



## MINUTES

### Planning & Zoning Commission Meeting

Location: Zoom Dial: 1-312-626-6799 US (Chicago) Meeting ID: Meeting ID: 844 2370 6547 Passcode: 706547

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

October 12, 2022 7:00 pm

### CALL MEETING TO ORDER

M. Willcoxon called the meeting to order at 7:07pm

**Members Present:** Chair M. Willcoxon, J. Johnson, D. Stiers, T. Schroeder, D. Stiers, S. Brooks

**Members Absent:** None

**Others Present:** Planner K. Lindquist, Board Supervisor C. Cagle, Clerk T. Smolke, 1 member of the public (signed in/ attended virtually)

### PUBLIC COMMENTS (ITEMS NOT ON THE AGENDA)

J. Selvog asked if the Commission had any updates and M. Wilcoxon said no. J. Selvog said he is just waiting and he did not do any research this month either but thought he would check in. He also acknowledged the work that C. Cagle has done on his behalf. J. Johnson said the Chisago County Sherriff's Office is currently contracted for thirty hours a week for Stacy. CCSO will require a new contract after the merger and will not continue services through December 2023. Comparable communities are at 120 hours which is an approximately 400,000-dollar line item on the budget. The commission discussed operating a four person police department but believes a contract with CCSO would cost less. Contracting with Wyoming PD was discussed. C. Cagle said she cannot speak for the Board, only herself, but believes the township is unaware there is currently no coverage. She understands the need for more services and patrolling. In Stacy, the governing seated powers have the ability to change that. She believes we should increase policing in increments based on population, especially as we grow on County Road 17 and housing moves in.

### ADOPT THE AGENDA

**J. Johnson made a motion to adopt the agenda. Second by D. Stiers. Votes via roll call, Ayes 5, Nays 0. Motion carried.**

### APPROVE THE MINUTES

**T. Schroeder made a motion to approve the minutes from the September 14, 2022 Planning Commission meeting. Second by D. Stiers. Votes via roll call, Ayes 5, Nays 0. Motion carried.**

### NEW BUSINESS

#### **Wayne's Nursery & Greenhouse Complaint**

K. Lindquist stated that the material is not in good shape. T. Schroder said there are maintenance standards and the owner could be in violation to which K. Lindquist clarified that it is a greenhouse, not a house or garage. M. Willcoxon said the top is visibly coming lose but Wayne has been doing this for a long time. We can take a glance but it is not very esthetically pleasing at any time, like the exterior of any other greenhouse. T. Schroeder questioned if these specific greenhouses were being used and C. Cagle believes so and that the covers roll off for circulation and pressure release. M. Willcoxon would like the Commission to do some research and talk to Wayne. J. Johnson explained that their neighbors should not have to see that and these are two respectable businesses in Lent. He also mentioned that D. Stiers has

*Planning and Zoning Commission Meeting*

*October 12, 2022 Page 1 of 4*



now set a precedence of face-to-face conversations and that this is the best time to talk to Wayne as his busy season is over. J. Johnson volunteered to partner with D. Stiers and visit the site but said it is important to be fair to both since both have complaints. K. Lindquist said the marine has very specific standards in their Conditional Use Permit, or CUP, that were in violation so it makes sense to verify both are in compliance. She said in her professional experience, it is common to check a whole street after a complaint. J. Johnson requested a copy of Wayne's CUP.

### **Driveway Permit Applications**

K. Lindquist said the Town Engineer worked on this and it relates to second driveways. He emailed this to her and the town Clerk to show the ordinance was changed. County roads were discussed and it seems not all driveways off of county roads are inspected by the county. K. Lindquist said she would like to change the applications but would like to do some research to figure out what the Engineer is proposing and why.

### **Planning Commission Chair**

M. Willcoxon said it has been decided that T. Schroeder will be the new chair.

**M. Willcoxon made a motion to recommend approval of T. Schroeder as Planning Commission Chair to the Board for approval. Second by D. Stiers. Votes via roll call, Ayes 5, Nays 0. Motion carried.**

### **OLD BUSINESS**

#### **34585 Kale Lane ADU & Special Assessment**

D. Stiers said he has not heard anything from the residents. K. Lindquist said she checked and the lot can be split. She contacted the homeowner and let him know the detached garage would go with the new house and not the old one. She talked with F. Weck and he said if the footings are not in compliance, they would be difficult to retrospect. There are several other issues and it would be a large financial investment. D. Stiers said the property owner seemed to think the \$500 fines were easier than the upgrade. The commission discussed the assessment with T. Smolke.

