

Un-Official

ATHENS TOWNSHIP PLANNING COMMISSION

Minutes of April 21, 2016

Athens Township Government Center

1. Pledge of Allegiance: The Pledge of Allegiance was recited.
2. Roll Call: The meeting was called to order at 7:00 p.m. by Chairman Lyle Reynolds. Members present were Lyle Reynolds, Marlys Balfany, Jake Carpenter, Cindy Anderson, Dan Woodfill, Ian Ebeling and Dave Henderson. Also present were Jim & Carolyn Braun, Staff Members. Guests included Dave and Kathy Beckstrom, Cindy Reynolds and Jerome Pikus.
3. Approve Agenda: Jim Braun wanted to update the Commission on an application for the Grant Wagner property. Placed on the agenda under Miscellaneous (b). A motion was made by Dan Woodfill to approve the agenda as amended, seconded by Cindy Anderson. Motion carried unanimously.
4. Minutes of March 17, 2016: Marlys Balfany feels that the word presented should read amended under approve agenda. It was then noted that the last page of the minutes was missing. Chairman Reynolds suggested that the Commission hold off on the approval of the minutes until the May Planning Commission Meeting to approve the minutes from March 17, 2016.
5. Open Forum: No one was on hand for the open forum portion of the meeting.
6. Public Hearings: None
7. Old Business:
 - a. Review Final Draft – Rural Tourism Business Ordinance:

the Planning Commission discussed the rural tourism business ordinance and made the following comments/changes: Add the nuisance section from the winery draft, remove that all parking surfaces must be class 5 gravel or better; do not include a minimum acreage requirement; have site accesses be approved as part of the conditional use permit process, add the following provisions that are currently in the special events standards of the ordinance: hours of operation, liquor permitted, overnight accommodations permitted, adequate services must be provided, outdoor lighting, food service, signage and periodic inspections by the

township. All of these items will be reviewed through the conditional use permit process.

b. Review Final Draft -- Farm Wineries, Craft Breweries and Micro Distilleries

The Planning Commission discussed the winery draft and make the following comments/changes: Signs – add specific language allowing one 35 square feet identification sign, 2 flag signs no more than ten feet tall, and temporary signs as approved through the conditional use permit review process; add the nuisance provisions as included in the winery ordinance; and to correct numbering.

Public hearing for both ordinances will be held at the May Planning Commission meeting. The hearing will also include removal of the current provisions related to special events.

8. New Business:

a. Open discussion on structure size for certain types of home business occupations: Jim Braun opened the discussion with a statement that he has been having trouble with the home occupation regulations in certain zones since the Board of Supervisors changed the size restrictions for structures on larger parcels. Jim has three requests that he is having some questions on at this time and they are as follows:

1. On 265th Avenue Northeast he has a request for a structure that maybe about 140' x 75' to house some semi-tractors and trailers. If the applicant asks for a conditional use or an interim use permit and he is allowed only 1200 square feet does he have to have a separate building.
2. A landscaping company wants to locate on Highway 65 across from the Gerdin Cemetery. He wants to put up a structure large enough to have a shop and storage for his equipment so that it doesn't have to sit outside. Should the Township look at rezoning along Highway 65?
3. Darrin Nelson is requesting an addition to his accessory structure so that he can carry on the business that he and his father built over the last twenty years. He purchased the frame rack and the paint booth from his father's auction and that would fill the 1200 square feet he has at this time. Jim notes that Isanti County does not have restrictions on auto repair shop sizes so that the vehicles that are waiting for repair are housed inside instead of outside.

In all three cases the total area used either for a shop of 1200 square feet and the remainder of storage would be taxed commercial. Jim's feeling is that having

everything under cover would be better than having the equipment or vehicles sitting outside. Staff is going to see how other jurisdictions handle these types of situations and bring it back to the Commission at a future meeting.

9. Miscellaneous:

- a. Set preliminary date to meet with Board of Supervisors: The Commission questioned why the Board of Supervisors wants to meet so they asked Dave Beckstrom to clarify with the Board and find out if it's to learn more about the ordinance (that would be a Saturday meeting) or if it to talk about procedure of the Commission (this could be discussed at an evening meeting). Staff will wait to hear back from Dave Beckstrom before setting a meeting.
- b. Information on a request of a purchase of the former Grant Wagner parcel: Jim Braun told the Commission that he had received a request for a building permit on a portion of the Grant Wagner property (55 acres that was split off in 2005). After looking at the parcel Jim noticed that the parcel has no frontage on a "public road" therefore no permit could be given. In 2005, Grant Wagner split his 60 acre parcel in two and kept five acres and sold the 55 acre tract. The five acre parcel will also be coming up for sale soon.

Jim told the applicant that he could possibly buy the five acre parcel that has a non-conforming building site on it and remodel the home as he wanted to in order to live in that area. The applicant could also reattach the 55 acre parcel to the 5 acre parcel if he wanted to. No matter what both parcels are on an easement that probably will not become a Township Road anytime in the near future.

No matter what happens, the applicant has to purchase the five acre parcel in order to reside on that parcel. This discussion was for information only to the Commission.

10. Adjournment: Being that there was no further business, a motion was made by Dave Henderson to adjourn the meeting, seconded by Cindy Anderson. Meeting was adjourned at 8:35 p.m.

Respectfully Submitted,

Jim Braun
Recorder Pro-Tem