

MINUTES JOINT PLANNING BOARD

FEBRUARY 8, 2010

Chairperson Don Pietsch called the Joint Planning Board meeting to order at 1:00 p.m. Members present were Jeff Bertram, Jeff Thompson, and Renee Eckerly. Don Wiese was absent. Ron Mergen was also present.

Motion was made by Thompson to approve the minutes of the August 11, 2009 Joint Planning Board meeting. Seconded by Bertram and unanimously carried.

ELECTION OF OFFICERS

Motion was made by Thompson to elect Don Pietsch as Chairperson, Jeff Bertram as Vice Chairperson, and Renee Eckerly as Secretary. Seconded by Bertram and unanimously carried.

MEETING SCHEDULE

Motion was made by Bertram to meet on an as needed basis. Seconded by Thompson and unanimously carried.

RE-ZONING REQUEST – BOB GARDNER

Pietsch reported that Gardner would like to make an out building into living quarters. He has 4 lots on which there is a 4 stall garage, and an accessory building. He would like to attach the accessory building to the garage. He would like to put a kitchen in the accessory building. There could be deed restricts put on the 4 lots and to not put up any more buildings. The deed restriction would stay with the property. Gardner needs the zone changed from R5 to R1. The one concern is the wellhead protection. His current septic system is large enough to handle it, but may want to install a separate septic system, if needed. Stearns County Environmental Services will determine if one septic is better than two for wellhead protection. The north side of the property abuts the City. The County is sensitive to spot zoning. Mergen stated that the septic system is the issue with the wellhead protection. The land right now is platted for 4 homes. The Township might make a condition that the accessory building stay as an immediate family resident to the main house. That way if the property is sold the dwelling can't be used for a rental property. Pietsch needs a letter by February 16, 2010 from this Board and from the City addressed to the Stearns County Environmental Services, Angie Berg. The Township Board will be reviewing the project tonight to see if there are any issues with the re-zoning.

Motion was made by Thompson to support the Re-Zoning request from Dr. Gardner from R5 to R1 for four lots being condensed to one lot and the availability to have four septic systems condensed into one septic system within the wellhead protection area and recommend such to the City Council. Seconded by Pietsch and unanimously carried.

STATUS OF UPDATING MAP FROM TOWNSHIP

Pietsch reported that they just received the Hwy. 23 maps and will make decisions after reviewing those maps.

There being no further business, the meeting was adjourned at 1:25 p.m.