



UNAPPROVED MINUTES
Planning & Zoning Commission
September 14, 2016

Call Meeting to Order

M. Willcoxon called the meeting to order at 7:03 pm.

Public Comments (items not on the agenda)

A resident asked why there was sand on his road a year ago. K. Wood is going to follow up with him.

Adopt the Agenda

D. Carlson made a motion to accept the agenda. J. Johnson seconds. All in favor, motion carried.

Approve the minutes of the August 10, 2016 Planning Commission meeting

J. Johnson made a motion to approve the minutes of the August 10, 2016 Planning and Zoning Commission meeting. P. Carlson seconds. All in favor, motion carried.

New Business

*T. Goserud - **Public Hearing***

E. Maass presented the following:

- The property owner has submitted all required documents
- It follows the subdivision code
- Has met all requirements
- The property owner may sell the piece and is not meant to be subdivided again
- Soil tests have been done on the property
- The Planning and Zoning Commission and Town Board are allowed to waive some of the platting requirements which are specifically listed in the subdivision ordinance as being required elements for a complete submittal. Fee's associated with platting such as the \$1600.00 park dedication fee may not be waived.

P. Carlson said the \$1600 should be waived for larger lots because it does not make sense to have a park at that location. J. Johnson would like the \$1600 to be charged and go toward a park dedication fee.

T. Goserud asked if he could donate a portion of land in lieu of the money. E. Maass explained that it is up to the Township, but based on the comprehensive plan, the Township is not looking to put a park in the area.



M. Willcoxon opened the public hearing at 7:15

A resident commented that they felt the \$1600 fee was excessive due to the fact that it is a large lot and is not located in a neighborhood.

S. Sinna: Was not aware of the park fee requirement. The Parks committee has been working on making the playground handicap accessible by fundraising. She asked if the \$1600 could be considered a tax deductible donation. The answer was no because it is a fee/expense.

C. Cagle: Asked if it can go to a specific project. E. Maass said that it goes to the Township Park Fund and it is up to the Township to decide what the money goes toward with respect to parks and recreation.

The public hearing was closed at 7:22

M. Olson made a motion to allow the lot split with the park fee of \$1600. P. Carlson seconds. All in favor, motion carried.

*Tesoro CUP - **Public Hearing***

E. Maass presented the following:

- There will be specialty meat processing
- The expansion will include a deli
- There will be a loss of a small amount of parking spots
- They have a large amount of impervious surface
- The Stacy Lent Tesoro is located in the RTC
- Meets guidance and goals of the RTC for a retail center
- It is exciting to see economic development in the Township

M. Willcoxon asked about the additional use of water and whether or not the septic is rated for the additional usage. The answer was yes, it is rated for it and they are not planning to add public restrooms to the addition.

M. Willcoxon opened the public hearing at 7:34

C. Cagle: Excited more businesses are coming to area.

The public hearing was closed at 7:35

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



Old Business

Code text amendment to propose an amendment to Section 4.15 Driveways and Access Aprons

E. Maass presented the following:

- This would allow an additional driveway for the sole use of access to an accessory building
- It must be on a Township road
- All driveways would be reviewed for potential hazards
- Property owners would be required to meet the setback requirements

J. Johnson made a motion to approve the code text amendment to Section 4.15 Driveways and Access Aprons. M. Willcoxon seconds for discussion.

M. Olson: said it is a poor choice for the Township to be making right now. The Township has not been enforcing the current second driveway ordinance and feels it should stay as is and be enforced.

J. Johnson: This issue has been brought to the Board by residents and he feels the Township should be receptive as to how the homeowners want to live. He wants to make sure to protect the safety and maintenance costs to the residents as well.

All in favor were D. Carlson and J. Johnson.

Those opposed were P. Carlson, M. Olson and M. Willcoxon. The motion failed to pass.

C. Cagle commented that it was brought to the Planning and Zoning Commission and it is going to be amended because it is currently costing the Township money.

Further discussion included:

M. Willcoxon: Two driveways should be allowed as long as they are enforced by the Township.

P. Carlson: does not want more than one driveway on a one acre lot.

J. Johnson made a motion to amend the ordinance to say RRA on Township roads on bullet point a. D. Carlson seconds. All in favor except for M. Olson, motion carried.



Commissioner/Town Board Report

C. Cagle talked to M. Lindgren. He pled guilty and the boats are off of the property. J. Kramer has also been in contact with him. The property owner is in the process of following the correct procedure. He does not have a residence on the property and he is required to have one. The property owner needs to bring this to the Board in order to move forward. E. Maass commented that the property is not zoned for what is advertised on the property/business owner's website.

C. Cagle had E. Maass create process sheets to follow a job from the beginning to the end. E. Maass is in the process of making some changes to the documents.

Adjourn

P. Carlson made a motion to adjourn at 8:12. D. Carlson seconds. All in favor, motion carried.

The next regular Planning Commission meeting is September 14, 2016 at 7:00 pm.

PLANNING MEMBERS PRESENT

M. Willcoxon
M. Olson
J. Johnson
P. Carlson
D. Carlson

LENT TOWNSHIP

E. Maass
K. Wood
C. Cagle