

Planning Commission Meeting Minutes
May 5, 2022
Completed by: Jamie Christenson, P&Z Staff

Site Visits conducted by Adam Ossefoort and Arnie Boie on April 29th, 2022.

Meeting attended by board members: Vice Chair Jim Pratt, Lloyd Graves, Arnie Boie, Roger Hendrickson, and Commissioner's Liaison Rod Erickson.

Staff members: Adam Ossefoort, Jamie Christenson, and Sue Bertrand

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

Jim 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 Jim.

Arnie motioned to have the April 7th, 2022 meeting minutes approved. Lloyd seconded the motion. Voice vote, no dissent heard. Motion carried.

AGENDA ITEM 1: Derek Holst – PID 25-0061000 – Villard Township

Request for Conditional Use Permit for a cabinet shop in R-2 zoning.

Derek was present as the applicant. Derek said he currently owns and operates a construction business. Derek stated he intends to purchase a cabinet shop to have on site.

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. All waste materials such as paints, stains, and solvents must be disposed of according to applicable state and local requirements.
2. Applicant must abide by all other applicable federal, state, and local standards.

Derek confirmed the staff report was accurate.

Public comment: None

Board discussion:

Arnie stated it looked like a clean operation and didn't see any issues.

Roger inquired how he intends to control dust. Derek stated the equipment has a dust control system.

Jim stated it is nice to see more business in the county.

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

Conditions:

1. All waste materials such as paints, stains, and solvents must be disposed of according to applicable state and local requirements.
2. Applicant must abide by all other applicable federal, state, and local standards.

Roll call vote commenced as follows:

Board member	Vote (yes or no)
Roger Hendrickson	Yes
Lloyd Graves	Yes
Arnie Boie	Yes
Jim Pratt	Yes

Motion carried. Jim noted the application will be presented to the County Board of Commissioners on May 17th, 2022.

AGENDA ITEM 2: Coon Point (Brad & Lori Determan) – PID 15-0038700 – Leslie Township

Request to plat two non-riparian lots in Shoreland – GD (Lake Osakis) and AF-1 zoning.

Mark Jahner was present as a representative of the applicant. Mark stated the owners will keep the north portion of the plat and splitting the remaining portion into larger two lots. The road will be dedicated as shown and the existing easement down the center will be dedicated as a public road.

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. Developer and future property owners must obtain appropriate permitting when necessary from other governmental agencies including but not limited to the Minnesota Pollution Control Agency and Sauk River Watershed District.
2. All driveway accesses must be approved by the road authority.
3. This site is located in an agricultural district 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.

Correspondence received: Correspondence was received from Brian Troska. It is available upon request from the Planning & Zoning

Public comment: None.

Board discussion:

Roger asked if there is any intention for further splitting the lots. Mark stated it is an option for a potential buyer, but at that point they would have to go through the plat process again.

Ken confirmed the roads are all existing. Adam confirmed all the roads are already maintained by the township.

Lloyd inquired where the water runoff area of concern is. Adam pointed it is running south of Farrier Drive on the projector. Adam stated the lots proposed are very large and doesn't anticipate any additional impact from development. Adam noted the upslope agricultural land is where the runoff water is coming from.

Ken noted roof and cement from development will not be very significant with the proposed lot size.

Jim inquired where the written correspondence, Brian Troska, owns property. Adam indicated on the overhead projection where Brian owns property at the end of the ravine.

Discussion of the process to further split the lots.

Arnie motioned to approve with the three conditions as presented, Lloyd seconded.

Conditions:

1. Developer and future property owners must obtain appropriate permitting when necessary from other governmental agencies including but not limited to the Minnesota Pollution Control Agency and Sauk River Watershed District.
2. All driveway accesses must be approved by the road authority.
3. This site is located in an agricultural district 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.

Roll call vote commenced as follows:

Board member	Vote (yes or no)
Arnie Boie	Yes
Roger Hendrickson	Yes
Lloyd Graves	Yes
Jim Pratt	Yes

Motion carried. Jim noted the application will be presented to the County Board of Commissioners on May 17th, 2022.

AGENDA ITEM 3: Birch Lake Hills Second Addition – PID 03-0022301 & 03-0022302 – Birchdale Township

Request to plat two non-riparian lots in Shoreland – RD and AF-1 zoning.

