



Minutes

Planning & Zoning Commission Meeting

Location: Zoom Dial: 1 312 626 6799 (Chicago) Meeting ID: 833 7890 4788 Passcode: 559228

October 14, 2020 7:00 pm

CALL MEETING TO ORDER

M. Willcoxon called the meeting to order at 7:01 pm.

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

Members Absent: S. Brooks

Others Present: Planner E. Maass, Planner K. Moen, Supervisor B. Seekon, Clerk K. Wood, Deputy Clerk B. Schule, 2 members of the public (Remote)

PUBLIC COMMENTS (ITEMS NOT ON THE AGENDA)

ADOPT THE AGENDA

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

APPROVE THE MINUTES OF THE SEPTEMBER 9, 2020 PLANNING COMMISSION MEETING

J. Johnson made a motion to approve the minutes of the September 9, 2020 Planning Commission meeting. Second by B. Schule. Votes via roll call Ayes 5, Nays 0. Motion carried.

NEW BUSINESS

Proposed revisions to Chapter 2, Section 4.08, Accessory Structures and Uses related to the number of structures as well as the total size of accessory structures permitted within the RR-A – Tom Griffith

Public Hearing

E. Maass shared the draft ordinance on the screen. The application was received from Tom Griffith. The request is to amend section 4.08 Accessory Structures and Uses. Staff has reviewed the revisions and is supportive of the request. The text amendment request is change line two and remove line three. Line two would be, "For lots or parcels of at least ten (10) acres or larger, no more than one (1) accessory structure per two (2) acres of land".

M. Willcoxon opened the public hearing at 7:09 pm.

D. Milles made a motion to adopt E. Maass' presentation as testimony for the record. Second by J. Johnson. Votes via roll call Ayes 5, Nays 0. Motion carried.

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J. Barragry said he has been working with E. Maass over the last couple months to work toward something that aligns with the comp plan and something that would work for T. Griffith. He said a person would need at least 10 acres. He looked at other Counties; Washington and Chisago and they do not have maximums in the RRA. He thought this language would be cohesive with the comp plan and get Mr. Griffith where he needed to be. D. Milles said he has 40 acres so he can have a huge building. J. Barragry reminded them that he did not change the sizing amount. B. Seekon said the 2 percent is not quite equitable for 3 accessory buildings on more than ten acres. He feels that it should be 3 percent when it is over ten acres.

D. Milles made a motion to close the public hearing at 7:17pm. Second by P. Carlson. Votes via roll call Ayes 5, Nays 0. Motion carried.

The Planning Commission discussed the two percent maximum footprint.

P. Carlson made a motion to recommend the ordinance to the Town Board for their meeting on Tuesday. D. Milles seconds. Votes via roll call Ayes 5, Nays 0. Motion carried.

OLD BUSINESS

31658 Foxhill Ave Update

M. Willcoxon said he went there the other day. They have a swing set, are in a Jeep club and have a track for ATVs. There may need to be some screening. The vehicles are lined up in a nice row and the large circle of junk has been removed. We cannot prove that they are running a business. They seem to be willing to work with us. D. Milles said we cannot do anything about a noise complaint with the ATVs. M. Willcoxon suggests tabling this through the winter months.

D. Groff asked what is a reasonable number of vehicles someone can have. He said that 5 more vehicles have come in with tarps and there are a bunch of tires buried in the yard off of 317th. He said the property gets clean for awhile and then it gets messy again. M. Willcoxon said there is not an ordinance for how many vehicles can be in your yard. You cannot have unlicensed vehicles. If he is having an event, he would need a permit. M. Willcoxon said we have talked to them and they seem willing to work with the screening issue. The neighbor mentioned some other issues and was told that they would be rectified by the Sheriff. M. Willcoxon said they will take another look at the tire issue and continue to talk to them about the screening issue.

Countryview Marine Update

E. Maass said they are moving forward with putting in a fence. The County has marked the ROW line. They have a goal of providing more screening and pulling more boats out of the wetland. M. Willcoxon asked Planning to follow up with them and asked to get a timeline commitment before the snow.



5265 318th Street

P. Carlson said he went by there the other day and they have not done anything. M. Willcoxon said the resident was unloading more stuff the other day.

A third letter will be sent.

Comprehensive Plan Community Engagement & Chapter 1 Update

E. Maass said we have been gathering responses to the survey and have received over 50. We have a few days to get more in. Since the packet was sent out, we have 15-20 more. K. Moen has been compiling the survey results. Included in the packet is a rough draft of Chapter 1. E. Maass went through the draft. He explained the changes they made. After discussion, the Planning Commission decided to remove strategy #3 under goal #1 pertaining to shared water and sewer with adjacent communities. D. Milles noted that under goal #3 strategy #3, the language should read, "Identify the appropriate timing and funding sources to enhance all Township Parks"; not only Rieger Olson Field.

J. Johnson asked for clarification on the 4th Strategy. E. Maass said it concerns broader community services. Number 5 is to cover the SLFD Joint Powers. After discussion regarding Goal 4, it was decided that Chisago County has a robust Historical Society and the Township has a contract for service with them.

E. Maass said that there is a long list of definitions which he has not seen before. He suggests getting rid of them. They will be deleted. K. Moen worked on adding a communing profile, economic, demographic data, population trends, how Lent is growing, etc. Types of industries, jobs, wages, vs the County as a whole. Household income, growth forecast, new home permits, project a population increase for 2040.

J. Johnson said he looked at the surveys and there is a want for senior housing and asked if that is going to show up in the comp plan. M. Willcoxon said it would show up as a strategy. D. Milles said a common theme was to not allow for high density and keep the rural theme. M. Willcoxon said the idea for the survey was to get a general feel of what people want in the Township. E. Maass said K. Moen has pulled most of this data together.

32050 Elk Lane/32301 Elk Lane

M. Willcoxon said both properties were cleared and both properties have seemed to have returned to a state of violation. He said we need a probationary period so that we do not have to go back to step one. He asked if K. Moen can draft some language so that after they are cleared, we can reinstate the fines in the enforcement section. E. Maass said he would recommend adjusting the policy and if another violation happens within a certain number of months then the fines start up again. J. Johnson suggested a 3 month pause.

D. Milles said to add that any reoccurrence would result in fines and possible civil or criminal action.



COMMISSIONER/TOWN BOARD REPORT

B. Seekon said new tablets were ordered for the Board. The Board is going to meet before the next meeting to appoint Seat C.

NEXT REGULAR PLANNING COMMISSION MEETING IS TUESDAY, NOVEMBER 10, 2020 AT 7:00 PM.

ADJOURN

D. Milles made a motion to adjourn the meeting at 8:08pm. Second by J. Johnson. E. Maass stated he has resigned and K. Moen is going to take over for him. She has all of his contact info. Votes via roll call Ayes 5, Nays 0. Motion carried.

Mike Willcoxon, Planning Chair

Kelly Wood, Clerk

