

Planning Commission Meeting Minutes

November 2, 2023

Completed by: Sue Bertrand, P&Z Staff

Site Visits conducted by Adam Ossefoort and Ken Hovet on October 18th, 2023.

Meeting attended by board members: Chair Jim Pratt, Vice Chair, Ken Hovet, Roger Hendrickson, Lloyd Graves, Arnie Boie.

Staff members: Adam Ossefoort 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.

Ken motioned to have the October 5th, 2023 meeting minutes approved. Arnie seconded the motion. Voice vote, no dissent heard. Motion carried.

AGENDA ITEM 1: Kobliska Properties, LLC – PID: 25-0004300 – Villard Township

Request to Rezone from R-2 to Commercial Zoning.

Jeff was present as the applicant. Jeff stated eventually, what they are proposing to do is to put a ready-mix plant up on the property. He went to apply for a CUP and found the property had to be rezoned first. The property that's along highway 10 is commercial, but the field behind it, where there is more room, is not. So that's kind of the first step in the process, getting it zoned right, and hopefully next month he can come back.

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. Future driveway accesses must be approved by MNDOT.
2. Future development of the property must comply with the Minnesota Wetland Conservation Act.

Correspondence received: None.

Public comment: None and none on zoom.

Board discussion:

Jim stated it was a pretty straight forward application.

Jeff stated, just an update, he had Widseth (Surveyor) out there doing the wetland delineation. To build a driveway, they were going to have to fill some wetlands and that was getting surveyed today. He stated he was waiting for MN Dot to get back to him with what they will allow for an access. He stated he wants to come straight out by putting a crossing in the median, but they will not do that. He could go East or West like

a frontage road to come out to a crossing. Hopefully before he applies for the CUP he'll have an answer back on both of those things. It just takes time.

Lloyd stated it will be close to the hospital, to which Jeff confirmed about a half a mile away.

Roger stated he sees no problem with it, as part of it is already zoned commercial and motioned to approve, with the two conditions as presented. Ken seconded.

Conditions:

1. Future driveway accesses must be approved by MNDOT.
2. Future development of the property must comply with the Minnesota Wetland Conservation Act.

Roll call vote commenced as follows:

Board member	Vote (yes or no)
Ken Hovet	Yes
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 November 21, 2023.

AGENDA ITEM 2: Sales Estates Preliminary Plat – PID: 06-0033001 – Burnhamville Township

Request for a one lot, 4.68-acre plat in Natural Environment Shoreland and AF-1 Zoning.

Bruce and Christine Sales were present as the applicants. Bruce stated the kids want to buy part of their land to build a house out by them, and they are wondering if that's an option.

Christine stated they started the process with the preliminary plat. It's going to be 4.68 acres on the northern most corner of their property, to sell it to their son, daughter-in-law and grandson, to get new neighbors.

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.

Correspondence received: None.

Public comment: None and none on zoom.

Board discussion:

Jim stated it looks like a good place to build a house.

Christine stated they would be really happy having both of their kids living, literally half a mile from them, as long as they want to, and Dad will plow the driveways for them.

Ken stated he was on the site visit and Jim was right, they are in the woods.

Lloyd asked how far it was from the lake to which Christine stated you can't even see the lake from there. There was another piece of property that is on the lake, and they cannot see the lake at all.

Adam added to answer Lloyd's question, he showed the thousand-foot shoreland zone from the lake and pointed out the proposed house will be about 800 to 850 feet from the lake.

Roger asked if Dutchman Dr. was maintained by the township to which Adam stated yes.

Lloyd motioned to approve, Arnie seconded as presented.

Conditions:

None.

Roll call vote commenced as follows:

Board member	Vote (yes or no)
Roger Hendrickson	Yes
Ken Hovet	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 November 21, 2023.

Ken motioned to adjourn and Arnie seconded. Voice vote to adjourn the November Planning Commission meeting, no dissention heard. Motion carried and meeting adjourn 6:16 PM.