

# Crow Wing Township Planning Commission Meeting

## January 10, 2022, 6:00 PM

Commission Members Present: Brad Arnold (Chair), Dan Lee, David Nelson , Amanda Peterson (Planning and Zoning Administrator), Tucker Schuety (Township Supervisor Chair) & Sue Kern (Township clerk). Linda Schuety was absent.

Brad called the meeting to order at 6:00 PM and the Pledge of Allegiance was recited.

**Public Hearing:** The Land Use Ordinance Amendment 01-22 Agri-Business was brought forward for discussion. Amanda stated this is adding a definition to the current ordinance and amending it to allow Agri Business / Agri Forestry district with a conditional use permit. She stated Agri Business is defined as any agricultural, horticultural, or agricultural-related business activity that allows organizations or members of the general public for the purpose of recreational entertainment, education, or active involvement to view, enjoy, or participate in rural activities of a farm or farm related operation. An activity is an agri-business activity whether the individual pays to participate in the activity. The Land Use Ordinance Amendment 02-22 is to add Solar Energy systems to the current ordinance. The current ordinance discusses kilowatts and is outdated. Commercial will need a conditional use permit. Residential is permitted and roof solar panels do not need a permit. Wind farm energy is permitted in 5 districts with a CUP. Tucker made a motion to approve Amendment 01-22 to the current ordinances. Seconded by Dan. No further discussion. Motion passed 4-0. Tucker made a motion to approve Amendment 02-22. Seconded by David. No further discussion. Motion passed 4-0. Further, an ordinance amendment summary from the packet will go to the Town Board for a motion and possible approval along with the above two Amendments for publication.

**Additions or Deletions: Open Forum:** A prospective future resident came to the meeting to ask for information about the possibility of purchasing land and having a small campground on it and wanted to know the process of moving forward with this plan. She is looking at a 40-acre residential forestry parcel. Pros and cons of this idea were discussed, and her questions were answered regarding the possibility of less than 4 sites and 5 sites or more without water and electricity hookups and the sites would be seasonal. It was suggested she need to do more research and possibly approach neighbors before getting too far into the process. Amanda stated that land use permits with conditional use permits would be needed and the MN Department of Health, environmental and safety standards would need to be met. Addressing all the issues could be quite complicated and possibly expensive and a hard sell. She was given advice on how to move forward and she will be in contact with Amanda.

**Approval of Minutes:** There was discussion of the length of the minutes and whether the agenda packet can be on the website. Dan made the motion to approve the minutes for December 13, 2021, as written. David seconded. No more discussion. Motion passed 4-0.

**New Business:** A proposed enforcement policy and nuisance ordinance was presented. The Planning Commission is looking to improve the verbiage and process to handle violations. The Agenda Packet did have some typos but was viewed as a worksheet template. Identifying and contacting violators, use of certified mail and seeking resolutions to the problem through dialogue are part of the process with a timeline of 90-100 days. Unresolved negotiations could lead to a criminal prosecution, civil litigation and not allowing permits for the property which could also includes steep fines but those could be removed when directives are met. There already is in our ordinance that covers the possibility for the

Town Board to clean up a property and put a lien on the resident's property taxes in extreme situations. Fees can be removed with cooperation. This policy would be an internal process that the Town Board could approve. The Planning Commission is looking to improve not resolve the situation in a more user-friendly fashion. Ordinance 2022-01 Nuisance ordinance draft verbiage was discussed. Topics included trees in the right of way, numbers of vehicles, storage containers, no habitation, excessive storage, and how to proceed. Amanda will revise the language. The matter will be discussed again at the next meeting prior to bringing to the town board.

Next on the agenda was the Schuety / Anderson septic system. Amanda has sent letters and emails recently to Mr. Anderson. There has not been much response. This will be looked at again in the Spring.

**Old Business:** Regarding the Ream complaint, the immediate concern has been addressed and now winter has set in. The owner is cooperative, willing and wanting to resolve the matter. Due to winter, a letter should go out and this will be followed up with in the Spring.

Regarding Jillson, complaint is ongoing for two years, we are working with the courts and probation officer. Reevaluation will happen in the Spring. Mr. Jillson will be beyond his deadline. Amanda will be writing a strong letter to the Probation office and Mr. Jillson and CC Brad.

Brad welcomed David Nelson, our new planning commission member. Brad also talked to Ginny Knudson and discussion will be upcoming with the Town Board. We need an attorney for title work and represent the Township.

The Planning Commission discussed moving the meeting from the second Monday of the month to the first Monday of the month. Due to holidays and conflicts with caucus nights, and the lack of a second meeting of the Town Board, it was decided to leave it as it has been on the second Monday of the month. Amanda will talk to Justin regarding this.

Amanda is working on updates on our books.

**P&Z Administrator's Report:** It has been a busy year for planning and zoning. Amanda presented the list of land use permits and CUP's. Amanda brought attention to the Sweet subdivision and the Koering and Cooper subdivision. Amanda will be doing the Census report.

There was no other business. Tucker made a motion to adjourn. David seconded the motion. No discussion. Motion passed 4-0. Meeting adjourned at 8:21 pm.