



PLANNING COMMISSION MEETING

January 19, 2023

Present: Mr. Mark Votava, Mr. Del Miske, Mr. Dave Sanocki, Ms. Rachel Dana, Mr. Brian Krafthefer, Ms. Betsy Vance, Mr. Sean Flaherty, Supervisor Marian Appelt

Call to Order:

Chairman Mark Votava called the meeting to order at 7:05 PM, January 19, 2023.

Approval of the Minutes:

Ms. Vance moved to accept the minutes of the December 15, 2022 regular meeting. Seconded by Mr. Sanocki, the motion carried.

Mr. Miske moved to accept the minutes of the January 5, 2023 special meeting. Seconded by Ms. Dana, the motion carried.

Metropolitan Council Sector Representative:

Ms. Raya Esmali, Metropolitan Council Sector Representative, and Mr. Tim Anderson, Senior Planner at the Metropolitan Council met with the Planning Commission to review the metropolitan planning process and the interaction between the Met Council staff and the Township. The current planning process started with the publication of the 2020 census, and will actively engage the township with the publication of the 2025 Systems Statement and Local Planning Handbook.

The 2022 System Statement publication was reviewed, and it was agreed that no action was required on the part of West Lakeland Township, and there is no need to modify the West Lakeland Comprehensive Plan in response to that document.

Background Information, Planned Unit Development

Mr. Anderson presented background information on the concept of a planned unit development and provide context and references for its use. A Planned Unit Development allows for more creative design and layout based on a site-by-site review. He noted that the use of a Planned Unit Development with requisite performance standards must be in the zoning code prior to use.

Mr. Anderson also discussed solar development concepts, the Solar Smart Program as a resource to manage solar development, and review requirements and templates for Solar Farm Development Agreements. Similar to other developer's agreements, this agreement allows for more proactive management of the life cycle of the solar farm. Mr. Anderson also noted that it is not common to allow utility scale solar farms in a residential zone. The planning commission requested of Ms. Esmali and Mr. Anderson if there are any examples of a Planned Unit Development addressing utility use, as most examples address mixed zoning or density management.

St Croix Montessori Conditional Use Permit Amendment:

Mr. Ed Freitag and Ms. Valerie Olson met with the Planning Commission to discuss an additional amendment to the Conditional Use Permit to increase maximum student capacity. The current capacity is 135 students from the July 13, 2009 amendment. The final recommendation to Mr. Freitag and Ms. Olson is that the request would be to propose an amendment to Paragraph 1 to allow for a limit of no more than 220 students, with all other provisions of the CUP dated July 11, 1995, amendment dated June 13, 2000 and amendment dated July 13, 2009 remain in effect.

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St Croix Montessori Variance Request:

Mr. Ed Freitag and Ms. Valerie Olson met with the Planning Commission to review a variance to Section 6.9.5 of the town code regarding the number of accessory structures and total square footage of accessory structures. The discussion focused on the current operating conditions, the motivation behind the desire of the staff to add additional space, and what might constitute practical difficulties needed to support a variance request. After discussion, the action returned to Mr. Freitag and Ms. Olson to determine how to proceed with a request.

Reappointment of Board Members:

It was noted that Ms. Dana, Mr. Flaherty, Ms. Vance and Mr. Krafthefer would need to be reappointed, as the term is completed. Mr. Votava will bring the request forward to the Town Board.

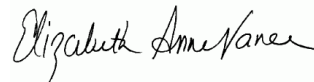
Next Meeting:

The next meeting date was confirmed for February 16, 2023.

Adjourn:

Having no further business, Mr. Flaherty moved to adjourn the meeting. Seconded by Mr. Krafthefer, the motion carried. Mr. Votava adjourned the meeting at 10:12 PM.

Respectfully Submitted,



Elizabeth A. Vance
Secretary