He tar-papered it and now there is another tarp on the roof. C. Cagle asked if the County should be called for a welfare check. M. Willcoxon asked if J. Johnson's church group or the Scouts could help with this case. C. Cagle said Senior Services or Rural Health should be called for a grant. She is going to look into this. Family Pathways may be able to help. The State has grants for help with electrical help. It was the general consensus that if you know of someone in your neighborhood who needs help and is unable to help themselves, maybe you should lend a hand to them instead of complain about them.

D. Milles made a motion for C. Cagle to investigate what services are available to help this resident. P. Carlson seconds. All in favor, motion carried.

35514 Grand Ave Complaint

P. Carlson drove by and he did not see a violation, therefore pictures were not necessary. He noted that there is a black dirt pile, but that does not violate Township ordinance.

D. Milles made a motion to send a letter to the complainant stating that there is not a violation at this time. Second by P. Carlson. All in favor, motion carried

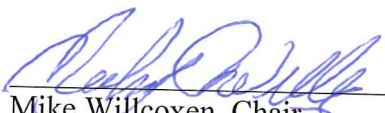
COMMISSIONER/TOWN BOARD REPORT

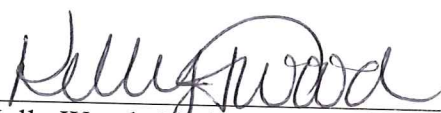
B. Seekon said they have quotes to put on an addition for the bathrooms at \$80k. The pre-con meeting for the roadwork was earlier in the day. The paving should be done before July 1. Double Chip Seal is being done to smaller roads. Elmcrest, which is a shared road with Oxford is going to be added. It will add around \$100k to the total blacktop.

NEXT REGULAR PLANNING COMMISSION MEETING IS JUNE 12, 2019 AT 7:00 PM.

ADJOURN

D. Milles made a motion to adjourn at 8:31 pm. P. Carlson seconds. All in favor, motion carried.


Mike Willcoxon, Chair


Kelly Wood, Clerk

