

Planning Commission Meeting Minutes August 6, 2019

The Empire Township Planning Commission meeting was called to order by Tom Kaldunski at 8:00 p.m.

Present were: Tom Kaldunski, Trent Larson, Chris Williamson, Bob Bjerke, Charles Seipel and liaison Ed Gerten. Jared Sachs and Jane Kansier were absent.

Rick Kirchner, a resident at 2205 210th Street, was present to inquire about the building rights on the 40.36 acre parcel that he owns across the street from his house. The Planning Commission reviewed a map showing that there were no development rights on the parcel as well as the minutes from August 2, 2016 at which the Planning Commission determined that there were building rights on this parcel. After some discussion, it was determined that the Planning Commission make a motion to certify that there was a development right located on this parcel. Trent Larson made a motion to certify that there was one building right located on parcel number 12-03500-01-020 and legally described as Section 35 TWN 114, Range 19, E 3/4 OF N1/2 OF NE 1/4. Seconded by Tom Kaldunski. Motion carried 4-0.

The Planning Commission reviewed photos and a copy of the IUP for automobile sales at 20485 Chippendale Ave. It was determined that there were some violations of the IUP taking place on the property, including the storage of boats on the property from the previous owner and vehicles not being parked where they should be parked. The Planning Commission directed staff to prepare a letter to the owners of the property regarding the violations and invite them to the next Planning Commission meeting.

The Planning Commission reviewed a letter and copy of plans that were submitted by an engineer with Carlson McCain for site modifications at the Empire Compost Site (SET) at 16454 Blaine Ave. It was reported that because of the proposed modifications to be made, Jane Kansier has recommended that SET apply for an amendment to the IUP associated with this site. Trent Larson made the recommendation that the amended IUP be set to expire during the month of March in order to correspond to the expiration dates with other IUP's in the Township.

It was reported that Thaine Lassahn at 21275 Blaine Ave has requested information regarding a proposal for a new 45' X 100' storage shed on his property. The shed would be used for storage, equipment repairs and livestock. The Planning Commission noted the large amount of items stored outdoors on the property and requested that if a building permit is issued for this project, one condition of the permit be that the outdoor storage of items on the property be eliminated. It was noted that there are other properties in the Township that are likely in violation of the nuisance ordinance and the Town Board should discuss how it would like to document and follow up on possible nuisance ordinance violations.

It was reported that the owners of Rock Hard Landscaping at 4375 170th Street West have inquired about the process that they need to follow in order to construct a permanent hoop building toward the back of their property. Seipel noted that this property is located in the Light Industrial District and that Jane Kansier is recommending that the property owners apply for a site plan review. The Planning Commission agreed that more needs to be made known about the proposed structure and what it will be used for. Having a site plan review would allow them to review the proposal and answer these questions.

The Planning Commission reviewed a letter from Willie Crear of Howard Lake regarding possible code violations at the Cambodian Buddhist Society site after his visit there and his attempts to reach the Township building inspector to discuss the violations. The Planning Commission asked if Inspection could do quarterly inspections at the site while construction is ongoing. Ed Gerten recommended that Ron Wasmund from Inspectron be invited to the next Town Board meeting to help address these concerns.

The Planning Commission reviewed a letter from the Providence HOA Board regarding ongoing concerns with the townhome properties. Seipel reported that he has recently spoken with the Township attorney regarding the concerns and some of the issues will be discussed at the next Town Board meeting.

Meeting adjourned at 9:20 P.M.