

Silver Creek Township

On Tuesday December 4, 2018, 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. Supervisor Ludenia called the Supervisor meeting to order at 7:00 p.m. There were 10 people in the audience at the start of the meeting. All present stood and recited the pledge of allegiance to the Flag of the United States of America. Motion by Supervisor Klein to continue the Supervisor Meeting until after the P & Z Meeting. Second by Supervisor Forsman. All present in favor. Motion Passed. Chairman Hanson continued with the P & Z Meeting.

Members Present:

Barry Heikkinen	Sandy Forsman	John Hansen
Dan Ness	Mike Ludenia	Tom Vanek
Chris Klein	Richard Chwalek	Absent: Ross Stodola

APPROVAL OF THE CONSENT AGENDA ITEMS:

Minutes of 10/02/2018. Motion to approve minutes by Richard Chwalek. Second by Supervisor Heikkinen. All present in favor. Motion Passed.

CHAIR REPORTS: None

Old Business: None

New Business:

Hart Winery 15152 Elder Ave, CUP review: Mr. Hart was present to discuss his plans. It was a good year in the vineyard. The middle building is done. He will be applying for permitting for the commercial production in that building by harvesting time next September. Permits could allow off sales and occasional tastings. After September could be working on getting the large building ready to go. He has not decided on what to do with the house, he would like to save it for further use. We have not received any complaints. They will not be adding any more vines for a while. Motion by Supervisor Klein to accept CUP as written and review in 2 years. Second by Tom Vanek. All present in favor. Motion passed.

Brad Johnson 14349 Custer Ave NW Variance to replace existing dwelling:

Requests a variance as regulated in Section 155.026, 155.049((2)(a)(3) & (4) & 155.057 of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to replace existing 874 sq. ft. one-level dwelling with a partial basement that is 40' from the Ordinary High-water Mark (OHM) of lake and 18.4 ft. from the south side property line with a new 1,272 sq. ft. two-story dwelling with a partial basement and 12' x 14' three-season porch, 40' from the OHW and 12.4' from the south side property line. Also proposed is a new 16' x 24' detached garage 8' from the rear property line, 29' from the centerline of a private road. REASON A VARIANCE IS NEEDED: minimum setbacks are 75' from Ordinary High-water Mark of lake; 15' from side property lines, 65' from centerline of private or township roads.

Mr. Johnson was present to discuss variance, they will be removing house built in 1959 and keep the existing foundation and extend 6 ft. under the deck, going no closer to the lake. Moving up one story and add a one car garage. New septic system installed in 2001 and has been recertified. They would be 12 ½ ft. from the side line and 40 feet from the lake. It is a one story walkout now. Motion by Supervisor Klein to approve the variance as written. Second by Richard Chwalek. Motion passed yes 7, no 1, Supervisor Ness.

Steve Langanki for Julius Carstens Fillmore Ave: Request to change 33.96 acres from Ag to Ag Res. Steve Langanki was present representing Julius Carstens. The property is in the land use plan as Ag. Res. There could then be 3 or maybe up to 5 lots added as Ag Res. Motion to approve by Richard Chwalek. Second by Supervisor Ness. All present in favor. Motion passed.

Jerry Bistodeau 698 101st St NW: Variance for building 65 ft. from road. Mr. Bistodeau was present to request variance for a house less than 65' from the road. Old house will be removed. Garage will be moved. New house will be 75' from the lake not the 40' where the present house is located. He cannot meet the 65' from the center of the road but will be 45' from the road. Motion by Supervisor Heikkinen to approve the variance. Second by Supervisor Ness. All present in favor. Motion passed.

Barry Heikkinen 14329 Barton Ave NW: Variance to add 4 acres from V Hoglund. Requests a variance as regulated in Section 155.026 & 155.048(G)(4)(c) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to add approximately four acres from the Hoglund parcel (Tax #216-100-234202) to the Heikkinen 9.4 acre-home site (Tax #216-100-234204). Proposed expansion of lot will bring the Heikkinen property over 10 acres, with more than 2.5 acres of prime tillable farm land. REASON A VARIANCE IS NEEDED: Residential lots zoned AG General Agricultural cannot exceed 10 acres and have no more than 2.5 acres of prime tillable farmland. Mr. & Mrs. Heikkinen were present to discuss the variance. This would straighten out the property line. They plan to combine the PIDs into one PID. Motion by Supervisor Klein to approve the land split and the land use designation from Ag to Ag Res. Second by Supervisor Ludenia. Motion passed 7 yes 1 abstained, Supervisor Heikkinen interested party.

Unfinished Business:

Land Use Plan: Chairman Hanson reported that we did have a vote on opening up the land use plan. The votes turned out to be 92 no and 56 yes. It will go further at this time.

Misc.:

Upcoming Items:

ADJOURNMENT: A motion was made by Supervisor Ness to adjourn. Second by Supervisor Forsman. The motion carried. The meeting adjourned at 8:10 pm.

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Respectfully Submitted,
Silver Creek Township Clerk,
Nancy Betzler

12/04/2018 Minutes
Approved by Board of Supervisor's
01/03/2019
