

BALDWIN TOWNSHIP

30239 128th Street, Princeton MN 55371

PLANNING COMMISSION MEETING

January 23, 2019

Call to Order:

On this 23rd day of January, 2019 the regular monthly meeting of the Baldwin Planning Commission was called to order by Chairman Richard Marshall at 7:00 p.m.

Pledge of Allegiance:

The Pledge of Allegiance was recited.

Roll Call:

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

Oath of Office:

The Oath of Office was administered to Commissioner Clarence Mattson.

Approve / Disapprove Agenda:

A motion was made by Commissioner Harris to approve moving discussion of the items under New Business to above Old Business which was seconded by Commissioner Newman; all in favor; motion carried.

A motion was made by Commissioner Harris to approve the regular meeting agenda as amended which was seconded by Commissioner Mattson; 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 Meeting Minutes of November 28, 2018:

A motion was made by Commissioner Harris to approve the Planning Commission meeting minutes of November 28, 2018 which was seconded by Commissioner Newman; all in favor; motion carried.

Planning Commission Meeting Minutes of October 24, 2018:

The approved Planning Commission meeting minutes of October 24, 2018 were handed out and are to be filed in the commission books.

Land Use Requests:

Approve / Disapprove Baldwin Estates Final Plat / Brothers Development LLC:

Paul Otto from Otto Associates out of Buffalo, Minnesota was present to represent his client regarding a request for a final residential standard of Baldwin Estates consisting of eight (8) lots. The Preliminary Plat was approved by the County Board on October 7, 2003. The County Board has granted eight (8) Preliminary Plat extensions. Otto said that his client has purchased the property and is looking to complete the project. Lawrence indicated that a possible hindrance from the commission to give full approval would be to make sure that the township engineer does or does not have any additional comments and if the township has accepted the road. After further discussion regarding the location of the gas pipeline easement, the grading and drainage easements and park dedication fees, *A motion was made by Commissioner Harris to recommend approval to the Baldwin Township Board subject to the clarifications or adjudication of 1) Has the storm water issue been handled?; 2) Has the township engineer seen the plat? Have the drainage plans been accepted by Baldwin Township?; 3) Has the road been inspected?; 4) Are all fees current?; 5) Is the location of the gas pipeline in the SE corner acceptable?; 6) Easement lines? (Ponds and Easements); and 7) Why are park dedication fees paid only on 7 lots (and not 8)? which was seconded by Commissioner Newman; all in favor; motion carried.*

Approve / Disapprove Misty Hollow Final Plat / Family One Homes Inc.:

Greg Wersal of Family One Homes, Inc. and Seth Monroe of Rum River Land Surveyors and Engineers were present to request a final residential plat approval of Misty Hollow consisting of 10 lots; PID 01-032-2200. Referencing Bogart, Pederson & Associates, Inc. letter dated December 17, 2018 a review of the final plat, grading plans and hydraulics has been completed for the Misty Hollow plat. According to Wersal the four points laid out in the Bogart, Pederson & Associates letter has been satisfied although it was noted by the township commissioners that a statement by Bogart, Pederson stating that the items were approved was not included in the packet.

A motion was made by Commissioner Newman to recommend approval to the Baldwin Township Board subject to obtaining a statement of approval from Bogart, Pederson & Associates regarding the ITT document and the resolution of the four points listed which was seconded by Commissioner Harris; all in favor; motion carried.

Approve / Disapprove Permit Waiver for Access to Township Road / Phillip Grenier:

Phillip Grenier who lives off of 306th Avenue in Baldwin Township is asking approval from Baldwin Township to add a second driveway that would access his property off of 105th Street NW. *A motion was made by Commissioner Harris to recommend approval to the Baldwin Township Board subject to the identification of the exact location of the second driveway off of 105th Street that the driveway is installed according to the township's standards and that the driveway is built properly not to effect the road right-of-way or drainage which was seconded by Commissioner Mattson; all in favor; motion carried.*

Prairie Home Restorations / Ron Bowen:

With Connexus Energy's interest in erecting a solar farm on approximately 15 acres of land known as the Prairie Restoration, Ron Bowen approached the Planning Commission to find out if there is initial interest in such a project.

New Business:

Discuss / Approve / Disapprove Draft Zoning Ordinance Amendment Changes / Sherburne County:

Sherburne County Planning and Zoning is proposing to make amendments to the Sherburne County Zoning Ordinance and are seeking review and comments of the proposed changes from Baldwin Township. Under consideration for changes is Section 17, Subdivision(s) 2; 8; and 18 that cover exterior storage of vehicles, accessory buildings and shipping containers, and RV's. After a thorough discussion it was decided that the commissioners would review the proposed amendments and submit comments to the township before the regular meeting of Baldwin Township on February 4, 2019.

Information / Mertz, David & Carla / Order Granting Interim Use Permit:

Informational material.

Reschedule Joint Meeting with Park Committee February 27, 2019;

The Baldwin Township Planning Commission and the Baldwin Township Park Committee will meet on February 27, 2019.

Old Business:

Discuss / Update 'Land Uses' of Comprehensive Plan:

1. Chapter 1 of Sherburne County Comprehensive Land Use Plan
2. Chapter 8 of Sherburne County Comprehensive Land Use Plan
3. Chapter 9 of Sherburne County Comprehensive Land Use Plan

A motion was made by Commissioner Harris to table Old Business which was seconded by Commissioner Mattson; all in favor; motion carried.

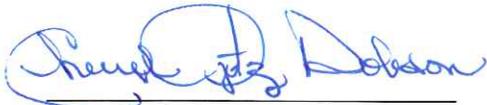
A motion was made by Commissioner Newman to continue to table Discuss / Update 'Land Uses' of the Comprehensive Plan until after March 2019 which was seconded by Commissioner Mattson; all in favor; motion carried.

Commissioner's Corner:

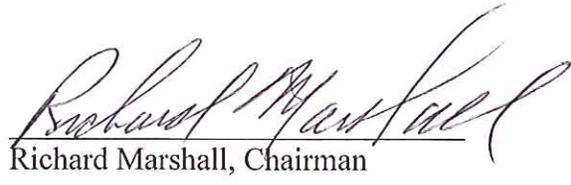
Commissioner Harris clarified his position on the proposed zoning ordinance amendments regarding containers.

Adjourn:

A motion was made by Commissioner Newman which was seconded by Commissioner Mattson to adjourn at 9:47 p.m. with the next Planning Commission meeting to be held on February 27, 2019 with the Park Committee. Motion carried. Meeting adjourned.



Respectfully submitted:
Cheryl Goetz Dobson
Deputy Clerk



Richard Marshall, Chairman

2-27-19
Date

Attendees: Greg Wersal of Family One Homes, Inc., Paul Otto of Otto Associates, Seth Monroe of Rum River Land Surveyors & Engineers, Phillip Grenier, Ron Bowen; Roger Nelson of Blue Hill Township