



## **PLANNING COMMISSION MEETING**

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November 16, 2023

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

### **Call to Order:**

Chairman Mark Votava called the meeting to order at 7:00 PM, November 16, 2023.

### **Approval of the Minutes:**

Mr. Miske moved to accept the minutes of the October 2022 regular meeting. Seconded by Mr. Sanocki, the motion carried.

### **Concept for Business Use, Stagecoach Avenue, I-94 and Hudson Road**

Mr. Jacob Steen, representing Mr. Steve Nelson, owner of the 1.7 acre parcel at Stagecoach Avenue I-94 and Hudson Blvd, presented a concept for secured outdoor storage rental at this site. With the substandard lot, grade issues, right of way limitations and lack of sewer or water on the site, there are limited options for activity on this site. There is about 1 acre that is reasonably level that can be used for fenced secured storage. Self storage is an allowed conditional use. A variance is required due to the substandard size of the lot. The planning commission discussed concerns and potential restrictions for this use. It was noted that access is controlled by MnDoT and Washington County. It was recommended that access opportunities be reviewed with Washington County before proceeding. It was also suggested that screening be retained.

### **Discuss potential variance to livestock minimum acreage**

Rachel Martell, 1790 Neal Ave, appeared to discuss the potential for a variance to the minimum acreage of 5 acres required for livestock. She wants to keep 2 to 3 goats to assist in maintaining invasive brush. It was agreed that the ordinance should be reviewed with regards to acreage required for sheep and goats. Ms. Dana will draft a proposed ordinance modification.

### **Recodification of township ordinances**

Review by the township attorney raised concern with the time allotted for review. After discussion, Supervisor Moosbrugger reported that it was agreed to extend the time for review from 60 days to 90 days. The town board did authorize the signature of the contract with American Legal Publishing. The Planning Commission will support the effort with a subcommittee consisting of two planning commission members, a town board member, and the town clerk.

### **Township fee schedule**

The town board was presented the township building permit fee schedule, and minor changes were proposed. This will be presented again to the board at the December meeting. Modification and review will continue on the Township Fee Schedule.

### **Secretary Position**

Ms. Vance requested to be recused from the secretarial position due to scheduling conflicts. Mr. Votava nominated Mr. Sean Flaherty to fill the position. Seconded by Mr. Sanoki, the motion carried.

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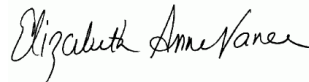
**Next Meeting:**

The next meeting date was confirmed for December 21, 2023.

**Adjourn:**

Having no further business, Mr. Krafthefer moved to adjourn the meeting. Seconded by Mr. Flaherty, the motion carried. Mr. Votava adjourned the meeting at 9:00 PM.

Respectfully Submitted,



Elizabeth A. Vance  
Secretary