



Approved Minutes

Planning & Zoning Commission

November 9, 2016

Call Meeting to Order

M. Willcoxon called the meeting to order at 7:03. Also in attendance were Co-Chair, M. Olson, J. Johnson, D. Carlson and P. Carlson. Planner, E. Maass, Supervisor, C. Cagle and Clerk, K. Wood attend as well. Members of the public signed in.

Public Comments (*items not on the agenda*)

None

Adopt the Agenda

M. Willcoxon added that he would like to add the rotation of the Chair and Vice-Chair to the agenda for the December meeting.

D. Carlson made a motion to adopt the agenda. M. Olson seconds. All in favor, motion carried.

Approve the minutes of the September 14, 2016 Planning Commission meeting minutes

M. Olson moved to approve the minutes from September 14, 2016. P. Carlson seconds. All in favor, motion carried.

New Business

R. Boeckers Variance

The applicant may apply for a variance to be able to build a home on his property. He had attended a Planning and Zoning Commission meeting a few months ago and at the time the Planning Commission did not feel there was enough buildable land. The survey company and the County have been working with the property owner. The County allows the area of the setbacks to be included which would make the total amount 1.3 acres (non-contiguous).

The Township's definition of buildable land is more stringent than the County because it requires one contiguous buildable acre. The road is an easement and that area of the road is included in the five acres. It was not platted - it was subdivided by metes and bounds. R. Boeckers has not applied for a variance yet so an official ruling was not required at this meeting. E. Maass said that it would make sense to grant the variance when it is applied for.



P. Carlson – Said that there is a three phase power line going through the property so there may be easements for the company located on the land.

The land owner would like to sell the property, but before he does so he needs to be assured that there is enough buildable land. The owner has had the property for more than a decade.

J. Johnson – Feels that the property owner must to comply with current regulations and rules.

M. Olson – If the buildable acreage is not enough it should not be allowed.

M. Willcoxon –It does not meet the Township’s current criteria as a buildable lot.

D. Carlson - Does not feel a variance should be granted.

The consensus of the Planning Commission was that they do not feel this property is a buildable lot. E. Maass is going to notify the property owner.

Process Sheets

E. Maass – has refined the process checklist sheets to reflect the Planning Commission having the opportunity to see the application prior to meetings.

Full Draw Archery – Adding the Sale of Firearms Driveway Update

M. Willcoxon – read the letter from J. Stepp and W. Lines regarding the addition of fire arm sales to their business.

D. Carlson – Asked if this was in his original request. The answer was no, but E. Maass reminded the Commission that the CUP includes retail sales.

M. Olson – Asked if they are planning on having a target range? E. Maass said no. M. Olson said it should be put in the CUP stating he can’t do it.

M. Willcoxon – The business owners are trying to comply with the Township’s request that they write a letter of intent with the addition of fire arm sales, but he doesn’t think J. Stepp needs to. He is correct on that assumption.

C. Cagle – Understands that the owners are allowed to sell firearms. A public hearing was held and it was not brought up. She wants it recorded in the minutes that it was discussed at a meeting. She is not trying to make it difficult for the owners, she just wants it documented and recorded. The original intent was archery and the public was not notified that they intended



on selling guns. She wants their business to be successful and would like them to make the Planning Commission aware when changes are being made.

M. Olson –there is a protocol and there should have been a public hearing regarding fire arm sales.

E. Maass –the zoning does not require a public hearing. The CUP allows the extension of gun sales. This does not mean that any gun is allowed to be fired on the property.

J. Johnson – Asked is there a proposed use for the neighboring properties that would create a conflict. It would be a civil matter at that point – not involving the Township.

M. Olson – a CUP has conditions and it should state that there is not to be a firing range on the property.

M. Willcoxon –an outdoor range is not an allowed use of the CUP.

J. Johnson –retail sales are allowed and the requested letter should be signed off on.

M. Willcoxon – the sale of firearms is an allowed use and they didn't need to come to the Planning Commission.

E. Maass – is going to add that they are not allowed to have a range without coming to the Planning Commission for discussion.

Driveway

The road was put in by MNDOT and it is their driveway. This driveway is also meant to service the neighbor so that they are not landlocked. It is the business owner's responsibility to maintain it because it is their access. The owner wanted the Township to pave it but it is not the Township's road. It is owned by the County. They would need to build it to County specs. This issue is between the County and the property owner.

Old Business

None

Commissioner/Town Board Report

None

Next regular Planning Commission meeting is December 14, 2017 at 7:00 pm.



Adjourn

J. Johnson made a motion to adjourn the meeting at 8:09. D. Carlson seconds.
All in favor, motion carried.

Mike Willcoxon, Chair

Kelly Wood, Clerk