

BALDWIN TOWNSHIP

30239 128th Street, Princeton MN 55371

PLANNING COMMISSION MEETING MINUTES

June 24, 2020

Call to Order:

On June 24, 2020 Chairman Richard Marshall called to order the Baldwin Planning Commission Regular Meeting at 7:03 p.m.

Pledge of Allegiance:

The Pledge of Allegiance was recited.

Roll Call:

Commissioners present were Richard Marshall, Richard Harris, Clarence Mattson, Sherry Newman and Baldwin Town Board Liaison Bryan Lawrence. The Claim Forms were filled out and returned.

Add/Approve/Disapprove Agenda:

A motion was made by Commissioner Marshall which was seconded by Commissioner Mattson to approve the Baldwin Township Planning Commission Meeting Agenda of June 24, 2020 with addition. All in favor; motion carried.

Secretary's Report:

Planning Commission Special Meeting Minutes of February 19, 2020:

A motion was made by Sherry Newman to approve the special meeting minutes from February 19, 2020 which was seconded by Richard Harris. All in favor, motion carried.

Regular Planning Commission Meeting Minutes from February 26, 2020:

A motion was made by Richard Harris to approve the Regular Planning Commission Meeting Minutes from February 26, 2020 and was seconded by Clarence Mattson. All in favor motion passed.

Land Use Requests:

Septic Variance/Deborah & Gary Hyde/Forest Hill Addition:

Mr. & Mrs. Hyde explained that right now they have a cesspool. Rotz will be the installer of new septic system. About 10 years ago DNR/Land Management took about 30' of their property for the boat landing which is next door to Hyde's. Clarence Mattson pointed out that this is actually a two-part variance 19' for septic tank and 15' for drain field, consensus was that the variance actually covered both tank and drain field. Hyde's mentioned that they are taking out their driveway so Bryan Lawrence wondered why the installer did not move 19' further and why tank closer to house. Commissioner Lawrence stated that this is not a reason to deny but would like more clarification. Richard Harris brought up that there was a lot of solid waste on the

property. Hyde's said that has all been cleaned up. Hyde's have been instructed to get more information from the installer and was told to be at the Regular Town Board Meeting on July 6, 2020 at 7:00 p. m.

Richard Marshall moved to approve the 19' variance and Clarence Mattson seconded. All in favor, motion passed.

Setback Variance/Section 35/Michael Graham:

Michael Graham is requesting a 19' setback from center line of CR 19 for a 20 x 30 addition. The existing structure is not in compliance so now with addition a variance is needed.

Clarence Mattson moved to approve the 19' variance and Sherry Newman seconded. All in favor, motion passed.

Richard Marshall went thru the finding of fact.

1. Granting the variance, will not be in conflict with the comprehensive plan. *Yes, it will not.*
2. Exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same district 6, and result from lot size or shape, topography, or other circumstances over which the owners of property since enactment of the relevant Ordinance have had no control. *Yes, they had no control.*
3. The literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance. *Yes, it will.*
4. The exceptional or extraordinary circumstances do not result from the actions of the current or previous owner(s) under the current Ordinance of State law. *We don't know anything of the previous owners.*
5. The variance requested is the minimum variance which would alleviate the practical difficulty. *Yes.*
6. The variance, if granted, will not alter the essential character of the locality and there would be no significant effect on the surrounding properties. *Would not alter character and yes no significant effect.*
7. Adequate sewage treatment systems can be provided if the variance is granted. *Yes.*
8. Granting the variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because the driveway is inadequate length of width. *No, variance will not.*
9. If a shore land variance, it will not be a greater height of lesser shoreline setback than what is typical for the area immediately surrounding the development site. *N/A*
10. The variance will not increase loss of sunlight, views or privacy of the neighboring properties of the residence were built according to the applicable regulation and height of structure. *It will not.*
11. Economic considerations or circumstances shall not be considered so long as a reasonable use of the property exists under the terms of the Ordinance. *Yes, there were no economic considerations.*

IUP/Mechanical or Body/Shipwreck Boat Repair

Recommendation for IUP to be changed to include boat repair on the County Ordinance.

Communication: Liaison Bryan Lawrence

There is a small plat with 3 lots off CR 19 & 38.

Shipwreck was approved at County with having only 15 boats with current license. Solar farm at Prairie Restoration is moving ahead at the county. Flight zone had to be verified with the runway. Trees do not need to be planted. Spot zoning was reasonable in this location. We might have a busy season ahead with more development coming in.

The county is still not meeting in person, but having everyone calling in.

Amendment to Sherburne County Zoning Ordinance No 002 Ord No - 244

A farmer does not need the homestead anymore but wants to keep the farmland. Setbacks will be less.

Amendment to the Sherburne County Zoning Ordinance No 002 Ord No – 245

Zoning changed from industrial to commercial

The Planning Commission reviewed the above Ordinances and they will be added to the Commissioner Ordinance book along with main Ordinance book.

After the Fact Permits:

Board comments were, has to be defined, what creates the incident, have it clear and precise, have it published. Should be project and not the house already there that creates variance. Building built right and no project not right to have to have septic checked. State statute states that part of the process is that a septic check is required.

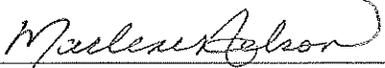
Commissioner Corner:

Bryan Lawrence brought up that everyone should brainstorm to add new members to the Planning Commission that have a passion for Baldwin Township. Next year Commissioners Richard Marshall and Sherry Newman terms are up.

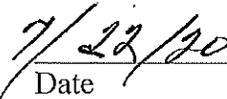
The next scheduled special meeting of the Baldwin Planning Commission is July 15, 2020.

Adjourn:

Chair Richard Marshall adjourned the meeting at 8:30 p. m.


Respectfully submitted:
Marlene Nelson
Deputy Clerk/Treasurer


Richard Marshall, Chairman


Date

Attendees:

Deborah Hyde
Gary Hyde
Michael Graham