

CROW WING TOWNSHIP  
MEETING MINUTES  
PLANNING AND ZONING COMMISSION

March 10, 2008

Call to Order - 6:00 p.m.

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

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

Approval of Minutes: Motion to approve as written by Commissioner Schuety, with a minor correction noted by Commissioner Arnold, second by Commissioner Rofidal, carried by unanimous vote.

March 4, 2008 Special Meeting - Motion to approve as written by Commissioner Arnold, second by Commissioner Smieja, carried by unanimous vote.

OLD BUSINESS

Land Use Violations

Leister noted a complaint received from a concerned resident about the Robert Anthony property. The complaint involves the suspicion that there are inhabited trailer homes on the property that are not authorized and may not have septic systems. Discussion followed. It was decided that the Sheriff's Department should pay a visit to the property to see how many homes are in existence there once staff has done some research on how many homes and septic systems have been permitted for this property.

The Todd Nelson outside storage violation was discussed. Mr. Nelson had contacted staff and stated his willingness to meet with a Planning Commission member. There is some question about whether or not this property is in violation and the matter can hopefully be cleared up easily. Commissioner Schuety indicated that she would be willing to meet with Mr. Nelson.

Leister is still in the process of checking the Thompson property about the report of a gravel pit.

It was decided that staff should bring wording to the next meeting and also hold a public hearing for changing the ordinances to allow the township to recoup attorney fees from the prosecution of ordinance violations, as part of the court proceedings. A draft will be emailed to each member of the Planning Commission.

The transfer of ownership of Morrison Greenhouse to Platinum Auto was discussed. Auto repair is a permitted use for this zoning. If there are complaints about the business, it will be looked into further.

Commissioner Arnold asked about 7309 50th Avenue, which he had received a question on. A building has been constructed there near a wetland and the question was as to whether or not a permit was issued. Also in question is a property on Gorrion Road that has a garage and apartment constructed on it. Leister will check into these further.

NEW BUSINESS:

Leister noted that the town board did approve holding a public hearing on Article 15, creating a zoning overlay district for the plat of Barrows. It was also stated that at the Town Board meeting, it was clarified that parcels in Barrows are platted out by lot and that selling a portion of one's property in this area would not be considered a subdivision unless a platted lot is being split even further. It was decided that the name of this district should identify it as being for the plat of Barrows only, so it is not confused with other areas in the township.

Properties with Multiple Use zoning and other zoning classification issues were also addressed. Leister recommended that these be handled on a case by case basis, as the property owners initiate it. Commissioner Arnold asked if it might not be a good idea to consider handling certain of the classifications right away, such as Agricultural with Conditional Use. Leister stated that the township will pay the costs if we initiate the process, whereas if the property owner initiates it in the form of a rezoning or other application, the costs are covered by them. After further discussion, Commissioner Arnold stated his agreement that this would be the best approach. Commissioner Smieja made a motion that all zonings labelled by the County as Future, Multiple Use and Agricultural with Conditional Use be taken on a case by case basis and resolved as they present themselves. The motion was seconded by Commissioner Rofidal. Commissioner Arnold requested an amendment to add a justification being due to previous permits issued by the County that do not meet current ordinance requirements of the township. Commissioner Smieja accepted the amendment, as did Commissioner Rofidal. The motion carried by unanimous vote.

#### PUBLIC HEARING

The application by Roger Niesen for his property in Section 17 off Brandon Way, requesting rezoning to Rural Residential for the purpose of subdivision was addressed. The staff recommendation was that this rezoning would be more consistent with the current use in the area. There were no residents present to comment on the issue. It was noted again that this area should have been given more consideration during the creating of the Future Land Use map. Commissioner Arnold, made a motion to approve the zoning change as requested, with a comment that the applicant should be made aware of the the restrictions to subdivision of the property. The motion was seconded by Commissioner Schuety and carried by unanimous vote.

The Environmental Assessment Worksheet for North Central Speedway will be published on March 24th.

Adjourned at 7:42 p.m.