

Supervisor's Planning and Zoning Meeting
Minutes April 04, 2017

Silver Creek Township

On Tuesday April 04, 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 64 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	John Hanson
Dan Ness	Richard Chwalek
Chris Klein	Tom Vanek

Members Absent: Ross Stodola, Mike Ludenia, Sandy Forsman

APPROVAL OF THE CONSENT AGENDA ITEMS:

Minutes of March 07, 2017. Motion to approve minutes by Supervisor Ness Second by Richard Chwalek. All present in favor. Motion Passed.

CHAIR REPORTS: None

New Business:

Kaseman/Rotsolk: Lot line adjustment and CUP for a 4 lot unplatted residential subdivision. Dean Hoglund was present with Tiffini Kiebel and Lenis Kaseman to explain the request. Lot line adjustment is to allow the part of the Kaseman property lying north of CR 8 to be combined with the Rotsolk property. The CUP is for a 4 lot unplatted residential subdivision, one lot will include the existing homestead. The land use plan designated the property for Rural-Residential. Motion by Supervisor Klein to allow the lot line adjustment as written. Second by Tom Vanek. All present in favor. Motion Passed. Motion by Supervisor Ness to rezone the 40+ acre parcel in 4 parcels A B C D following the rural residential guidelines. Second by Supervisor Heikkinen. All present in favor. Motion Passed.

Agstar: 120th St: variance to allow an existing 5 acre division. The request is to approve a 5 acre restricted division from a 75 acre parcel. Remaining 70 acres to keep the entitlement. David Meyer was present to discuss the request. There has been a dispute about the foreclosure and it has gone before the Minn. Court of Appeals which has ruled that the foreclosure is valid. Agstar will keep the 5 acre parcel until someone wants to combine it with Mr. Grimlies 5 acre parcel. Mr. Grimlie was present to say he has offered to buy the property. He does not feel the zoning allows making a 5 acre lot and the township should not allow it. Supervisor Klein said this is an advisory board and the final decision will be made by the County Board. Motion by Supervisor Klein to approve the variance- with one caveat, with the condition that restricts the 5 acre parcel be tied to the homestead property. Second by Supervisor Heikkinen. All Present in favor. Motion Passed.

Supervisor Planning & Zoning Meeting
April 04, 2017, Page 2

Mojo Wojo LLC 601 CR 39: Knife Review: Rezone from S-2 to S-3 and a CUP for a Commercial Campground. Owners Alan & Susie Wojchowski and their planner Steve Gritman, NW Associated Consultants attended to present their request to rezone the property from AG General Ag & S-2 to S-3, Commercial-Recreational Shoreland and a CUP for a Commercial Camping Facility. They gave a detailed slide presentation of their request showing pictures of the campground and forms submitted. They talked about the conditional uses allowed in zoning for S-3. It has been used as a campground for many years. They went over the buildings and amenities located on the grounds. Explained how the campground would be used in the future. Answered questions from the Planning Committee and the audience. There are 25 camping spots now. They would be open Mid-April to Mid-October. They are applying for the State License now. (Copies of forms and photos are on file.)

Dan Mielke and Jon Murray with the Lake Ida Lake Association Board spoke for the Lake Association. They asked the P & Z board to deny the request. They feel this request would be spot zoning. This will become a RV park rather than a little campground. The lake is very small, less than 250 acres. The lake already has a lot of boat traffic, so more boats would cause safety issues, water quality problems and the possibility of aquatic invasive species being introduced. What happens if this business fails and another business tries to come in? They gave high lights from the Northwest Quadrant Land Use Plan, page 1, 2, 3,44,48,58,68,69,73. Jon Murray read in this presentation that the County and the DNR has reported that Lake Ida is already over populated. Silver Creek Twp only has 2 commercial areas approved. This request does not follow the current land use plan. A petition was given with 106 names listed, opposing the request for a commercial campground. Many members of the audience also spoke confirming the Lake Associations concerns. After more discussion and questions answered, motion by Supervisor Heikkinen to deny rezoning from S-2 to S-3 Second by Supervisor Ness. Concerns of the Committee were the need to protect the environment, some do not see a need to change the zoning, thinks this is spot zoning, and concerns about the potential use down the road, wish it was narrowed down so it would be specific to this use only. Feel's it can be used as is and was, but feels it can't be used as a non-conforming campground. Motion Passed 5 yes, 1 no.

Old Business: None

Upcoming Items:

Misc.: None

ADJOURNMENT: A motion was made by Supervisor Ness to adjourn. Second by Supervisor Heikkinen. The motion carried. The meeting adjourned at 10:15 pm.

Respectfully Submitted,
Silver Creek Township Clerk,
Nancy Betzler

04/04/2017 Minutes
Approved by Board of Supervisor's
05/02/2017

Approved