


WEST LAKELAND TOWNSHIP
PLANNING COMMISSION MEETING
February 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 Marian Appelt

Call to Order:

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

Approval of the Minutes:

Mr. Flaherty moved to approve the minutes of the January 19,2023 regular meeting. Seconded by Ms. Dana, the motion carried.

Peddling and Soliciting Draft Ordinance:

Chairman Votava reviewed the comments from the board regarding the draft ordinance and associated draft permit. In the discussion, the consensus was that the current ordinance in other sections should address behavior of contractors during the execution of the work.

Concept Review of Planned Unit Developments

The Met Council sector representative did provide examples of Planned Unit Development Ordinances, however no example of a PUD for a specific use was found. The discussion raised concern that the PUD could create an open ended method for creating exceptions to the zoning ordinance. The consensus is that the variance process would provide sufficient flexibility to address property owner concerns while retain the intent of the town code and comprehensive plan. The discussion also raised the concern that the township is not currently staffed to move forward with a PUD concept and be able to provide adequate and timely review.

Specifically with the concept of a solar farm within the Single Family Estate District, the consensus is that this would best be addressed by modification of the zoning ordinance should the board wish to allow this use with a conditional use permit.

Old and New Business

Mr. Miske moved to recommend to the board to reappoint Rachel Dana, Brian Krafthefer and Dave Sanocki for new three-year terms. Seconded by Mr. Flaherty, the motion carried.

Mr. Votava brought forward the approaching effort to recodify the Town Code. The commission had a concurrence that they wanted to have a role in the review of the recodified document.

Supervisor Appelt brought forward resident concerns about noise. The ordinance does address noise as a nuisance, subject to MPCA standards. Fireworks are not specifically addressed.

Adjourn

Having no further business, Mr. Sanocki moved to adjourn the meeting. Seconded by Mr. Flaherty, the motion carried. Mr. Votava adjourned the meeting at 8:40 PM.

Respectfully Submitted,



Elizabeth A. Vance
Secretary