

**Planning Commission Meeting Minutes**  
**April 7<sup>th</sup>, 2022**  
Completed by: Jamie Christenson, P&Z Staff

Site Visits conducted by Adam Ossefoort and Mike Weiner on April 1<sup>st</sup>, 2022.

Meeting attended by board members: Chair Mike Wiener, Vice Chair Jim Pratt, Lloyd Graves, Arnie Boie, Ken Hovet, and Commissioner's Liaison Rod Erickson.

Staff members: Adam Ossefoort and Jamie Christenson

Other members of the public: Sign-in Sheet is available for viewing upon request.

Mike called the meeting to order at 6:00 p.m. The Pledge of Allegiance was recited as a collective group.

Introduction of the staff and board members by Mike.

Jim motioned to have the March 3<sup>rd</sup>, 2022 meeting minutes approved. Ken seconded the motion. Voice vote, no dissent heard. Motion carried.

**AGENDA ITEM 1: Knaak Farm Plat 2 (William & Jean Knaak) – PID 11-0085500 – Grey Eagle Township**  
Request to plat two lots in Shoreland – NE zoning on Bass Lake (Grey Eagle).

Fritz Knaak was present as the applicant representative.

Staff Findings: Adam read the staff report. The staff report is available for viewing upon request in the Planning & Zoning Office.

Proposed Condition(s):

1. Clean up of public nuisance items between lots 1 and 2 prior to final platting.
2. Applicant must abide by all other applicable federal, state, and local standards including but not limited to the Sauk River Watershed District.

Fritz confirmed the staff report was accurate.

Correspondence received:

Jon Roeschlein and Kasen Christenson are available upon request from the Planning and Zoning Office.

Public comment:

None

Board discussion:

Mike was the on-site board member and observed the existing road with no issues or concerns  
On site staff report observed public nuisance items that need to be cleaned up.

Discussion on the lake quality.

Ken motioned to approve, Arnie seconded with the two conditions as presented.

Conditions:

1. Clean up of public nuisance items between lots 1 and 2 prior to final platting.
2. Applicant must abide by all other applicable federal, state, and local standards including but not limited to the Sauk River Watershed District.

Roll call vote commenced as follows:

Board member	Vote (yes or no)
Jim Pratt	Yes
Ken Hovet	Yes
Arnie Boie	Yes
Lloyd Graves	Yes
Mike Wiener	Yes

Motion carried. Mike and Adam noted the application will be presented to the County Board of Commissioners on April 19<sup>th</sup>, 2022.

**AGENDA ITEM 2: Michael Line – PID 12-0007300, 12-0007400, & 12-0007401– Hartford Township**

Request for rezoning of 40 acres from AF-1 to R-2 for establishment of a 3<sup>rd</sup> dwelling site within Government 40.

Michael Line was present as the applicant.

Staff Findings: Adam read the staff report. The staff report is available for viewing upon request in the Planning & Zoning Office.

Proposed Condition(s):

None

Michael confirmed they have the land platted out where they are looking to build. Michael confirmed they are looking to live by Browerville.

Correspondence received:

Public comment:

None

Board discussion:

Mike noted on the edge of town the PC has previously added sights, sounds and smells of ag conditions. Jim and Ken stated their support for adding the condition.

Lloyd asked the parcel owner of the current field if it is being farmed presently. David Benning confirmed it is.

Mike explained the addition of the site smell condition protects them.

Lloyd asked how many acres the parcel is currently. David stated it is 38.6 acres.

Ken asked if it's considered a government 40. Adam explained why the rezoning needs to be done for an entire government 40.

Mike inquired if there is an approach. David stated there is a field approach. Mike inquired if it was a township maintained road and David confirmed. Mike requested the addition of a condition for contacting the township for the driveway.

Ken inquired if the zoning is changed to R-2 if it will affect the ability to farm. Adam noted it will not affect row crop farming, but it will affect being able to establish a feedlot.

Discussion on viable zoning options and why districts were ruled out due to dwelling right restrictions.

Ken confirmed all land owners on the government 40 have signed the application as well.

Lloyd asked if all the land around the current parcel is AF-1. Adam noted having residential zoning districts adjacent to cities is logical.

Ken motioned to approve, Lloyd seconded with the two conditions as presented.

Conditions:

1. This site is located in an agricultural area, and consequently there will be from time to time, sights, sounds and smells associated with the operation of farming. No lot owner shall bring action of Law, against any farming operation because of such farming activities, as long as such farming activity complies with state, federal, EPA or Todd County Ordinances.
2. Driveway accesses require the approval of the road authority.

Roll call vote commenced as follows:

<b>Board member</b>	<b>Vote (yes or no)</b>
Lloyd Graves	Yes
Arnie Boie	Yes
Jim Pratt	Yes
Ken Hovet	Yes
Mike Wiener	Yes

Motion carried. Mike noted the application will be presented to the County Board of Commissioners on April 19<sup>th</sup>, 2022.

### **AGENDA ITEM 3: Site Visit Review Sheet**

Adam stated he handed out copies of the Board of Adjustments site visit sheet as the Planning Commission requested to see it in order to create their own.

Ken asked if it will be different from the BOA sheet. Adam noted it should be tailored to follow criteria in the ordinance for address conditional uses to generate questions for the site visits.

Ken recommended creating a sheet.

Adam clarified this is just for discussion and no actions need to be taken at this point. Next month it will be brought to the board with revised questions to discuss again.

Arnie motioned to adjourn and Jim seconded. Voice vote to adjourn the April 7<sup>th</sup> Planning Commission Meeting, no dissention heard. Motion carried and meeting adjourn 6:22 PM.