

CROW WING TOWNSHIP
MEETING MINUTES
PLANNING AND ZONING COMMISSION

August 11, 2008

Call to Order - 6:00 p.m.

Commission: Chairman Brad Arnold, Cliff Carlson, Linda Schuety, Richard Rofidal, Mark Smieja

Staff: Chuck Marohn (Township Planner), Virginia Rogers (Township Clerk)

Meeting called to order and pledge recited.

Rezoning Application 08-2583 Applicant: Mona Engelhart

Keith _____ spoke on behalf of the local Fire Department, asking if there would be two accesses to this property and if they would be able to accommodate fire equipment. Marohn stated that there is no subdivision application at this time and that those types of issues would be addressed at that time, if it were to occur.

Jim Strowbridge asked if a road will ever be opened from 110th Street out to the highway. He also asked who to contact about getting speed limit signs on Greenwood Street. He was directed to the County for that question.

Commissioner Schuety made a motion to approve the rezoning based on the following findings of fact:

1. The property meets the requirements of the Rural Residential 2.5 Acre Zoning District as defined by the Crow Wing Township Ordinance.
2. All appropriate steps were taken by the applicant for rezoning of the property.
3. The rezoning request is consistent with the Crow Wing Township Future Land Use Map in that the subject property is in an area that is designated as Rural-Urban Transition.

The motion was seconded by Commissioner Rofidal and carried by unanimous vote.

Conditional Use Application 08-2703 Applicant: North Central Speedway Inc.

Staff recommendation was to table the application to allow the applicant more time to submit the materials needed for final review. Those materials include:

1. A map showing the setbacks of the camping facility from all roads and property lines.
2. Written approval from surrounding residences allowing the camping facility.
3. A revised SWPPP permit.
4. A waste management plan.
5. A detailed plan indicating how wildfires will be prevented.
6. A plan indicating how the spread of invasive species from firewood will be prevented.
7. A detailed plan on how noise and dust will be addressed.

Marohn noted that some of this information was dropped off on Friday and that he had not had time to review it before the meeting. The required timeline for submission was 30 days prior to the meeting. Discussion followed concerning screening, buffers and pending MPCA approval. Peggy Jensen and Cliff Saker stated that they have had difficulty contacting Chuck Marohn and stated that they will have to cancel a scheduled race event if they do not get approval at this time.

Commissioner Carlson stated his support of moving forward with approval, upon review of the submitted materials. Chairman Arnold suggested scheduling a meeting to review the documentation. He asked if there was anyone present opposing the CUP. No one responded. Commissioner Rofidal expressed his support of recommending approval of the permit. Chairman Arnold made a motion to table this application with the intent to reconvene the meeting on Tuesday August 26, 2008 at 6:00 p.m. The motion was seconded by Commissioner Carlson and carried by unanimous vote.

There were no additions or deletions to the agenda and no open forum comments.

The minutes of the July 2008 meeting were read. Chairman Arnold made a motion to approve the minutes as read. The motion was seconded by Commissioner Rofidal and carried by unanimous vote.

The Planning and Zoning Administrator's report was reviewed. Violations that required action by the Planning Commission were discussed in detail.

The Tom Thompson property has a small borrow pit in use. He believes that this was allowed by the county. Commissioner Arnold asked that any information on file be provided to the Planning Commission before any action is taken.

Ed Fox had visited the Community Growth Institute offices and indicating that he is unwilling to perform any cleanup of his property. Marohn recommended that the Planning Commission set up a meeting with him on site.

A site visit was conducted at Craig Johnson's dirt bike track. He has stated that the track only operates on Friday evenings, but complaints received indicate otherwise. Chairman Arnold suggested having Mr. Johnson provide written documentation that he only operates one evening per week.

An onsite meeting at the Jerome Callahan property took place prior to this meeting. Progress is being made to clean up the property. Carol Wermtter asked if just the one portion of the Callahan property is being addressed at this time. It was explained that due to confusion about the original complaint to the county, the township is starting with one parcel. Carol noted that the county had chosen one parcel number, followed by et al, in order to avoid having to list the many different numbers assigned to Mr. Callahan's properties.

Chairman Arnold suggested that the other outstanding outside storage violations be considered and assigned to Planning Commission members for on site inspections. Marohn will provide legal descriptions of the properties so this can be carried out.

Commissioner Carlson asked if the ordinance had been reviewed in regard to Ed Mattson's request for subdividing lots in the Sand Creek Plat. Marohn shared information on this and indicated that he had let Mr. Mattson know that while he could submit an application for this purpose, the Town Board has decided not to initiate an ordinance change.

At 8:00 p.m., the meeting was recessed until August 26, 2008 at 6:00 p.m. by general consent.