

BALDWIN TOWNSHIP

30239 128th Street, Princeton MN 55371

PLANNING COMMISSION MEETING

February 26, 2020

Call to Order:

On this 26th day of February 2020 the regular meeting of the Baldwin Planning Commission was called to order by Chairman Richard Marshall at 7:00p.m.

Pledge of Allegiance:

The Pledge of Allegiance was recited.

Roll Call:

Commissioners present were Richard Marshall, Richard Harris, Sherry Newman and Clarence Mattson. Baldwin Town Board Liaison Bryan Lawrence arrived at 7:03 p.m. The Claim Forms were filled out and returned.

Approve/Disapprove Agenda:

A motion was made by Commissioner Newman which was seconded by Commissioner Mattson to approve the Baldwin Township Planning Commission Regular Meeting Agenda of February 26, 2020 as presented. All in favor; motion carried.

Chairman Richard Marshall welcomed the guests present reminding them that the Baldwin Township Planning Commission serves at the pleasure of the Baldwin Township Town Board. The Planning Commission is an advisory board that makes recommendations to the Town Board. It was stressed that the final decisions are made by the Baldwin Township Board of Supervisors.

Reminder: All guests please sign the Sign-In Sheet.

Secretary's Report:

Planning Commission Special Meeting Minutes of January 15, 2020:

A motion was made by Commissioner Newman to approve the special meeting minutes of Baldwin Township of January 15, 2020 which was seconded by Commissioner Mattson; all in favor; motion carries.

Regular Meeting Minutes from January 22, 2020:

After clarifying under 'Discuss Increasing Park Dedication Fees' on page 5, paragraph 2 to state: "The commissioners recommended taking over the collection of the Park Dedication Fees from the county. If the fees were to be raised, the commissioners suggested raising them a maximum of \$200 from \$600 *to a maximum of \$800.*

A motion was made by Commissioner Newman to approve the regular meeting minutes of January 22, 2020 as amended which was seconded by Commissioner Mattson; all in favor; motion carries.

Special Planning Commission Meeting Minutes from November 20, 2019:

The approved Planning Commission special meeting minutes of November 20, 2019 were handed out and are to be filed in the commission books.

Regular Planning Commission Meeting Minutes from November 27, 2019:

The approved Planning Commission regular meeting minutes of November 27, 2019 were handed out and are to be filed in the commission books.

Discuss Land Use:

IUP Auto Repair / Mechanical or Body / Shipwreck Boat Repair / Richard Arlen Properties LLC:

Under Sherburne County Application Number *IUP-2020-00143* Shipwreck Boat Repair is requesting an IUP Auto Repair/Mechanical or Body for Auto Repair/Mechanical or Body-Boat Repair and Restoration located at PID: 01-004-1323 in Section 4; Range 26 of Baldwin Township. The referenced property is a .65-acre parcel. The property is landlocked and has access via a 30-foot-wide driveway easement. The property is zoned Urban Expansion; therefore, operating a business of this kind from the property requires an IUP.

Richard Arlen doing business as Richard Arlen Properties LLC maintains that the property has been cleaned up; and that all questions from the county have been answered. In order to continue using the business as boat repair an IUP is needed. The business focuses on boat repair and not auto repair.

The Commissioners stated in the Township comments: “While the IUP section does not specifically include boat repair, neither does it exclude it. It leaves the question open to our judgement. At any rate the IUP ordinance should be amended to include boat repair.”

A motion was made by Commissioner Harris to recommend to the Baldwin Town Board to approve the IUP request submitted by Shipwreck Boat Repair for an Auto Repair Mechanical or Body-Boat Repair and Restoration, supporting the business at PID #01-004-1323 with the physical address of 12227 – 124th Street NW, Princeton, MN 55371 with the understanding that the business for boat repair is to be included under car repair; and that the IUP is to be amended to include boat repair which was seconded by Commissioner Newman; all in favor; motion carries.

Exempt Easement for Drainage / Deerwood Acres / Chris Flor:

A township drainage easement located in Deerwood Acres PID Number 01-427-0130 in Section 9 of Baldwin Township abuts acreage with the PID Number 01-010-3200. Chris Flor would like to have access to PID Number 01-010-3200 and is requesting the township to allow him to use the township drainage easement in order to gain access to said property.

After discussion the commissioners recommended the township engineer be consulted. More information is needed regarding what the township can legally do with drainage easements.

No action was taken.

Flor stated that perhaps he may have to make his own inroads to the property off of 116th Street.

Preliminary and Final Simple Plat / Parkview Acres / David and Deborah Hedburg:

Under Sherburne County Application Number *SUB-2020-00907* David and Deborah Hedburg are requesting a residential preliminary and final simple plat approval of "Parkview Acres" consisting of three (3) lots PID Number 01-014-2400 located in Section 14, Range 26 of Baldwin Township. The revised proposal plat of Parkview Acres on PID Number 01-014-2400 and PID Number 01-014-2401 is currently two parcels and the applicants are proposing to do a simple plat to make three lots. The applicants have complied with all requests

A motion was made by Commissioner Mattson to recommend to the Baldwin Town Board to approve the Preliminary and Final Simple Plat consisting of 13.43 acres in Section 14, Range 26 of Baldwin Township known as Parkview Acres requested by David and Deborah Hedburg which was seconded by Commissioner Harris; all in favor; motion carries.

