

Crow Wing Township Planning Commission Meeting August 5, 2024, 6:00 PM

Commission Members Present: Brad Arnold (Chairman), Commissioners David Nelson, Dan Lee, Paul Stephany (Township Board Supervisor) and Sue Kern (Township Clerk). Scott Saehr, Planning and Zoning Consultant and Linda Schuety were not present. Brad called the meeting to order at 6:00 PM and the Pledge of Allegiance was recited.

Public Hearings: None.

Additions or Deletion: None.

Open Forum: None.

Approval of Minutes: Dan made the motion to approve the minutes from June 3, 2024, after changing it to read 'case-by-case' situation in the Complaint Process Review. David seconded the motion. No discussion. Motion carried 4-0.

New Business: Northland Industrial Park Plat: Chris Sonmor was present at the meeting and this topic was moved ahead of the Old Business. Chris presented the lot split/subdivision/rezoning application. Scott Saehr has worked with Chris extensively on this application but could not attend this meeting. The property is along Business 371 and encompasses 53 acres with the intention to subdivide the property into 15 lots in varying sizes. Doug Schieffer is the owner. Chris has done extensive work and presented a site suitability plan, surveyor's report, drainage report, and storm water and pond routing report along with a driveway permit application. Findings of fact align with the land use ordinance comprehensive plan. The land is zoned AG Forest C-2 commercial. Brad stated the Commission's task was to support, table or deny the preliminary rezone. A development agreement between Northland Industrial Park and the Town Board will be required. MN DOT requirements have been identified. Brad stated he approached two snowmobile club members and one ATV member as this will affect their current trail. These groups have a permission slip to use the trail not necessarily an easement and could be void on the sale of the lots. The plan allows for a future road. A buffer will be needed between the commercial lots and neighboring residential properties. The road and cul-de-sac were discussed at length. Dan questioned if one property was land locked but the property borders Hytec's business. This is a preliminary plan and not a construction project. Later, lots would be sold, and the new owners would need to apply for land use permits at that time. Log clearing could begin at any time. Chris stated the natural buffers would remain in place rather than removing and replanting vegetation/trees. They have not contacted the neighbors. A public hearing will take place on Tuesday, September 3, 2024. David made a motion to support the preliminary request for subdivision and rezone based on the findings of fact on the plans submitted by Northland Industrial Park site plans dated 7-17-24 with support submissions dated 7-18-24 based on alignment with the township comprehensive plan and as the Crow Wing County soil & water have reviewed the preliminary storm water plan and it is suitable for site development and the matter will go before Township Board at their next meeting. Dan seconded the motion. Motion carried 4-0. Scott Saehr and Chris Sonmor will attend the public hearing 9-3-24.

Old Business: Outstanding Complaints: Violation letters were reviewed and will be sent to the owners of 7028 Barrows (Parker), 7026 Wels Avenue (Witt) and 9816 Arielle Drive (Jillson). Brad will follow up on the Heron/Robin Street (Hanson/Gerhardt) fence complaint. Juairé's and Niessen's were briefly discussed. **Crow Wing County Ordinance Amendments update:** No update currently.

P&Z Administrator's Report: There was no report in the packet.

Town Board Correspondence: None.

Adjournment: Dan made a motion to adjourn. David seconded. No discussion. Motion carried 4-0. The meeting adjourned at 7:27 pm.