

# Silver Creek Township Planning and Zoning Meeting

## Meeting Minutes

**Tuesday, September 1st, 2026, 7:00 PM**

Location: Silver Creek Township Hall

### 1. Call to Order

P&Z Chair Klein called the meeting to order at 7:00 PM and recited the Pledge of Allegiance.

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### 2. Roll Call

Present: Chris Klein (P&Z Chair), Mike Helman (Chairman), Brandon Geyen (Vice Chairman), Mark Egge (P&Z Member), Justin Hall (P&Z Member), Tom Vanek (P&Z Member) Jesse Dickinson (P&Z Member), Andy Christensen (Supervisor), Ryan Nelson (Supervisor).

Excused: Sandy Forsman (Supervisor).

Audience: Forty-three members of the public were present.

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### 3. Approval of P&Z Agenda

**Motion to approve the agenda.**

**Motion:** Chair Helman

**Second:** P&Z Member Vanek

**Outcome:** Motion carried 9-0

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### 4. Approval of Meeting Minutes

**Motion to approve August 4<sup>th</sup> and August 18<sup>th</sup> Meeting Minutes as written.**

**Motion:** P&Z Member Egge

**Second:** Supervisor Nelson

**Discussion:** The board requested that "Automotive Authority Repair and Services" be named in the August 4th minutes as the business that appeared for Conditional Use Review.

**Outcome:** Motion carried 9-0

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### 4. Chair Report

None.

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### 5. New Business

#### 5a. Subdivision Variance Request – Tamara Langeberg & Lisa DeMontigny

Applicant: Tamara Langeberg and Lisa DeMontigny (present in person and via phone)

Property: PIDs 216-100-274300 & 216-100-341100 (approximately 190 acres)

Request: Variance to subdivide properties exceeding the 10-acre entitlement into three parcels totaling approximately 190 acres. The applicants seek to divide the property while maintaining farmstead and agricultural land integrity.

Proposed Division:

- Three parcels totaling approximately 190 acres
- Northwest parcel: approximately 80 acres
- Northeast parcel: approximately 90 acres
- Southwest parcel (cell tower): approximately 20 acres
- Five existing housing entitlements to be distributed among the three parcels

County Recommendation: The county indicated the applicants would need variance approval to allow one parcel to exceed the 10-acre minimum required by county guidelines.

Public Comments: A neighboring property owner, raised concerns about the subdivision and discrepancies between fence lines and legal property boundaries. Discussion ensued regarding the need for a professional survey to resolve boundary issues. It was clarified that the survey would be required after approval and would address any discrepancies between fence lines and actual property lines.

Board Discussion:

- The board determined that two items require approval: (1) variance for the parcel exceeding the 10-acre threshold, and (2) property line adjustments.
- Supervisor Nelson noted that since the property maintains the same ownership, a property line adjustment may not be necessary at this time but would be needed if the property is later divided among different owners.
- The board discussed that the 10-acre limit is intended to protect agricultural land, and the proposed division aligns with this goal by keeping the larger parcels agricultural.
- Board members indicated that while the proposal does not follow standard county guidelines, the variance request appears reasonable given the circumstances and the protective intent toward farmland.

**Motion: to approve the request for variance as regulated in Section 155 of Chapter 155 titled "Land Usage Zoning" of the Wright County Code of Ordinances to separate the existing properties ending in 4300 and ending in 1100 into three properties which do not meet the division standards in the General Agriculture District.**

**Motion:** Supervisor Nelson

**Second:** Vice Chair Geyen

**Outcome:** Motion carried 8-0-1

#### **5b. Hidden Acres Pet Resort Expansion Plan – Travis & Lori Bosacker, TLBO Holdings, LLC**

Applicants: Travis Bosacker, operator of Hidden Acres Pet Resort (25+ years of operation), and Lori Bosacker

Petitions to convert the existing CUPs for a kennel use, granted in 2000, 2005, and 2008, into an Interim Use Permit that will include a new 18,150-square-foot building with kennels for training, grooming, puppy nursery areas, office and storage space, plus 3,300 sq ft of attached outdoor runs, with a change to a maximum of 400 dogs on the property at any given time, as regulated in Sections 155.003(68), 155.031 & 155.048, Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

Travis Bosacker was present.

Public comments were received, addressing the following concerns:

- Noise Pollution, property values, water drainage issues, water supply sustainability, easement road usage, construction impact, and enforcement and capacity limits.

Discussions included current operation, proposed expansion, dog capacity, proposed building location, water usage, waste management and road easement.

Board Clarifications:

- P&Z Chair Klein clarified that the final decision rests with Wright County Planning and Zoning, not the township, but the township's input becomes part of the record.
- The board noted that converting the conditional use permit (CUP) to an interim use permit (IUP) would provide a mechanism for annual review and renewal with updated conditions.
- P&Z Chair Klein explained the difference between a CUP (which runs with the deed and transfers with property ownership) and an IUP (which expires upon change of ownership and must be reapplied for).

Board Recommendations:

- A site visit is recommended, to include county board members, township board members, and members of the public. The site visit will allow for assessment of noise levels, neighborhood fit, and visual impact.

**Motion: P&Z Chair Klein made a motion to continue this hearing to October 6, 2026, and recommend to the county that a site visit be conducted.**

**Second:** Supervisor Nelson seconded the motion.

**Outcome:** Motion Carried 7-0-2

**Further Action:** The county will determine the date and notice requirements for the site visit. Residents will be notified through the township website and posted notice on the hall board. The county meeting is scheduled for Thursday, September 3, 2026.

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## **6. Old Business**

### **Uecker Farms Property**

P&Z Chair Klein reported that the county approved the concept plan for the Uecker Farms property subdivision as previously reviewed by the board. The county approved the plan substantially as presented, though one board member expressed preference for additional farmland preservation. The majority approved the proposed division. No further action required by the township.

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## **7. Adjournment**

**Motion to adjourn.**

**Motion:** P&Z Member Vanek

**Second:** P&Z Member Egge

**Outcome:** Motion carried 9-0

Meeting adjourned at 8:47 PM