

## **Planning Commission Meeting Minutes August 4, 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 expansion of the IUP to allow automobile sales in the MXR District on the property located at 20485 Chippendale Avenue. Ed Gerten read the public hearing notice.

Jane Kansier reported that an application for the expansion of the IUP has been filed to increase the number of automobiles located on the property from 30, as permitted under the existing IUP, to 60. The applicant, Maxim Litvinov, indicated that a new permanent sign for the business has been installed and weeds have been removed from the property. There are currently approximately 30 automobiles on the property. The application indicated that the property owner would like to have 30 automobiles in front of the fenced in area and 30 automobiles behind the fence. It was indicated by the business owners that they could increase the number of automobiles behind the fence if needed. Discussion was held on the need to have automobiles back from the front property line to serve as a buffer for the trail along Highway 3. After further discussion, it was recommended that automobiles be located at least 10 feet from the front lot line and that the IUP permit the storage of up to 10 automobiles in front of the fenced in area and 50 automobiles behind the fenced in area until the time that the front parking lot is paved. After the front lot is paved, up to 20 automobiles would be permitted in front of the fenced in area. A fire lane must be maintained. Residents attending the public hearing noted that they would like to see the property continue to be free of tall weeds.

Jared Sachs made a motion to close the public hearing to consider a request for expansion of the IUP to allow automobile sales in the MXR District on the property located at 20485 Chippendale Avenue. Bob Bjerke seconded. Motion carried 5-0.

Trent Larson made a motion to recommend approval of the expanded IUP to increase the number of automobiles permitted on the property at 20485 Chippendale Avenue from 30 to 60, provided that automobiles be located at least 10 feet from the front lot line and only 10 automobiles be permitted in front of the fenced in area until the front parking lot is paved, at which time up to 20 automobiles would be permitted in front of the fenced in area. Chris Williamson seconded. Motion carried 5-0.

Jane Kansier presented a memo regarding land uses of certain parcels in the Mineral Extraction Overlay District. Parcels of record prior to the date of an ordinance amendment that also meet the following criteria may be permitted for other uses such as contractors' yards. The parcel must also be less than 10 acres, currently in the mineral extraction overlay district, not owned by a mining company, and have existing buildings located on the property. Discussion was held

on trucking and other businesses that might be permitted on these parcels. The construction of hoop buildings and pole buildings would be permitted. Discussion was held on limiting IUP's on these parcels to 10 years or less.

It was reported that interim Ordinance 2020-1 was adopted by the Town Board in order to permit Glenhaven Events to provide outdoor seating to their guests to ensure that they are in compliance with COVID-19 guidelines. The Ordinance permits the placement of a tent on the property, behind the existing facility, from August 1 to October 31, 2020 provided that Glenhaven Events receives a permit from the Farmington Fire Department to put up the tent.

Someone on behalf of the property owners at 3265 220th Street East have contacted the Township to construct an additional accessory building on the property. There is no primary structure on the property, and it is a non-ag parcel. They are coming to the next Planning Commission Meeting to see what options they may have. It needs to be determined if this property has building rights.

A sign has been erected on the property at 21000 Blaine Ave. Seipel will check to see if a permit was obtained for this.

Meeting adjourned at 9:20 PM.