



Minutes

Planning & Zoning Commission Meeting

Location: Zoom Dial: 1-312-626-6799 US (Chicago) Meeting ID: 824 9779 6827

Passcode: 842160 Lent Town Hall: 33155 Hemingway Ave., Stacy, MN 55079

September 14, 2022 7:00 pm

CALL MEETING TO ORDER

M. Willcoxon called the meeting to order at 7:06pm

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

Members Absent: S. Brooks

Others Present: Planner K. Lindquist, Board Supervisor C. Cagle, Board Chairperson R. Keller, Clerk K. Wood, Deputy Clerk T. Smolke, 9 members of the public (signed in/ attended virtually)

PUBLIC COMMENTS *(ITEMS NOT ON THE AGENDA)*

None

ADOPT THE AGENDA

D. Stiers made a motion to adopt the agenda. Second by J. Johnson. Votes via roll call, Ayes 3, Nays 0. Motion carried. T. Schroeder absent for vote.

APPROVE THE MINUTES OF THE AUGUST 10, 2022 PLANNING COMMISSION MEETING

D. Stiers made a motion to approve the minutes from the August 10, 2022 Planning Commission Meeting. Second by J. Johnson. Votes via roll call, Ayes 3, Nays 0. Motion carried.

NEW BUSINESS

Mike Lundeen, Regional Sales Manager at Westmatic

M. Lundeen was in attendance remotely to answer questions on the truck wash J. Selvog plans on putting on his property. The systems have been installed in MN and all over the world. He explained how the self-contained system works. He does not have any concerns about anything hazardous or toxic because it is using only well water and soap. Any water that drips off of vehicles collects in the trench. M. Willcoxon expressed concern about fail-safes, breeching, contamination, and hazardous materials. The large pit setup was discussed and how it transfers water from the wash bay into two pits in the equipment room. One overflows to the other and has a submersible pump that sends water to filtration with a buffer to get the water out of the wash. M. Lundeen went on to explain the 30,000-gallon holding tank with the four-inch PVC and that any solids fall to the bottom. If the lift pump fails the system shuts down, switches to fresh water, then goes into a self-contained mode. The system uses an ozone injection on the new water that is in the water recycling system. The spent water will go into the trench, then pit one, then overflow to pit two, then to the 30,000-gallon holding tank. J. Johnson questioned how the material is retrieved from the trench and M. Lundeen said it is as simple as getting in there with a shovel. Comparisons between this system and larger ones used by public transit that see

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hundreds of busses per day were discussed. M. Lundeen said any vehicle of concern should not use the wash, such as a vehicle with a lot of chickens. The wash should be policed and most trucks will be closed flat sided or cylindrical trucks, and not open trailers. Westmatic fully recommends that an attendant be present at all times to oversee the machine and the vehicles going through. The company tries to shy away from all chemicals and uses brushing instead. The ozone is to control bacteria in the Swedish-made system that has been around since 1974. Each wash will take approximately seven to eight minutes with undercarriage washes commonly requested with some fleets. The salt will go into the pit and fresh water is used for the final wash. Water is just used for the lubrication of brushes.

7:32 pm T. Schroeder entered the meeting.

Septic Inspector - Fred Weck, Zoning Administrator for the City of Wyoming

F. Weck works with many towns in the public sector and has been certified since 1998. He has inspected hundreds of systems and over thirty advanced ones in the last ten years. He said the system J. Selvog is looking at will be a lot cleaner than what ends up in a septic tank. The reasonable setback would be ten feet. F. Weck explained that those pumping and maintaining the tanks will know how to take care of the waste. The facilities have requirements and the company decides where to haul it. The best time for testing is when the solids are being cleaned out, just like J. Selvog's flam trap. J. Selvog said he would like this wash open twenty-four hours with an attendant. The system is designed to do a hundred trucks a day but it will likely be between twenty and thirty. J. Selvog questioned needing an attendant and proposed signage depicting types of vehicles allowed. F. Weck said those pumping and maintaining the tanks need to be trusted that they will do what they are supposed to do and if not, they pay consequences. The Commission discussed requesting documents and keeping a paper trail and J. Selvog agreed that is a reasonable request. F. Weck said a water meter on the fill tank can be required to verify water use.

Ordinance Amending Chapter 2 Section 3 Definitions; and Amending Chapter 2 Section 5.10 Rural Transit Center District of the Lent Township Land Use Regulations

K. Lindquist said the Board and Planning Commission has been working on the RTC definitions and a landscaping policy has been created. Some updates in the RTC include: clarified curbing, parking, drainage, and architectural standards.

Public Hearing

M. Willcoxon opened the public hearing at 8:08pm

J. Johnson made a motion to accept K. Lindquist's summary as part of the public hearing. Second by D. Stiers. Votes via roll call, Ayes 4, Nays 0. Motion carried.

J. Johnson made a motion to close the public hearing at 8:10 pm. Second by T. Schroeder. Votes via roll call, Ayes 4, Nays 0. Motion carried.

