



Minutes

Planning & Zoning Commission Meeting

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

Meeting ID: 837 5119 5138 Passcode: 758508

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

November 8, 2023 7:00pm

CALL MEETING TO ORDER

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

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

Members absent: Member S. Brooks

Others present: Clerk T. Smolke, Board Supervisor C. Cagle, Town Planner K. Lindquist, and 3 members of the public (signed in)

PUBLIC COMMENTS (ITEMS NOT ON THE AGENDA)

None

ADOPT THE AGENDA

T. Schroeder added 32420 Elk Court to A. Old Business. D. Stiers added Olo Hauling to B. Old Business. T. Schroeder also added 5563 Athens to New Business D. **T. Schroeder made a motion to adopt the agenda with said changes. Second by J. Willeck. Votes via roll call, Ayes 4, Nays 0. Motion carried.**

APPROVE THE MINUTES OF THE OCTOBER 11, 2023 PLANNING COMMISSION MEETING

D. Stiers made a motion to approve the minutes of the October 11, 2023 Planning Commission Meeting. Second by J. Johnson. Votes via roll call, Ayes 4, Nays 0. Motion carried.

NEW BUSINESS

35091 Grand Ave – Preliminary Plat

K. Lindquist said that the Town Board expressed concern over the buildable area, just as the commission did, and the applicant resubmitted illustrating how the sites can be developed without variances. The purchaser will have to meet setbacks. J. Johnson noted that a septic cannot be on an easement but K. Lindquist said a driveway can cross one. D. Stiers said there is plenty of room for each driveway and K. Lindquist added that ultimately, they would have to get permitted anyway. This plat was adjusted to leave the remanent land two acres smaller than originally planned.

Public Hearing

T. Schroeder opened the public hearing at 7:14 pm.

The representative from the surveying company provided a handout with ideas on where a home could go. T. Schroeder said it shows the builder would not have to go over gas. K. Lindquist said the proper permits would be pulled and zoning compliance would be verified.



T. Schroeder made a motion to close the public hearing at 7:18 pm. Second by D. Stiers. Votes via roll call, Ayes 4, Nays 0. Motion carried.

D. Stiers made a motion to recommend approval of the 35091 Grand Ave Preliminary Plat to the Town Board for their meeting on November 21, 2023. Second by J. Willeck. Votes via roll call, Ayes 4, Nays 0. Motion carried.

34303 Elmcrest Ave – Final Plat

K. Lindquist introduced this final plat, explaining the preliminary was at the last meeting. This includes any changes requested and the township is recommending approval. After that, the applicant will pull together other documents and get this recorded at the county. The county sent an email stating they are okay with the driveway location but there will ultimately be an approval process for the driveway permit.

T. Schroeder made a motion to recommend approval of the 34303 Elmcrest Avenue Final Plat to the Town Board for their meeting on November 21, 2023. Second by J. Willeck. Votes via roll call, Ayes 4, Nays 0. Motion carried.

4333 340th complaint

T. Smolke said since the county was advertising the scrapping business, she had a sheriff's deputy go out to investigate. He attempted to make contact two or three times but was unsuccessful. T. Smolke let the deputy know that the next option would be for the township to send a letter and handle it in house at that point. The county was looking to remove the information from their website. The commission decided to have a letter sent out.

5563 Athens Trail – Station on 17

K. Lindquist said that the CUP for the car wash from 2007 remains with the property, but the parking area was an IUP so the new owner will need to reapply if they would like to keep that use. T. Schroeder said to send a formal letter requesting the owners to apply for an IUP for parking. D. Stiers said that there is a lot of new lighting there. T. Schroeder commented that the lighting was so bright that she thought that vehicles were driving towards her. D. Stiers asked if that was regulated because it blinds those traveling on County Road 17. K. Lindquist said that she will add that into the letter.

OLD BUSINESS

32420 Elk Ct

J. Johnson stated there were photos dated in November identifying a carport with zero setback and T. Schroeder said there is concern about the structural integrity of the unpermitted new carport and the setbacks. K. Lindquist said there was a preexisting carport with no activity done by the town. She believes they would need a building permit and all of the issues would then come into play. If it is not the exact same as before, the resident would lose their non-conformity. It would require the same exact footprint. T. Schroeder read the new carport was hauled onto the property in July of 2023 and in August, they reported it to Lent Township and Chisago County Zoning. The complainant spoke to Zoning Code Enforcement Officer Steve Puttman and he explained no permits would be allowed if wetland and only a fence would be permitted. He issued a violation order to Jeff Fertig, Wetland Specialist, to investigate digging and grading.



Survey markers were removed and there was clear sign of encroachment. T. Smolke will reach out to the Sheriff's Office, but if they cannot provide enforcement, she will get a letter out.

Olo Hauling

C. Cagle said there are tires and other junk laying around and asked if the county allows scrapping. This resident advertises online and has a lot accumulating. T. Smolke said the county issues scrapping permits and she will call them to see if Olo has one. C. Cagle said the township has talked with the resident numerous times.

COMMISSIONER/ TOWN BOARD REPORT

C. Cagle said that the board is taking care of everything prior to the merger, since the city council has communicated that specific plans will not be carried out. The board will have to figure out a way to tell them the township has already budgeted for said things.

MERGER QUESTIONS & COMMENTS

Joint P&Z update


T. Schroeder said there was nothing to report.

LAST & FINAL REGULAR PLANNING COMMISSION MEETING IS WEDNESDAY, DECEMBER 13, 2023

ADJOURN

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


Chair Signature


Clerk Signature