



PLANNING COMMISSION MEETING

October 24, 2019

Present: Mark Votava, Dave Sanocki, Betsy Vance, Brian Krafthefer, Sean Flaherty, Ed Gorman, Del Miske, Supervisor Dave Schultz

Call to Order:

Mr. Mark Votava called the meeting to order at 7:00 PM.

Approval of the Minutes

Mr. Gorman moved to approve the minutes of the August 22, 2019 meeting. Seconded by Mr. Flaherty, the motion carried.

Mr. Sanocki moved to approve the minutes of the September 26, 2019 meeting. Seconded by Mr. Gorman, the motion carried.

Plat Review, 690 Novak Ave N, Lots 5 and 6

Mr. Milo Horak, on behalf of the landowner, presented the plat to separate back to the original lot lines for Lot 5 and 6, Wynstone. The lots were combined for tax purposes, and now it is desired to separate them again. From the viewpoint of Washington County, it does not need to be replatted, but this is a requirement of the town ordinance. The two lots meet the original lot requirements and have been approved by Valley Branch Watershed District. The drainage and utility easements remain in place from the original plat. The planning commission discussed the impact of the stone bridge that bridged the proposed lot line. The discussion considered if the bridge is a structure, in which case it cannot cross the lot line, or if the bridge is an unauthorized obstruction in the easement. The owner proposed an easement and property agreement to ensure maintenance and management of the bridge.

Mr. Gorman moved to recommend approval of the plat with the bridge removed to the town board. Mr. Flaherty seconded the motion. The planning commission voted three to three, with Ms. Vance abstaining. Ms. Vance noted that she cannot recommend approval or not to approve without understanding if the bridge can or cannot remain in the current location.

Mr. Votava moved to approve the plat with the bridge remaining, pending approval of the easement to allow for maintenance of the bridge. Seconded by Mr. Miske, the motion was put to a vote. The vote remained three to three, with Ms. Vance abstaining for the same reason.

Mr. Miske moved to recommend legal review to determine if the bridge is permitted in the easement and across the property line. Seconded by Mr. Votava, the motion carried. Mr. Gorman voted nay, noting that the bridge should not be on the property line.

Comprehensive 2040 Plan

Ms. Corrin Wendell, Metropolitan Council staff, met with the planning commission to discuss the remaining staff recommendation. It was agreed to adopt the recommendations correcting the TAZ population tables, clarify the housing paragraph and clarify the regional bike trail language. The board discussed the need to address the ownership of land by the Prairie Island Indian Community. With regard to this recommendation, no changes were made to the document.

Changes to the document are to be redistributed, and Mr. Votava will prepare the resolution for adoption for the town board review

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Conditional Use Permits

Ms. Winchell brought before the Town Board potential conflicts with intent for items noted as requiring conditional use permits. Conditional use permits transfer with the land. The ordinance calls for conditional use permits where it may be the intent of the town board to have the permits renewable and tied to the owner. The issue is that home occupations are titled in the ordinance as conditional use permits, and should be interim use permits. It was noted that all permits are subject to review.

After discussion, the planning commission recommended three levels of permits

- 1) Home Occupation Interim Use Permit
- 2) Interim Use Permit for a Business Use in a Residential Zone
- 3) Conditional Use Permit for Business in a Business Zone

With discussion, it was determined the code should be reviewed to recommend where conditional use permits or interim use permits are applicable. Discussion recommended interim uses permits for home occupations, interim use permits for businesses in a residential zone, and conditional use permit application for businesses in a business zone.

Ms. Vance will review the code and recommend changes. Mr. Krafthefer will review the applications that may be required.

Grading Permit

Supervisor Schultz raised the issue of a grading permit. He noted a grading permit has not been drafted and is required by code and is in the fee schedule. Permits from Afton and Empire were presented as examples. As part of the discussion, the terms and cost of the grading permit were discussed. Mr. Miske will create a draft grading permit.

Introduction of New Supervisor

Ms. Marian Appelt, newly appointed supervisor for the West Lakeland Town Board, introduced herself to the planning commission. She will be the liaison to the planning commission.

Adjourn

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

Respectfully Submitted,



Elizabeth A. Vance
Secretary