



PLANNING COMMISSION MEETING

May 24, 2018

Present: Mark Votava, Dave Sanocki, Betsy Vance, Brian Kraftefer, Sean Flaherty, Supervisor Steve Ebner

Additional attendees: Mr. and Mrs. Nordstrom, Mr. Mike Hellum, Mr. Del Miske

Call to Order:

Mr. Mark Votava called the meeting to order at 7:07 PM.

Variance request to build an accessory building in front of the residence, 1255 Omaha Ave N

Mrs. Nordstrom presented the request to build an accessory structure in front of the house. The proposed structure is a 30 x 40 ft pole barn, which would be finished complementary to the house. The practical difficulty identified in building behind the residence is the close proximity of the residence to the rear lot line, with the well and septic on the sides. The sides of the lot in front of the residence are sufficiently screened to limit view of the proposed building site. The proposed building site meets all setback requirements. Mr. Flaherty moved to recommend approval in the location proposed on the site layout, based on the lack of buildable space behind the home. Seconded by Mr. Kraftefer, the motion carried.

Variance request to build an accessory building in front of the residence, 2148 Olene Ave N

Mr. Mike Hellum appeared before the commission for the review of a variance request to build an accessory structure in front of the residence, and to building inside the 25 ft side setback. The building proposed would be a 60 x 30 ft structure, with 12 ft sidewalls. The hardship conditions proposed which would restrict the construction to the rear of the current residence would be the proximity of the power line and the power line easement. The location of the well and septic and drainfield restrict the ability to construct the accessory structure to the side of the residence. The commission members concurred that these conditions were appropriate to consider as a hardship. However, without a survey it is not clear how close the current residence is to the power line easement.

In discussion for the variance to encroach into the side setback, the discussion addressed the difference in grade in the yard. The location, and possible relocation of the driveway was also discussed. Checking into past copies of the township code, it was determined that the side setback changed from 10 ft to 25 ft in 1997.

The commission was not able to make a recommendation at this time without the survey. The survey should address detail on the location of the lot lines, the well, the driveway, the utility easement, and the slopes in the front and rear of the house. The commission suggested that Mr. Hellum review options that would not require encroachment into the side setback. No action was taken at this time.

Approval of the Minutes

Mr. Flaherty moved to approve the minutes of the April 2018 meeting. Seconded by Mr. Kraftefer, the motion carried.

Use of Sambatec Services

The commission discussed how to best use the services of Sambatec with regard to planning commission review. It was agreed that there was merit for their use for any land use change, conditional use permits, major and minor subdivisions, and lot line adjustments. The level of review may include different levels of effort, such as an email exchange and review of submitted documents, conference call discussions, or on site consult. As a result of the discussion, it was noted that a survey would need to be an upfront document for a number of these requests.

To assist in managing this process, it was agreed to review and complete the submission process started by Mr. Dave Dupay prior to his retirement. Mr. Flaherty agreed to find the documents, and initiate a review.

Comprehensive Plan

Mr. Votava noted the draft was approved for distribution. He will follow up and work with the clerk to distribute the draft as required by the Metropolitan Council.

Escrow Language

The proposal to modify the escrow language to allow the escrow funds to be used to compensate the township for repair of township roads and right of way was discussed. No action was taken at this time.

Next Meeting

The next scheduled meeting of the West Lakeland Township planning commission is June 21, 2018.

Adjourn

Having no further business, Mr. Flaherty moved to adjourn the meeting. Seconded by Mr. Sanocki, the motion carried. Mr. Votava adjourned the meeting at 9:10 PM

Respectfully Submitted,



Elizabeth A. Vance
Secretary