**J. Johnson made a motion to recommend approval of the current assessment with no discount to the Board for approval. Second by M. Willcoxon. Votes via roll call, Ayes 5, Nays 0. Motion carried.**

K. Lindquist explained if the owner was working with the Commission, they were going to give a discount and the Township Board wanted a recommendation from the Planning Commission since they have worked on this awhile. D. Stier said the resident understands his obligation and K. Lindquist was glad to have some background for the Board.

### **Countryview Marine Screening and Complaint**

K. Lindquist said that after the last meeting, many calls were made to organizations including the Department of Natural Resources (DNR), Waste Management (WM), and the Pollution Control Agency (PCA). She has not heard back from Soil and Water, but the DNR says it is not in their realm. J. Johnson went out there last week and said he would go back this week. There are two primary issues about fluids – capping outlets to redirect and the other is related to the drain. J. Johnson also discussed reviewing the CUP and revocation if the business remains out of compliance. There is a draft letter but this action would be extreme as it will shut down the business and there would be legal ramifications. It is more than just fluids and K. Lindquist believes the Commission should take a back seat to see what the PCA and county can do, or we can send a letter letting them know that we are watching them. J. Johnson said the latter feels





more comfortable as the goal here is progress. He added that letter should request a date of compliance. M. Willcoxon said if the letter includes a list, it must be thorough and complete. C. Cagle requested we send a checklist while the agencies are doing their part. J. Johnson specified some items that would not be covered by the agencies, including trailers and inadequate screening. C. Cagle shared her concern for environmental impact and reminded the Commission there is an entire business on hold for the same reason. J. Johnson asked if the letter that the PCA was going to send requested they cap the storm drain but C. Cagle pointed out a curb would then be required. K. Lindquist asked if we should revert to the original plan and require a fence. Action needs to be taken so he does not think he is in compliance. The Commission decided to leave it up to the business owner as both are acceptable according to the township ordinance. K. Lindquist clarified the screening must be done on the north side and in front of the building. T. Schroeder said there are about thirty boat trailers out there now and C. Cagle reiterated that if they are out there, they need to be for sale. K. Lindquist said she added ariel photos to show how much the issue has grown and questioned if the conditional use should be expanded. J. Johnson said the Commission members should all make checklists individually to discuss next month.

#### **30360 Falcon Ave. - Paragon TriMedical Services, LLC Complaint**

K. Lindquist said she talked the resident and explained the main concern here is the storage of chemicals and how they are being handled. The owner applied for a permit and K. Lindquist instructed her to talk with the Fire Marshal. C. Cagle asked J. Johnson to visit the site with D. Stiers. M. Willcoxon said anytime a permit is given out, the Commission should go check out the operation. K. Lindquist said the clock starts when the application is deemed complete and there is no reason needed to extend the timeline. M. Willcoxon explained if the Commission does nothing, it goes in the applicant's favor. Discussion was had and the two members will go out to the site once the application is approved by K. Lindquist.

#### **31945 Forest Blvd Outside Storage Violation**

C. Cagle noticed that since photos were taken the previous day, the resident is doing a good job on getting stuff away from near the street and picking away at the items by the garage. T. Schroder said most of it is stuff you would expect by a garage such as garbage cans and paint cans. The Commission discussed the business and that it had recently moved to North Branch. C. Cagle mentioned the business sign was removed and they previously had issues with theft. M. Willcoxon said the issue needs more investigating and to stay on it for another month. Letters sent to the property owner were discussed and the latest included no fine. It was decided to not send a letter but keep an eye on the situation and discuss next month.

#### **30186 Ivywood Trl. Complaint**

T. Schroeder said in the first picture, there is no car in front of the pole barn. She talked to a neighbor and there are cars in and out every day. K. Lindquist said the father called her saying he moved and thought he would make the pole barn into a house but found out he cannot. The uncle turned them in and they are trying to find a rental but it is difficult with two dogs. She said it is not a habitable place and is not allowed. M. Willcoxon said another letter needs to be sent. K. Lindquist said she is perplexed because of the health and safety of these people and yet the county will not do anything. C. Cagle said they could have a wellness check to see if everything is okay but will have to contact the Sheriff's Department. It was decided since the complainant is related, they can call it in and the township can send a letter.

#### **COMMISSIONER/TOWN BOARD REPORT**

C. Cagle thanked M. Willcoxon for his many years of service.



**NEXT REGULAR PLANNING COMMISSION MEETING IS WEDNESDAY, NOVEMBER 9, 2022**

**ADJOURN**

**T. Schroeder made a motion to adjourn at 8:49pm. Second by D. Stiers. Votes via roll call, Ayes 5, Nays 0. Motion carried.**

*Tyler Schroeder*

T. Schroeder, Planning Chair

*Tanya J. Smolke*

T. Smolke, Deputy Clerk

