

CROW WING TOWNSHIP  
MEETING MINUTES  
PLANNING AND ZONING COMMISSION

June 9, 2008

Call to Order - 6:00 p.m.

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

Staff: Ryan Leister (Township Planner), Virginia Rogers (Township Clerk)

Meeting called to order and pledge recited.

PUBLIC HEARING:

Rezoning from Multiple Use to Agricultural      Application 20008-27 Applicant: Alan Grattan

Leister reviewed the background information on the application. The Grattan's indicated that they may want to build a house on this parcel.

Commissioner Smieja made a motion to approve the rezoning with the following findings of fact:

1. The property meets the requirements of the Agriculture Forestry 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 Low Density Preservation and Open Space.

He also noted that this is one of the properties zoned Multiple Use that the township has been interested in seeing changed.

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

Leister added common interest communities to the agenda. Also added was an application to split a property with question as to how to meet the design standards in the Subdivision Ordinance, which requires that each lot have 33 feet of public right of way. Discussion followed, including the fact that the applicant is willing to dedicated 33 feet of right of way and plans to attend the next Town Board meeting. Staff will look further into the requirements of the ordinance and bring it back to the Planning Commission.

Commissioner Carlson added the Mark Cross application to the agenda for discussion and update.

Leister read the minutes of the May 2008 meeting. The Mark Cross application was discussed. Chairman Arnold noted that there were items discussed concerning the application that should appear in the minutes. The following items were stated for the record:

The access to Highway 371 had been discussed in great detail, including the exact layout approved by MN/DOT. The letters to and from MN/DOT and other documentation will be attached to the minutes of the May 2008 meeting. This documentation is needed in the event that the applicant applies for a land use permit before resolving the access issue. With these additions, Chairman Arnold made a motion to accept the minutes. The motion was seconded by

Commissioner Schuety and carried by unanimous vote.

Chairman Carlson made a motion to have Community Growth Institute contact MN/DOT to ascertain the status of the proposed frontage road. The motion was seconded by Chairman Arnold. He asked that the Town Board be sent a memo regarding this. The motion carried by unanimous vote.

Greg Ostrowski was present and owns the property along which the frontage road would run. He indicated that he doesn't see a problem with the plan and is willing to work something out toward that end. He indicated that he will not deny them the access, as long as they are willing to pay the costs involved and compensate him for his property.

Staff was directed to begin immediately to attain an update on the progress of this property, particularly the access to Business Highway 371. This information should be made available to the Town Board at or before the June 24<sup>th</sup> board meeting.

Correspondence for the month was reviewed and violations were discussed. Staff was directed to set a two week deadline for Big Woods Timber for meeting for an on-site inspection. Staff was also directed to complete inspections on all of the properties in violation and provide an update in the next staff report.

The plat of Sand Creek was discussed. The developer, Ed Mattson, is considering applying for a common interest community. There have been reports of flooded basements in this plat. The township had recommended to Mr. Mattson that he not dig any basements in this area due to the high water table. It was decided that the Planning Commission would not make any sort of recommendation on such an application until the township attorney had been allowed to review any proposed association documents.

Leister has been working on a zoning map for the township, which was reviewed. Existing Conditional Use Permits were also discussed. Staff was asked to find out if the county has a map or database file of where these permits have been issued in the township.

Commissioner Arnold asked for an update on the budget for this year. It was noted that we are over budget and the town board is concerned about it and also that the board would likely very much appreciate the Planning Commission's ideas on this issue.

Commissioner Arnold also related several complaints about the motocross track, in regard to noise. It was decided that the conditions for this permit should be reviewed and Mr. Johnson should probably be asked to come in to discuss this.

Commission Carlson noted that going through the meeting packet and researching the issues involved is time-consuming and should possibly be compensated at an hourly rate, at least for the Chairman. Discussion followed. Ginny will put this on the next town board agenda for discussion.

The meeting was adjourned by general consent at 8:15 p.m.