

## **Planning Commission / Continuation of Town Board Meeting Minutes September 17, 2019**

The Empire Township Planning Commission meeting was called to order by Tom Kaldunski and the continuation of the September 10th Town Board Meeting was called to order by Ed Gerten at 8:00 p.m.

Present were: Tom Kaldunski, Trent Larson, Jared Sachs, Chris Williamson, Bob Bjerke, Charles Seipel, Jane Kansier and liaison Ed Gerten. Also present was Town Board Supervisor, Jamie Elvestad and Techo-Block representative, Russell Snorek.

Ed Gerten read the public hearing notice for the variance application from Techo-Bloc Midwest Corporation at 4375 170th Street West for the addition of a new sign to be visible to traffic along 170th Street.

The sign would be constructed at the east entrance of the property. There is an existing sign at the west entrance of the property for Rock Hard Landscape Supply. Techo-Bloc is currently leasing the eastern portion of the property from Rock Hard Landscape Supply. The property for which the variance is being applied for is zoned Light Industrial (LI). The Township's zoning ordinance permits only one freestanding sign per principal structure in the Light Industrial District.

Jane Kansier presented a memo regarding the criteria for variance as well as the suggested findings for the proposed sign. The suggested findings recommend that a variance not be granted as the property in question can be used in a reasonable manner under the requirements of the Ordinance and that the issue is not due to circumstances unique to the property and is not considered an unnecessary hardship.

The Planning Commission discussed possibilities that would allow for the construction of the sign while being compatible with the Township's Zoning Ordinance. The possibility of amending the zoning ordinance to permit multiple signs per property, provided that they are separated by a specified distance was discussed. The possibility of subdividing the parcel so that there would be a separate principal use for the east driveway was discussed. The Planning Commission recommended that Techo-Block speak to the property owner about the possibility of subdividing the parcel.

Chris Williamson made a motion to close the public hearing for the variance request application by Techo-Block Midwest Corporation at 4375 170th Street West. Jared Sachs seconded. Motion carried 5-0.

Tom Kaldunski made a motion to deny the variance application request from Techo-Bloc Midwest Corporation based on the recommendations discussed during the public hearing. Trent Larson seconded. Motion carried 4-1.

The Planning Commission reviewed information from Dakota County regarding the 2040 Transportation Plan Update and the draft amendments to the County's Solid Waste Ordinance 110. The County is seeking input regarding both items. It was recommended that each County Department be contacted regarding the possibility of presenting information on the Transportation Plan and the Solid Waste Ordinance to the Planning Commission and the Town Board at a joint meeting on a Tuesday evening at 7:00 PM.

It was reported that there were boats parked at the front of the property at 20485 Chippendale Ave. This is in violation of the IUP that has been granted to the owners of the property for the sale of automobiles. Jane Kansier will send them a letter regarding the violation.

With no other business to discuss, the Planning Commission Meeting and Continuation of the Town Board Meeting adjourned at 9:10 PM.

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Terry Holmes, Chairman Town Board

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Charles Seipel, Clerk - Treasurer