

BALDWIN TOWNSHIP

30239 128th Street, Princeton MN 55371

PLANNING COMMISSION MEETING

October 24, 2018

Call to Order:

On this 24th day of October 2018 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, and Sherry Newman. Baldwin Town Board Liaison Bryan Lawrence was absent. The Claim Forms were filled out and returned.

Approve / Disapprove Agenda:

- Add "Sherburne Village Request for Sewer" after Secretary's Report.

A motion was made by Commissioner Newman to approve the regular meeting agenda as amended which was seconded by Commissioner Marshall; 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 September 26, 2018:

After correcting the date of the next Planning Commission meeting from October 31, 2018 to October 24, 2018, *a motion was made by Commissioner Newman to approve the Planning Commission meeting minutes of September 26, 2018 which was seconded by Commissioner Harris; all in favor; motion carried.*

Planning Commission Meeting Minutes of August 22, 2018:

The approved Planning Commission meeting minutes of August 22, 2018 were handed out and are to be filed in the commission books.

Sherburne Village Request for Sewer:

There are more questions than answers at this point; nevertheless Supervisor Swanson felt compelled to inform the Planning Commission about a potential expansion to the north of the property known as Sherburne Village (the trailer park) PID #01-009-1105 by its new owner Brenton Titcomb. Sherburne Village is already owned by Titcomb. Titcomb's intention is to build a retirement community on a 50 acre property north of the trailer park which has been annexed into

the City of Princeton as well as acquiring an approximately 10 acre property owned by the Evangelical Free Church (PID #'s 01-004-4400 and 01-004-4401) directly across County Road 2 which is in Baldwin Township in order to use the building(s) as a community center. The City of Princeton has informed Titcomb that they would / could provide sewer to the property at a cost of \$1.5 million by running a 12" pipe through Baldwin Township at the south end of the property. Swanson stated that the sewer system for Sherburne Village in Baldwin Township was done by Bogart, Pederson & Associates and believes it was built to allow for expansion. Swanson's proposal was to consider the idea of forming a Subordinate Service District for Sherburne Village and the 10 acre property emphasizing that Baldwin Township would be capable of financing such a move through a bond. As mentioned earlier, there are still a lot of questions that need to be answered.

Land Use Requests:

Approve / Disapprove Leech Addition / Amending an Existing CUP by Changing Legal Description:

David Jones must amend his Conditional Use Permit for a House Business in an Accessory Building because his property is being replatted to address a building encroachment. Jones is selling a portion of his property to a neighbor because the neighbor built an accessory building over the lot line. The two owners have agreed to replat the property into Leech Addition. Once this replat is approved, the CUP for Jones will be invalid because the legal description the CUP was granted to will no longer exist. Jones did not create this issue. He has no plans to change any conditions of his CUP, although a new legal description is required for Lot 2, Block 1 of Leech Addition. *A motion was made by Commissioner Harris to recommend approval of the applicants request for the continuance of the Conditional Use Permit required by the lot description change as long as the Conditional Use Permit conditions remain the same which was seconded by Commissioner Newman; all in favor; motion carried.*

Communications:

No report.

Old Business:

Discuss / Update 'Land Uses' of Comprehensive Plan:

Sherburne County Comprehensive Plan Use Plan:

The Sherburne County Comprehensive Plan includes their view of a comprehensive plan for Baldwin Township. Commissioner Marshall voiced that he felt it would be an exercise in futility to continue updating the Baldwin Township Comprehensive Plan without striving to bring the two plans into agreement. Commissioner Marshall thought it disturbing there was so much double talk between the two agreements particularly the Joint Powers Agreement. He cited that at the bottom of page 97 of the Sherburne County Comprehensive Plan which says:

"In the event a Town Board's action differs from the County Board's action (i.e. where on board approves a request while the other board denies it), Sherburne County shall enforce the County Board's action, and the township shall enforce the Town Board's action.

These Joint Powers Agreements do not apply to this Comprehensive Plan, meaning townships may adopt a Comprehensive Plan independent of the County."

Commissioner Marshall interpreted this to mean that the county would override the township which would accentuate the problem. So the determination is (1) how to find answers to any of these questions; (2) there is a need to use the Baldwin Planning Commission liaison as a liaison to the

county in order to try to obtain these answers; and (3) the Baldwin Planning Commission cannot go further with updating the Comprehensive Plan until there is a satisfactory solution to bringing the two agreements into one unified document.

A motion was made by Commissioner Harris to move that in as much as the Baldwin Planning Commission has become aware of the contradictory issues of the Baldwin Township Comprehensive Plan and the Sherburne County Comprehensive Plan, the chairman of the Baldwin Township Planning Commission should approach the Baldwin Township Town Board to schedule a Joint Special Meeting in order to begin clarifying and resolving the issues noted in the two agreements which was seconded by Commissioner Newman; all in favor; motion carried.

New Business:

Discuss / Approve / Disapprove 2019 Planning Commission Calendar Schedule

A motion was made by Commissioner Newman to recommend approval of the 2019 Planning Commission calendar schedule which was seconded by Commissioner Marshall; all in favor; motion carried.

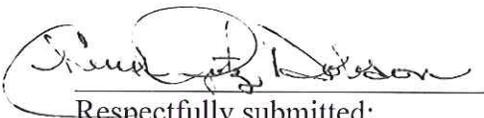
- Information / Sherburne County Overview of Services
- Information / Order Granting Variance / Wicklander
- Information / Order Denying Variance / Hipsag

Commissioner's Corner:

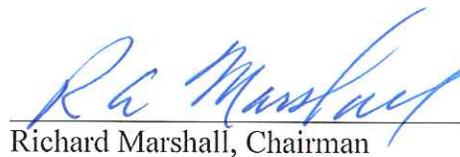
The Commissioners interviewed potential applicant to the Planning Commission Clarence Mattson. To recommend approval / disapproval of the applicant will be added to the November Planning Commission agenda.

Adjourn:

A motion was made by Commissioner Marshall which was seconded by Commissioner Newman to adjourn at 9:00 p.m. with the next Planning Commission meeting to be held on November 28, 2018. Motion carried. Meeting adjourned.



Respectfully submitted:
Cheryl Goetz Dobson
Deputy Clerk


Richard Marshall, Chairman

11-28-18
Date

Attendees: Clarence Mattson, Jay Swanson