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# BALDWIN TOWNSHIP

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30239 128<sup>th</sup> Street, Princeton MN 55371

## **PLANNING COMMISSION MEETING**

**September 27, 2017**

### **Call to Order:**

On this 27th day of September 2017 the Regular Monthly Meeting of the Baldwin Planning Commission was called to order by Chairman Richard Marshall at 7:01 p.m.

### **Pledge of Allegiance:**

The Pledge of Allegiance was recited.

### **Roll Call:**

Commissioners present were Richard Marshall, Kimberly Good, and Deborah Guy. Absent were Commissioners Scotty Harder and Richard Harris. Also present is Baldwin Town Board Liaison Bryan Lawrence. The sign in sheet is attached. The Claim Forms were filled out and returned.

### **Approve/Disapprove Agenda:**

*A motion was made by Commissioner Good to approve the regular meeting agenda as presented which was seconded by Commissioner Guy; 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.

### **Secretary's Report:**

#### **Planning Commission Meeting Minutes of August 30, 2017:**

*A motion was made by Commissioner Guy to approve the Planning Commission meeting minutes of August 30, 2017 which was seconded by Commissioner Marshall; all in favor; motion carried.*

#### **Handout Planning Commission Meeting Minutes of July 26, 2017:**

The approved Planning Commission meeting minutes of July 26, 2017 were handed out and are to be filed in the commission books.

### **Land Use Requests:**

#### **Variance Request for Accessory Building / Matthew Hill**

A petition was presented by Matthew Hill requesting a variance to Section 17, Subdivision 8.4 which states "The total area of detached accessory structures shall not

exceed 3,000 square feet per lot within the agricultural and general rural districts on platted lots of any size, and not-platted lots of less than 5 acres.

According to the petitioner in the county changed the ordinance in 2015. When he bought the land in 2015 there was no restriction on the size of an accessory building. The request meets the setback requirements of the county; the only issue is the size of the building.

Reviewing the Findings of Fact in supporting (or denying) a variance the Baldwin Planning Commission determined:

- The proposed rezoning is consistent with the Comprehensive Plan but not the Zoning Ordinance. The Zoning Ordinance changed. Due to the uniqueness of this platted property, and the size, it would be in harmony with the intended use of the property.
- The property owner would be deprived of a reasonable use of the property if a variance wasn't granted.
- The practical difficulty is due to circumstances unique to this property since the zoning ordinance was changed after the property owner brought the property. The property owner's vision when buying the property was to build a 13,000 square foot building.
- The circumstances causing the practical difficult were created by someone or something else other than the landowner namely the changing of the zoning ordinance.
- The issuance of the variance will maintain the essential character of the locality.
- The practical difficulty involves more than economic consideration.

*A motion was made by Commissioner Good to approve recommending to the Baldwin Town Board to grant approval of a variance request to construct an accessory building over the 3,000 square foot restriction on a platted lot located at 11324 – 306<sup>th</sup> Avenue NW; PID 01-484-0210 as requested by Matthew Hill which was seconded by Commissioner Guy; all in favor; motion carried.*

**Communications:**

Lawrence informed the commission that the county recommended approval for the North Country Acres preliminary plat.

**Old Business:**

None.

**New Business:**

**Information – Preliminary Plat Extension for Rum River Bluffs:**

For informational value.

**Commissioner's Corner:**

It's requested by Commissioner Good to meet with the county to discuss a fee / rate schedule that should have been established and attached to the Joint Powers Agreement

Regarding Zoning that was initiated back in 2005. She said it would be interesting to see what revenues have been generated by the county.

The commission would like to look at any 2-year extensions that come before the board in order to determine if the submission is still in compliance with the comprehensive plan.

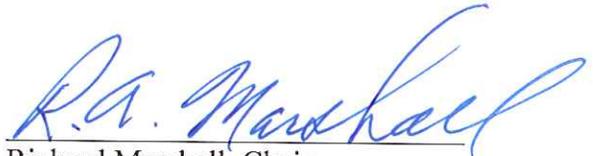
The commission will review the Land Use section of the Baldwin Township Comprehensive Plan.

**Adjourn:**

*A motion was made by Commissioner Good which was seconded by Commissioner Guy to adjourn at 8:07 p.m. with the next Planning Commission meeting to be held on October 25, 2017. Motion carried. Meeting adjourned.*



Respectfully submitted:  
Cheryl Goetz Dobson  
Deputy Clerk



Richard Marshall, Chairman

*10-25-17*

Date

Amendments: \_\_\_\_\_