Rezone from Urban Expansion to General Rural or Agricultural / Ron Bowen / Ian Schonwald:

Under Sherburne County Application Number *ORD-2019-00364* EDF Renewables is requesting to rezone from urban expansion to general rural or agricultural to build a solar energy farm on acreage owned by Prairie Restorations, Inc. PID Number 01-005-4000 in Section 5, Range 26 of Baldwin Township. The application being submitted is for an Amendment to the County Zoning Map to rezone 20 acres of a 90-acre parcel located in Section 5 of Baldwin Township. It was unclear from the application which 20 acres the applicant wished to rezone or what zoning district the applicant is requesting to rezone it to. To rezone this property to General Rural or Agricultural, the applicant will need to request to amend the County's Comprehensive Land Use Map to a use that reflects the change in zoning being requested. The applicant will also need to provide a legal description of the 20-acres to be rezoned.

The Commissioners stated in the Township comments: "We generally believe that this parcel should not be spot zoned, but strongly believe that the whole 90-acres should be rezoned General Rural."

- Is the proposed rezoning consistent with the Comprehensive Plan? The proposed rezoning is consistent with General Rural, but inconsistent with spot zoning
- Yes, the current use of the property is a permitted use within the proposed zoning district.
- Yes, the permitted uses within the proposed zoning district will not be injurious to health or interfere with the comfortable enjoyment of life or property within the vicinity.
- Yes, the proposed rezoning will not impact public services nor will the permitted use within the proposed zoning district adversely impact or overburden the existing public service capacity.

- Yes, the proposed rezoning is not located in an area that has the potential to adversely impact natural resources such as surface water, groundwater, or wetlands, or sites identified for rare biological species habitat.
- Yes, the proposed rezoning will not have the potential to impact ecologically sensitive or historically significant areas.
- Yes, the property does have sufficient size and physical characteristics to permit a reasonable use under the current zoning district.
- At this time there are no other factors that may be relevant to determining whether the proposed rezoning is appropriate except for spot zoning.

A motion was made by Commissioner Harris to recommend to the Baldwin Town Board to approve the application to rezone from urban expansion to general rural to build a solar energy farm on acreage owned by Prairie Restorations, Inc. PID Number 01-005-4000 in Section 5, Range 26 of Baldwin Township subject to the strong belief that the entire 90 acre parcel be included in the rezoning request which was seconded by Commissioner Newman; all in favor; motion carries.

Variance Road Setback / Cool Spring Acres / Bradley and Deborah Feero:

Under Sherburne County Application Number *Var-2020-00356* Bradley and Deborah Feero are requesting a 60-foot variance in setback from the right of way of 139th Street NW for an attached garage and sunroom on an existing deck. The required setback from the right of way is 67 feet.

A motion was made by Commissioner Mattson to recommend to the Baldwin Town Board to approve the 60-foot variance in setback from the right of way of 139th Street NW for an attached garage and sunroom on an existing deck in property described as Lot 4, Block 1 and the vacant part of Cool Spring Road, PID Number 01-414-0120 with the physical address being 28318 – 139th Street NW, Zimmerman, MN 55398 which was seconded by Commissioner Newman; all in favor; motion carries.

Discuss Land Use and Transportation Proposal / Robert Barbian / City of Princeton:

Robert Barbian, City of Princeton Administrator, attended the February 26, 2020 Baldwin Township Planning Commission meeting for the purpose of initiating a conversation about what steps could be taken to benefit the area regarding working toward a transportation plan. At the meeting he presented a Princeton Comprehensive Plan map for Future Land Use, and dialogue centered on ways to establish goals and directions that may benefit both the town and the city.

Old Business:

Discuss / Update ‘Land Uses’ of Comprehensive Plan:

A motion was made by Commissioner Marshall to table Discussing / Updating the ‘Land Uses’ of the Comprehensive Plan to the next scheduled special meeting of the Baldwin Township Planning Commission which was seconded by Commissioner Harris; all in favor; motion carried.

New Business:

None.

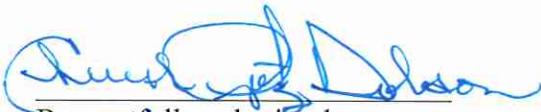
Commissioners Corner:

It was clarified that the Baldwin Township Park Committee is trying to formulate the park portion of the comprehensive plan.

The next scheduled special meeting of the Baldwin Planning Commission is March 18, 2020.

Adjourn:

A motion was made by Commissioner Harris which was seconded by Commissioner Newman to adjourn at 10:00 p.m. Motion carried. Meeting adjourned.



Respectfully submitted:
Cheryl Goetz Dobson
Deputy Clerk


Richard Marshall, Chairman
Date

Attendees: Chris Flor, Dave Hedburg, Kyle Schleic, Ian Schonwald, Mike Sandin, Brad Feero, Ron Bowen