William (Bill) & Jennifer Tiemann were 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):

1. Developer and future property owners must obtain appropriate permitting when necessary from other governmental agencies including but not limited to the Minnesota Pollution Control Agency and Sauk River Watershed District.

The applicants confirmed the staff report was accurate.

Correspondence received:

Public comment:

Mike Schnettler asked how the new plat will affect the local property owners. Bill stated he intends to put a single family home for retirement.

Rod Eldevik, applicant’s surveyor, clarified since the lots were created improperly the applicants are going through the process of platting. He stated the applicants plan to build on lot 2 and it made the most sense to them to plat both lots at once.

Mike asked why there are four septic sites identified. Adam stated that per the ordinance there has to be two sites identified.

Board discussion:

Roger inquired what type of road Angora is. Adam stated access is from public road right of way. Roger stated if the road ever is intended to hand over to the township the road would have to be upgraded. Jennifer stated the road in between the two lots is a private access easement.

Discussion of the lots to the south and creating road frontage in the future.

Lloyd inquire if they had intentions of selling. Bill and Jennifer stated they do not intend to sell.

Discussion of the characteristics of the region.

Roger motioned to approve, Lloyd seconded with the one condition as presented.

Conditions:

1. Developer and future property owners must obtain appropriate permitting when necessary from other governmental agencies including but not limited to the Minnesota Pollution Control Agency and Sauk River Watershed District.

Roll call vote commenced as follows:

Board member	Vote (yes or no)
Roger Hendrickson	Yes
Lloyd Graves	Yes
Arnie Boie	Yes
Jim Pratt	Yes

Motion carried. Jim noted the application will be presented to the County Board of Commissioners on May 17th, 2022.

AGENDA ITEM 4: Pinetree Acres – PID 14-0016000 – Kandota Township

Request to plat one non-riparian lot in Shoreland – RD zoning.

Mark Jahner was present to represent the applicant. Mark stated it is a one lot plat. The applicants are removing 5.53 acres from the existing parcel in shoreland zoning and due to the Ordinance, it requires platting.

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. Developer and future property owners must obtain appropriate permitting when necessary from other governmental agencies including but not limited to the Minnesota Pollution Control Agency and Sauk River Watershed District.
2. All driveway accesses must be approved by the road authority and shall only be connected to Akela Drive.
3. This site is located in an agricultural district 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.

Correspondence received: None.

Public comment: None.

Board discussion:

Jim noted it's a straight forward application.

Roger inquired if there is anyone living in the lot south of the plat. Adam stated the applicants live there. Jim clarified they own the whole parcel and they are splitting 5.5 acres.

Roger discussed regional characteristics.

Roger inquired if this lot will meet minimums of lakeshore. Adam stated this is non-riparian. Roger stated he doesn't see any problem with it.

Roger motioned to approve, Arnie seconded with the three conditions as presented.

Conditions:

1. Developer and future property owners must obtain appropriate permitting when necessary from other governmental agencies including but not limited to the Minnesota Pollution Control Agency and Sauk River Watershed District.
2. All driveway accesses must be approved by the road authority and shall only be connected to Akela Drive.
3. This site is located in an agricultural district 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.

Roll call vote commenced as follows:

Board member	Vote (yes or no)
Arnie Boie	Yes
Roger Hendrickson	Yes
Lloyd Graves	Yes
Jim Pratt	Yes

Motion carried. Jim noted the application will be presented to the County Board of Commissioners on May 17th, 2022.

AGENDA ITEM 5: Site Visit Review Sheet

Adam stated he has put together some ideas for items to review during on site assessments.

Lloyd asked how it will work. Adam discussed the process. Planning & Zoning will provide copies for each application’s site visit for taking notes.

Jim stated he would prefer to review it and wait until next month’s meeting to allow missing members the ability to discuss before adoption. Adam stated he will share it with the missing board members.

Roger stated there may be other items might notice on site that aren’t noted on the sheet. Adam stated he will add an additional bullet item for noting “other items”.

Roger stated he thought the missing members should be in on it.

Lloyd motioned to table and second by Roger. Voice vote commenced, no dissention heard. Motion carried.

Roger motioned to adjourn and Arnie seconded. Voice vote to adjourn the May 5th, 2022 Planning Commission Meeting, no dissent heard. Motion carried and meeting adjourn 6:46 PM.