

BALDWIN TOWNSHIP

30239 128th Street, Princeton MN 55371

PLANNING COMMISSION MEETING

May 25, 2016

Call to Order:

On this 25th day of May 2016 the Regular Monthly Meeting of the Baldwin Planning Commission was called to order by Vice Chairman Richard Marshall at 7:00 p.m.

Pledge of Allegiance:

The Pledge of Allegiance was recited.

Roll Call:

Commissioners present were Rich Harris, Deborah Guy, Richard Marshall and Kimberly Good. Commissioner Bryan Lawrence is absent. Also present is Liaison Larry Handshoe. The sign in sheet is attached. The Claim Forms were filled out and returned.

Approve/Disapprove Agenda

- The ‘Home Based Business / Home Occupation; Jeff Dotseth; CUP’ is tabled until the June 29, 2016 Planning Commission meeting.
- Add “Deputy Clerk Vacation” to New Business

A motion was made by Commissioner Good to approve the May 25, 2016 revised agenda which was seconded by Commissioner Guy; all in favor; motion carried.

Secretary’s Report:

Planning Commission Meeting Minutes of 27.April.16: The clerk will inquire whether Planner Chard followed up with the county regarding further information concerning the Wicklander Septic Variance.

After discussing the language in the minutes of April 27, 2016 concerning the Variance requests of Rodney and Jolynne Larson, *a motion was made by Commissioner Good; seconded by Commissioner Harris to modify the minutes to say, “A motion was made by Commissioner Good; seconded by Commissioner Marshall to recommend to the Baldwin Town Board to allow the requested 9 foot variance for Rodney and Jolynne Larson for a septic system upgrade at the property located at 14322 – 284th Avenue NW, Zimmerman, MN with no conditions” and “A motion was made by Commissioner Good; seconded by Commissioner Guy to recommend to the Baldwin Town Board to allow the requested 80 foot variance Avenue, Zimmerman, MN with no conditions.*

A motion was made by Commissioner Good; seconded by Commissioner Guy to approve the Planning Commission meeting minutes of April 27, 2016 with the amended motions. All in favor. Motion carries.

Handout Planning Commission Meeting Minutes of March 30, 2016: The Planning Commission minutes of March 30, 2016 were handed out to be put into the Commissioner's Books.

Land Use Requests:

Variance Setback from Right of Way; Betty Evans; Accessory Structure: Betty Evans is requesting on PID 01-413-0150 a 67 foot variance in a setback from the right of way of 97th Street NW for a water oriented accessory structure. The required setback from the right of way is 67 feet. The structure will go right up to the right of way. After discussing issues such as the structure is too close to the township road, the structure is 10 feet in height, the structure must remain mobile, the structure is only 10 to 15 feet from the right of way, and that there are other options available *a motion was made by Commissioner Marshall; seconded by Commission Good to recommend to the Baldwin Town Board to deny the request for a variance setback on PID 01-413-0150 based on the Sherburne County Zoning Ordinance Section 14; Subdivision 5, Section 2(b)2 Water-oriented Accessory Structures which says "Each lot may have one water-oriented accessory structure not meeting the normal structure setback in Subdivision 5, Subsection 2-A of this ordinance if this water-oriented structure complies with the following provisions: (a) The structure or facility much not exceed ten (10) feet in height, exclusive of safety rails, and cannot occupy an area greater than 400 square feet." All in favor. Motion carries.*

Home Based Business / Home Occupation; Jeff Dotseth; CUP; Recommendation: See above. Tabled.

Amend IUP re Solar Farm; Socore Energy: After reviewing the language to amend the IUP regarding Solar Farms to exclude from change in zoning regulations *a motion was made by Commissioner Harris; seconded by Commissioner Good to recommend to the Baldwin Town Board to deny the request because (1) the removal of "Under MN Statutes" is not justified; and (2) the applicant request preferential treatment for their usage, and if granted, should apply to all uses under the IUP ordinance. All in favor. Motion carries.*

Discussion: As stated in the last sentence of paragraph 3 in SoCore Energy's letter dated May 10, 2016 signed by Tom Green, Senior Project Developer for SoCore Energy says. "This change will simply provide an IUP holder with confidence that if an IUP is issued, the holder will be able to rely on it for its entire term." The statement further adds to preferential treatment.

Minimum Damage Acquisition; Easement Acquisition for County Park Trial on County Road 45: *A motion was made by Commissioner Good; seconded by Commissioner Guy to recommend to the Baldwin Town Board to approve Sherburne County Public Works pursuing the Minimum Damage Acquisition in order to connect the trials. All in favor. Motion carries.*

Buenaventura Vista 2nd Addition Easement: *A motion was made by Commissioner Harris; seconded by Commissioner Good to table to the June 2016 meeting. All in favor. Motion carries.*

Communications:

Planner Status: Planner Chard will be available to help in every way she can with any questions or research.

Old Business:

Joint Powers Agreement / Sherburne County Fee Schedule: Commissioner Good recommends to the Baldwin Township Board to review the Joint Powers Agreement and to create a committee to set down with Sherburne County Planning and Zoning to revisit the Joint Powers Agreement and create the missing Exhibit A Fee Schedule with Sherburne County.

Rodney & Jolynne Larson Variance: See above.

New Business:

GTS Classes: If the commissioners are interested in attending any of the offered GTS classes, contact the deputy clerk for registration.

Comprehensive Plan Policy (Action Plan) Timelines: To be included in the Commission Books for informational review.

Notice of Public Hearing: For informational review.

Certified Solar Farm Ordinance No. 217: To be included in the Commission Books.

Commercial and Private Kennel License Renewals: For informational review.

Commissioner's Corner: Commissioner Harris commented on his nervousness regarding the Minimum Damage Acquisition feeling that if the property owners reject the payment offer, condemnation of property could be the next step.

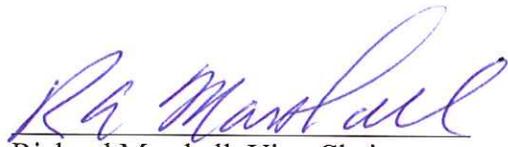
Deputy Clerk Vacation: The Deputy Clerk will not be at the June meeting. She will have an agenda prepared, and the Clerk will be taking the minutes.

Adjourn:

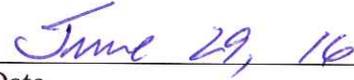
A motion was made by Commissioner Harris which was seconded by Commissioner Good to adjourn at 8:42 p.m. with the next Planning Commission meeting to be held on June 29, 2016. Motion carried. Meeting adjourned.



Respectfully submitted:
Cheryl Goetz Dobson
Deputy Clerk



Richard Marshall, Vice-Chairman



Date

Amendments: