

Planning Commission Meeting Minutes July 21, 2020

The Empire Township Planning Commission meeting was called to order by Tom Kaldunski at 8:00 PM at the Empire Township Public Works Building.

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

Tom Kaldunski opened the public hearing to consider a request for a CUP to allow the construction of a hoop building at 4375 170th Street West. No public comments have been received prior to the hearing. Jane Kansier presented a memo regarding a proposed 70' X 100' hoop shed structure to be constructed on the property owned by Rock Hard Landscaping. This type of structure is permitted as a conditional use in the LI District. The facility would be used for black dirt and salt storage. The proposed structure meets the required setbacks and no additional landscaping plan is required. A site plan would need to be submitted before a building permit can be issued. Erosion control would need to be installed south of the proposed structure. Representatives for the project indicated that they would use earth tones for the color of the structure. Graystone Construction will be the contractor for the project.

Jared Sachs made a motion to close the public hearing to consider a request for a CUP to allow the construction of a hoop building at 4375 170th Street West. Trent Larson seconded. Motion carried 5-0.

Trent Larson made a motion to recommend approval of the CUP for the construction of a hoop building at 4375 170th Street West. Bob Bjerke seconded. Motion carried 5-0.

It was reported that draft Ordinances 281 and 281-A have been developed in order to separate the nuisance ordinance violations, currently described in Ordinance 280, into two different penalty categories. Ordinance 281 would be enforceable by civil penalty and 281-A would be enforceable by payable penalty. The section of the ordinance regarding the operation of ATV's was discussed as to whether it should be limited to the MXR District or apply to the Township as a whole. It was conceded that item G in proposed Ordinance 281-A, pertaining to disturbing noises, would cover issues relating to the operations of ATVs at night in the AG District. Ordinances 280 and 280-A would be repealed.

Jared Sachs made a motion to recommend the adoption of Ordinances 281 and 281-A. Trent Larson seconded. Motion carried 5-0.

It was reported that the landscaping at the Feely West solar array appears to have been installed according to plan. The Planning Commission discussed the need for closer review of future landscaping plans.

The Planning Commission reviewed information from Inspectron relating to the State Building as it applies to residential solar structures. It was determined that the Zoning Ordinance, as amended, recommends that all solar installations follow the State Building Code and does not hinder the incorporation of State Building Code into the installation of residential solar structures.

Jane Kansier will present her findings regarding non-conforming parcels in the Mineral Extraction Overlay District at the next Planning Commission Meeting.

Meeting adjourned at 9:00 PM.