

Silver Creek Township

On Tuesday May 2, 2017, the Silver Creek Planning and Zoning Committee met at the Silver Creek Town Hall located at 3827 134th Street NW, Monticello, Minnesota 55362, Wright County, and State of Minnesota. The meeting was tape recorded for transcribing purposes only. Chairman Hanson called the meeting to order at 7:00 p.m. There were 35 people signed in at the start of the meeting. All present stood and recited the pledge of allegiance to the Flag of the United States of America.

Members Present:

Barry Heikkinen	Sandy Forsman	John Hanson
Dan Ness	Mike Ludenia	Richard Chwalek
Chris Klein	Ross Stodola	

Members Absent: Tom Vanek

APPROVAL OF THE CONSENT AGENDA ITEMS:

Minutes of April 4, 2017. Motion to approve minutes by Richard Chwalek. Second by Supervisor Ness. 5 yes 2 abstained Supervisor Forsman & Ludenia not present at 04/04 meeting. Motion Passed.

CHAIR REPORTS: None

New Business:

Martie Pit: Jim Johnson was present he is planning to be there until the gravel runs out. He is not sure how much gravel is left in the pit and reclamation is still in the future. There have been no complaints. Motion by Supervisor Klein to continue the operation for another 3 year review. Second by Richard Chwalek. 7 yes, 1 abstained, Supervisor Forsman. Motion Passed.

Mojo Wojo 601 CR 39 CUP for Campground and Appeal of determination: Alan & Susie Wojchowski were present to discuss the CUP requested for the Campground. Wright Co Zoning Board voted to continue the request to change the property to Commercial zoning until May 18 to be able to look at other campgrounds in the County. The appeal is for the administrator's decision that the campground be conforming. Alan went over the information that was given at the last meeting about the facilities. He showed pictures of the buildings and the campground. Copy of pictures and all forms are on file. He read the items that are needed to be in place to have a campground and their response to the requirements. Concerns by the Lake Ida Lake Associations and lake residents were overcrowding on the lake, they feel this would be spot zoning, overcrowding of the public lake access, the chance of invasive species being brought into the lake, over fishing of the lake, the only benefits would be to the applicant. The lake association supports Sean Riley's determination and agreed with the townships decision to deny the S-3 is correct. CUP conditions are hard to enforce. If the tent sites are going to be used this would be an extended use. Wojchowski answer to spot zoning is that S-3 is used for spot zoning, and there is no difference if it is for profit or nonprofit.

Lake Assn. stated that the campground was closed for 13 years and in 2009 it was opened up without a license so it should not be grandfathered in.

Motion by Supervisor Klein to defer CUP to the county and that would give the residents an opportunity to discuss it there, if the board changes the zoning and if they do approve the zoning and there is a CUP they should consider an IUP, interim use permit. Second by Supervisor Forsman. All present in favor. Motion Passed.

Motion by Supervisor Klein to continue the P & Z Meeting and open up the regular board meeting. Second by Supervisor Ness. All present in favor. Motion Passed. 8:25pm.

Meeting reopened at 8:27pm.

Appeal with Board of Adjustment was discussed. Mr. Wojchowski asked Mr. Riley for clarification of existing non-conforming use of the property. Mr. Riley answered April 28 with a list of items that the campground is limited to.

No motion by the board, the board noted that they brought the matter before us and we appreciate the notification. It is up to the County Board of Adjustments to make the decision.

Old Business: None

Upcoming Items: Bruce Prevost 11276 Duffield Ave: Cup to allow a contractor's yard for equipment storage.

Misc.: None

ADJOURNMENT: A motion was made by Supervisor Klein to adjourn. Second by Supervisor Ludenia. The motion carried. The meeting adjourned at 8:45 pm.

Respectfully Submitted,
Silver Creek Township Clerk,
Nancy Betzler

05/02/2017 Minutes
Approved by Board of Supervisor's
06/06./2017

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