D. Stiers made a motion to recommend approval of the ordinance amending Chapter 2 Section 3 Definitions; and Amending Chapter 2 Section 5.10 Rural Transit Center District of Lent Township Land Use Regulations. Second by J. Johnson. Votes via roll call, Ayes 4, Nays 0. Motion carried.

Landscaping Policy



K. Lindquist said that a Landscaping Policy is appropriate because prohibited trees can change over time. Trees good for the area were identified so that there would not be problems later. **T. Schroeder made a motion to recommend the approval of the Landscaping Policy to the Town Board. Second by D. Stiers. Votes via roll call, Ayes 4, Nays 0. Motion carried.**

30360 Falcon Ave. - Paragon TriMedical Services, LLC Complaint

D. Milles said that he was looking at Google Maps and noticed a business located near him called Paragon TriMedical Services, LLC. They have not been issued an IUP, the business started in 2011, and they have a pole barn that was permitted in 2014. The husband is the CEO and the wife is the manager. The MPCA was discussed and what they regulate. D. Milles said do not forget that permits double after-the-fact. K. Lindquist will reach out with a letter.

Planning Commission Vice Chair

M. Willcoxon said he will be resigning in October and would like to recommend T. Schroeder. All agreed, including T. Schroeder. She is also on the Stacy Planning Commission and R. Keller said there is no conflict being on both. The Planning Commission decided that J. Johnson will be the Planning Commission Vice Chair. This will go for a Board vote this month and the Chair position will be discussed at the October meetings.

30186 Ivywood Trl. Complaint

The complaint states that adult kids are living in the pole barn and the property owners have moved to Montana. There is no running water or a septic, and there is an outhouse outside. There is a shared driveway with an easement. A courtesy notice will be sent to the property owners and the actual address explaining that living in accessory building is not an allowable use.

OLD BUSINESS

Countryview Marine Screening – (Wayne Haslach, Wayne's Nursery & Greenhouse)

D. Stiers explained that the screening Countryview planted is not adequate. W. Haslach explained the photos he has taken of the Countryview property. He filed a previous complaint eight years ago regarding noise and storage. He gets complaints from his customers because it looks like a junkyard. He said that he has seen oil on the ground, class 5 being added over oil, many motors, an underground drain going onto the field along with other concerns. C. Cagle said they could smell the oil from Wayne's property. She saw 7 box trailers that were open, boats and parts piled up. C. Cagle said that she set up an appointment with Countryview to do a walkthrough and they did not show up to let them in. C. Cagle asked K. Lindquist to contact the MPCA and wetland person. T. Schroeder said the CUP clearly says the waste should be properly disposed of. The nature of the business was discussed with boat repair and online sales. R. Keller said to send Countryview a letter letting them know their CUP can be revoked if the conditions are not met. A list of the infractions will be compiled for the next meeting and a letter will be sent letting them know that they are in violation of their CUP.

Interim Ordinance Update

K. Lindquist explained the interim ordinance updates and that more updates will be needed after hearing from F. Weck and M. Lundeen. The system itself does not seem to be an issue, but the Commission would like to see an attendant. It was decided that the water meter requirement



would not be in the ordinance but will be in the operational permit. R. Keller said if the water variance is suspicious, the wash will be subject to review.

34585 Kale Lane ADU

The Planning Commission and the property owner discussed the option of splitting the property and bringing the accessory building up to a livable code. K. Lindquist said the current living quarters in the garage was never legal or inspected. There was no permit issued so any inspections the homeowner had is invalid. The first thing that is needed is a survey to show that a lot split can be done and then they need to see if the building can be brought up to code. The Board will have to decide how much of the unpaid fines will be assessed to J. Rice's taxes. K. Lindquist is going to help the property owner answer questions about the lot split.

9080 347th St Complaint – Bur Oak Stables

K. Lindquist said they have not made contact with the Township despite the letters that have been sent to them stating they are required to have a Conditional Use Permit (CUP) to run their business. D. Stiers offered to visit them in person. Another violation letter will be sent.

31945 Forest Blvd Home Occupation Violation

C. Cagle noted that they have cleaned up around the garage and have a loaded trailer. T. Schroeder asked if the complaint came in today, if it would be compliant. C. Cagle said yes, but the Township must follow through with the process once it is started. This needs to be monitored until brought up to full compliance. A letter and fine will be sent.

5265 318th Street Complaint – Criminal Citation

D. Stiers stated that the resident had gained compliance prior to passing away. The Town Board will decide whether or not to reduce the \$4k fines to be assessed to the taxes.

Planning Commission Training

Will discuss next month

COMMISSIONER/TOWN BOARD REPORT

C. Cagle thanked the Planning Commission for what they do.

NEXT REGULAR PLANNING COMMISSION MEETING IS WEDNESDAY, OCTOBER 12, 2022

ADJOURN

T. Schroeder made a motion to adjourn at 10:17 pm. Second by D. Stiers. Votes via roll call, Ayes 4, Nays 0. Motion carried.

Chair Signature

Clerk Signature

