

Planning Commission / Continuation of Town Board Meeting Minutes September 1, 2020

The joint Empire Township Planning Commission and Continuation of Town Board 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, Jane Kansier, Harry Davis, Charles Seipel, liaison Ed Gerten (via Zoom), and Town Chair Terry Holmes. Commission Member Chris Williamson was absent.

Joshua Fahey presented plans for a proposed pole barn type storage shed on his property at 17959 Clayton Ave. The structure would be used for storage and a hobby shop. The main issue with the proposed structure is that it does not meet the front yard setback requirement from the County Road. This setback is 110 feet from the centerline of the road. Mr. Fahey will try to obtain a survey of the property so that he can be certain where the property lines are. The Planning Commission recommended that the structure meet the setback requirements. Discussion was held on if the road would be realigned or reverted to the Township. It was the consensus that any changes to the road in that regard would likely be many years from now.

Mark Zweber was present to discuss a proposal for a mobile home development at the Helen Fischer farm site on Highway 3. The Planning Commission reviewed information on the types of homes that would be included in the proposal as well as a flood plain and shoreland map for the area. Mr. Zweber indicated that this proposal would provide more affordable housing to the Township. The Planning Commission had concerns with how the proposed lot size would meet the minimum 15,000 sq. ft. lot area as would be required if zoned MXR and the requirement that dwellings contain permanent frost-free footings. It was noted that the Township has areas designated in the 2040 Comprehensive Plan for high density residential development but the property in question is not located in the designated area. Mr. Zweber indicated that he would consult the Comprehensive Plan.

The Planning Commission reviewed Empire Township's Ordinances relating to peddling and door to door sales. It was reported that there has been unsolicited door to door sales in the Township by peddlers that have not obtained a permit from the Township. Peddlers are supposed to apply for a \$75 permit from the Township and provide the Township information on their business before they can do door to door sales. Youth activities are exempt. Currently the permitted hours for door to door sales are 9AM to 6PM per Ordinance 270-A. Jane Kansier reported that according to the Township's attorney, it would not be possible to eliminate the practice of door to door sales in the Township.

The Planning Commission discussed reviewing Ordinance 270-A and possibly adding language about requiring forms of identification for peddlers. The Township should also include information about the need for peddlers to license and safety tips for residents in the next newsletter.

It was requested that a letter be sent to the property at 21690 Blaine Ave. regarding the storage and repair of boats taking place on the property.

Meeting adjourned at 9:00 PM.