



BALDWIN TOWNSHIP

30239 128th Street, Princeton MN 55371

PLANNING COMMISSION MEETING

June 29, 2016

Call to Order:

On this 29th day of June 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 Clerk asked that "Land Use Requests / Buenaventura Vista 2nd Addition Easement" be removed as it will be added to the July 27, 2016 Planning Commission meeting. The Commissioners decided to leave the item and address it as it comes up on the agenda.

A motion was made by Commissioner Good to approve the June 29, 2016 agenda which was seconded by Commissioner Guy; all in favor; motion carried.

Secretary's Report:

Planning Commission Meeting Minutes of 25.May.16: Commissioner Good commented that the corrections on the Rodney and Jolynne Larson variance were made showing no conditions.

A motion was made by Commissioner Good; seconded by Commissioner Guy to approve the Planning Commission meeting minutes of May 25, 2016. All in favor. Motion carries.

Land Use Requests:

Home Based Business / Home Occupation; Jeff Dotseth; CUP; Recommendation:

Jeff Dotseth was present. Commissioner Marshall stated he is a personal friend of Mr. Dotseth and would abstain from a vote. Mr. Dotseth approves. Commissioner Harris stated that, with full disclosure, he is a good friend of the applicant as well. He wants the Commission not to be confused about that. Should he excuse himself or not? Mr. Dotseth stated that he has not discussed the issue with any of the members.

Commissioner Good stated that she rendered an opinion as a town board member and should abstain as well. Commissioner Marshall stated that this is a legitimate request and asked the other Commissioners how to handle. Liaison Handshoe stated that the Planning Commission is only a recommending board. Commissioner Good asked Mr. Dotseth if he recalled the board's opinion the last time. Mr. Dotseth stated that the board was worried about the use. He is now looking at a viable alternative that would appease the residents and the county as well. Commissioner Good stated that the county would not allow any additional entrances off of the service road. Mr. Dotseth stated that the cul-de-sac would work just fine and wants the blessing of the township before building a structure. Commissioner Good stated that it would have to be a home. Mr. Dotseth stated that is what it would be and he would live in the home.

Commissioner Marshall stated that the objection that was raised in May by the Planner was that we could find no way to do this under the existing county ordinances. Is he remedying that by establishing a home there and complying with the ordinance? Mr. Dotseth replied 'yes and will keep it residential, not commercial'. Commissioner Marshall asked about the ingress and egress of people coming to the business. Mr. Dotseth stated that he will meet the requirements of what other home based businesses do. Commissioner Good stated that there can be no more than 3 vehicles there at a time. Commissioner Marshall asked if it would be in the home and not a separate structure. Mr. Dotseth replied 'correct'. Mr. Dotseth has not talked to the neighbors. Liaison Handshoe stated that the main concern was the traffic. Commissioner Good stated that people would have to go through the neighborhood to find you as you would not be able to put up a sign. Can you actually get approval before the building is put up? Mr. Dotseth stated that he would rather build where he can operate and live there. Commissioner Marshall stated that a minor point is that it is listed as a Conditional Use Permit on the agenda when it is actually a home based business which is permitted. Mr. Dotseth asked if it was permissible under the current zoning with Commissioner Marshall replying 'yes' and read through the General Rural Permitted Use portion of the county ordinances. Liaison Handshoe asked if a Conditional Use Permit was needed with Commissioner Marshall replying 'no' and it looks like we do not have a reason to deny it. Commissioner Marshall suggested that if Mr. Dotseth is at ease with the program here and the situation he recommends no one else abstains. Friendships are more distant than his and he recommends that the board moves forward with it. *A motion was made by Commissioner Harris; seconded by Commissioner Good that, in as much as the application appears to fall within Section 8, Subd.2, item 6, which is a permitted use under the General Rural District home occupation as defined in Section 6, all in Sherburne County ordinances, we have no reason to deny approval. All in favor. Motion carries.*

Buenaventura Vista 2nd Addition Easement: *A motion was made by Commissioner Good; seconded by Commissioner Harris to table to the July 27, 2016 meeting. The Planning Commission requires additional information on the request. All in favor. Motion carries.*

Communications: Liaison Handshoe informed the Commission that the Town Board approved the Evans request as the structure that the Commission looked at was incorrect. The Evans' were present at the Town Board meeting and clarified the aerial photo.

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 sit down with Sherburne County Planning and Zoning to revisit the Joint Powers Agreement and create the missing Exhibit A Fee Schedule with Sherburne County. Commissioner Good stated that the Town Board is not fully exercising the document.

Variance Requests Rodney and Jolynne Larson: Rodney and Jolynne Larson are requesting a 9 foot variance in setback from the south property for a septic system upgrade on property located at 14322 – 284th Avenue NW, Zimmerman, MN; PID #01-403-0030. Required setback from the side property line is 10 feet. Septic system will be 1 foot from the side property line along with a request for a, 80 foot variance in lot width for a new residence. Required lot width within a general development lakeshore district is 150 feet. Lot is 70 feet wide.

Commissioner Marshall stated that the Commissioners already voted on made a recommendation. Part of it was turned down at the county level. The septic was okay but it was the variance for the feet for the house that was not okay (per Commissioner Lawrence). Commissioner Good stated that the outcome of what the county does should be sent to the Commissioners. The clerk stated that the county does email the results to the township and it is forwarded to the Town Board. The clerk will check with the county to ensure that all township issues that required county action will be forwarded to the township and ultimately forwarded to both the Town Board and the Planning Commission.

New Business:

GTS Classes: Discussion on the GTS classes offered.

Commercial and Private Kennel License Renewals: For informational review.

Commissioner's Corner: Commissioner Good stated that she would actually like to have a motion to have the Town Board look at the Joint Powers Agreement and forward it on an agenda as to discuss the Fee Schedule that should be included with the Joint Powers Agreement along with the county results come back to the township consistently.

Commissioner Harris stated that he will be unable to attend the July meeting. Commissioner Good stated that she will be unable to attend the July meeting.

Next meeting date: July 27, 2016.

Adjourn:

A motion was made by Commissioner Good which was seconded by Commissioner Guy to adjourn at 7:55 p.m. Motion carried. Meeting adjourned.

Cathy Stevens

Respectfully submitted:
Cathy Stevens
Clerk/Treasurer

Richard Marshall
Richard Marshall, Vice-Chairman

9-28-16
Date

Amendments: