



Minutes

Planning & Zoning Commission Meeting

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

Meeting ID: 814 1859 9145 Passcode: 608794

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

October 11, 2023 7:00pm

CALL MEETING TO ORDER

T. Schroeder called the meeting to order at 7:01pm.

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

Members absent: Board Supervisor C. Cagle

Others present: Clerk T. Smolke, Town Planner K. Lindquist, and 7 members of the public (signed in)

PUBLIC COMMENTS (ITEMS NOT ON THE AGENDA)

none

ADOPT THE AGENDA

T. Schroeder would like the minutes date on the agenda corrected to read September 13 and the Grand Ave address updated to 35091. J. Johnson would like to add item 'E' 4333 340th St. **J. Johnson made a motion to adopt the agenda as edited. Second by T. Schroeder. Votes via roll call, Ayes 5, Nays 0. Motion carried.**

APPROVE THE MINUTES OF THE SEPTEMBER 13, 2023 PLANNING COMMISSION MEETING

J. Johnson made a motion to approve the September 13, 2023 Planning Commission minutes. Second by J. Willeck. Votes via roll call, Ayes 5, Nays 0. Motion carried.

NEW BUSINESS

5260 305th St – Variance

T. Schroeder said this is for a pole building. K. Lindquist said this is a deep lot and one third of it is not available for development. They are also working around a septic, well, and driveway. This leaves the northeast portion of the property. He is asking for 10 feet and 20 is required. The applicant is not asking for an abnormally large structure or anything inconsistent with the neighborhood. The issue at hand is not caused by the applicant. The other concept is verifying it will not alter the neighborhood, which it will not. A resident down the street was also granted a variance for the same reason, thought this does not mean everyone gets one. There are several standards to meet with this, no sanitary facilities allowed, has to be complimentary with main structure, and it will require a building permit with a zoning certificate of compliance. J. Johnson said one of the purposes of a setback is so water does not run off onto the neighboring property and cause damage to property or structures. This situation appears the building would be screened by the neighbor's property. J. Johnson asked about the note indicating support from the neighbor. T. Smolke said she has email documentation in support from the neighbor to the east. T. Schroeder asked where the other variance was granted and T. Smolke said approximately four



houses to the west. J. Johnson said if the foliage expands, the commission would cross that bridge when they get there. D. Stiers said the only neighbor affected is the one to the east, that is in support.

Public Hearing

T. Schroeder opened up the public hearing at 7:14pm. With no discussion, T. Schroeder closed the public hearing at 7:15pm. T. Schroeder made a motion to recommend approval of the variance for 5260 305th Street with the conditions as written. Second by D. Stiers. Votes via roll call, Ayes 5, Nays 0. Motion carried.

35901 Grand Ave – Preliminary Plat

K. Lindquist introduced this lot split. The applicant would like to create two lots on this large lot with the house remaining on the third. Lots would be 3.58 acres each. There is a fair amount of wetland, defined easements, and a dedicated ROW of .85 acres. The applicant provided information that showed the buildable area. Septic locations are verified as well. There is a pipeline easement on the lot but that is buildable area. The future property owner needs to take that into consideration. The town engineer requested both accesses come off of 350th and driveways would head south with adequate spacing from the intersection. That would be reviewed as part of the building permit process. J. Johnson said he has seen where driveways can be put over pipeline easements. K. Lindquist said the approval has to come from the pipeline company and it is typically easiest to avoid it altogether. It would have a weight limit but it is all pretty straight forward. We are recommending approval to the board after 16 conditions are met. Conditions are derived from our ordinance standards and procedures. The legal issues of where the prescriptive rights begin and end are always a little vague, so to avoid any future cost or trouble, the township should always get the ROW so they have the legal ability to go in there. Also gives the possibility for shouldering. J. Johnson said the land looks to be best suitable for housing.

Public Hearing

T. Schroeder opened up the public hearing at 7:27pm. With no discussion, J. Johnson closed the public hearing at 7:28pm. Second by J. Willeck. Further discussion was had on the driveway location and limitations with the plat map visual. K. Lindquist said the remaining parcel will be 22.11 acres. T. Schroeder made recommendation to the board to approve the preliminary plat with the change of 22.11 on page three of the staff report. Second by D. Stiers. Votes via roll call, Ayes 5, Nays 0. Motion carried.

34303 Elmcrest Ave – Preliminary Plat

K. Lindquist introduced the plat. The applicant is creating two different lots for development that will provide two new home sites. Each parcel is 6.3 acres and have a fair about of wetland. The buildable area was calculated at 2.9 acres by the engineer. This is on Athens Way so the county engineer was also involved and the driveway had changed location. The driveway shifted to the left and everyone is comfortable with the shared driveway now, as drawn. The size of the lots provide ample room for development. Recommending approval with all 17 conditions listed. T. Schroeder said the property to the south looks landlocked, but T. Berrini said he owns everything around there and explained on the map.

Public Hearing



T. Schroeder opened the public hearing at 7:47pm. The applicant said the last plat he did was a challenge because Lent only meets once a month. He asked if that would change with the annexation and suggested meeting on an extra day for plats. T. Schroeder said the preliminary plat looks straight forward to her. **J. Johnson made a motion to close the public hearing at 7:50pm. Second by T. Schroeder. Votes via roll call, Ayes 5, Nays 0. Motion carried. T. Schroeder made a motion to recommend approval to the board. Second by J. Willeck. Votes via roll call, Ayes 5, Nays 0. Motion carried.**

8156 Lent Trl

T. Smolke said there was no formal complaint. This is a code violation and a board member would like a letter to be sent about the junk in the yard. Township code was discussed. Lot lines we talked about in depth and there was question on the overflow of junk onto neighboring properties. T. Smolke said the property owner also owns properties to the north and east. **J. Johnson made a motion to send a letter to the property owner regarding outdoor storage. Second by T. Schroeder. Votes via roll call, Ayes 5, Nays 0. Motion carried.**

43333 340th St

D. Stiers said it was brought to his attention so he went out on-site and took a look. There is concern the resident is crushing cars and possibly running a business. There are busses, trucks, old tires, truck differentials, and a grader on the property. K. Lindquist said the business is not an allowed home occupation as outside storage is not permitted with them. T. Smolke said she cross-referenced the address and found the business advertised on the county website. It is a waste disposal and recycling site. T. Schroeder would like a letter sent to cease and desist.

OLD BUSINESS

Platinum Transport, 33675 Grand Ave

T. Smolke said she was able to do a quick review of the trail cam and the home occupation seems to be operating in compliance.

COMMISSIONER/ TOWN BOARD REPORT

Town Board Liaison absent

MERGER QUESTIONS & COMMENTS

Joint P&Z update

T. Smolke congratulated J. Willeck and informed the commission he was appointed on the Stacy Planning Commission by the Council the evening prior.

NEXT REGULAR PLANNING COMMISSION MEETING IS WEDNESDAY, NOVEMBER 8, 2023

ADJOURN

T. Schroeder made a motion to adjourn at 8:23pm. Second by J. Johnson. **Votes via roll call, Ayes 5, Nays 0. Motion carried.**


Chair Signature


Clerk Signature

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