

Planning Commission Meeting Minutes August 18, 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.

The new sign for Simmentals Farms at 21000 Blaine Ave. was reviewed. The dimensions and height of the sign are ok. The sign needs to be moved so that it is setback at least 10' from the right of way line. A sign permit would need to be applied for.

Trent Larson made a motion to approve the sign at 21000 Blaine Ave. provided that the sign meets the setback requirements and the owner obtains a sign permit. Jared Sachs seconded. Motion carried 5-0.

Patrick Flynn, owner of the property at 3265 220th Street, was present to discuss a proposal for the construction of a storage shed on the property. An existing shed is located on the property, however there is currently no primary structure on this residential parcel. Plans for the shed were reviewed. The Planning Commission indicated that the existing shed is a legal non-conforming use and as the Zoning Ordinance requires that a primary structure be located on the property before an accessory structure, such as a storage shed can be built. The existing shed is on the property because this parcel was split off from the neighboring parcel which contains a primary dwelling. This was done in anticipation that a home would one day be constructed on the property. Further, if the existing shed were to be demolished, it could not be rebuilt unless a home is on the property. Accessory structures are limited to three times the size of the primary structure. This property does have building rights.

Jane Kansier presented information on the proposed placement of utility equipment on the property at 20800 Ahern Blvd. or the adjacent property, owned by the Wustenbergs. The request was from All Energy Solar and indicated that they would like to place the equipment on the property line that separates the two parcels owned by the Wustenbergs. The equipment would be used by Dakota Electric to serve the solar panels that are currently being placed on the properties. Jane indicated that according to the ordinance, this would be considered a structure and need to be located at least 5' from the property line. After discussion, it was the consensus of the Planning Commission that this would be considered utility equipment and can be placed within the setback as long as there is a legally recorded utility easement of at least 10' wide, and continuing 10' in length from the equipment on both parcels.

Tom Kaldunski made a motion to approve placement of the equipment for the solar panels at 20800 Ahern Blvd., provided that the recommended utility easement is recorded. Jared Sachs seconded. Motion carried 5-0.

The Planning Commission reviewed information on a proposed comprehensive plan amendment by the City of Rosemount. The proposed amendment would change 10 acres north of CR 42 and east of Akron Avenue from CC to High Density Residential and an additional 20 acres on the site from Medium Density Residential to Low Density Residential. The change would allow for a 151-lot single family development and a future apartment building.

Jared Sachs made a motion stating that the Planning Commission has no concerns regarding the City of Rosemount's comprehensive plan amendment. Trent Larson seconded. Motion carried 5-0.

It was reported that there is a proposed joint meeting with the Town Board on October 6th to listen to the Met Council's proposed Phase 2 plans for the Wastewater Treatment Facility. Jane will not be at the September 15th Planning Commission Meeting and a new planner will be serving in her place. General Elections will take place on November 3rd at the Public Works Building, so the facility will not be available.

Chris Williamson made a motion to cancel the November 3rd Planning Commission Meeting due to General Elections. Tom Kaldunski seconded. Motion carried 5-0.

Meeting adjourned at 9:01 PM.