

## **Crow Wing Township Planning Commission Meeting November 4, 2024, 6:00 PM**

**Commission Members Present:** Brad Arnold (Chairman), Commissioners David Nelson, Dan Lee, Paul Stephany (Township Board Supervisor), Scott Saehr (Planning and Zoning Consultant), and Sue Kern (Township Clerk). David arrived at 6:30 pm. Brad called the meeting to order at 6:00 PM and the Pledge of Allegiance was recited.

**Additions or Deletion:** None.

**Public Hearings: Rezone Application for PID #56150611:** Scott reported Robert Nibbe is requesting to subdivide parcel 56150611 into two separate parcels for possible resale. With the property currently zoned Agricultural/Forestry, the applicant would be creating a nonconforming lot as the parcel size would be less than the minimum requirement lot size. In addition, the applicant/property owner would combine lots 56150611 and 56150610 to make both lots conforming. Mr. Nibbe has completed the necessary paperwork and is following the ordinance, and he was present at the meeting. Approximately 130-140 residents within a half mile of the property were sent a notice per statute and code. There were no responses prior to the meeting and only one question at the meeting was answered to the resident's satisfaction. He will sell the old home and live in the new home. Dan made the motion to accept the application and a recommendation to the Township Board to accept based on the finding of facts that there would be two conforming lots that meet the ordinance. Paul seconded the motion. No further discussion. Motion passed 3-0. Scott stated that if the Town Board approved, he would then do the subdivision. **CUP Application for PID #56080510:** Rick Adams, Agent for Verizon Wireless, applied for a Conditional Use Permit (CUP) for parcel 56080510 located at 5796 Brandon Way, Brainerd. The current zoning is agricultural/forestry. The applicant plans to build a new Verizon Wireless facility with a 199' self-support communications tower with ground equipment and a 33' by 45' chain link fence. There will be minimal tree removal. The necessary paperwork has been filed. Approximately 110 residents within a half mile of the property were sent a notice per statute and code. The tower requires a CUP per Article 43.5 of the Township Ordinance. Setbacks, fencing, signage and lighting were addressed. MN DNR and Crow Wing County had no comments. The City of Baxter questioned co-location abilities for additional users. Brainerd Airport requested FFA Form 7460 and to submit to Camp Ripley. Camp Ripley was notified on two separate dates with no comments. The Planning Commission considered the findings of facts and found them to be compliant. The factors listed in the findings of facts included the height of the tower, capacity of the tower, proximity of the tower to residents, nature of uses on adjacent and nearby properties, surrounding tree coverage, design of the structure, availability of suitable existing towers and other structures as discussed in Article 43.7 and impact to the existing aesthetics and character of the surrounding area and the level of adherence to the provisions set forth in article 43.1. Brad had one response prior to the meeting in support. Ten residents were in attendance with questions, some in support and some opposed. Each question was addressed by Rick Adams, Scott Saehr or the Planning Commission. Dan made a motion to support based on findings of facts and the information provided and to recommend to the Township Board to proceed. David seconded the motion. Passed 4-0. A motion of support will be presented to the Township Board for final approval.

**Open Forum:** None.

**Approval of Minutes:** Dan made the motion approve the minutes from October 7, 2024, with a change of wording in the P&Z Administrative report to state height restrictions were discussed and a need to communicate with Fort Ripley regarding height restrictions. David seconded. No further discussion. Motion passed 4-0.

**Old Business: Crow Wing County Ordinance Amendments update:** There will be some impacts with the Comprehensive Plan but will be brought forward with a public hearing early next year.

**New Business: Rezone Application for PID #56150611 and CUP Application for PID #56080510** will be brought forward to the Town Board at their November 12<sup>th</sup> meeting. **Final Plat – Northland Industrial Park:** The final plat has been satisfied except for the easement/contract agreement regarding the ATV trail. There has been no communication regarding the trail agreement/contract having been completed. No action was taken.

**Outstanding Complaints:** Brad reported that communication has started with Claudia Parker regarding 7028 Barrows Ave. There has been no response on the Jillson and Witt properties. Certified second notice letters were sent and returned unopened. There is confusion about the address for the Witt property. Brad will be investigating the Estate Circle property. No action was taken.

**P&Z Administrator's Report:** The Administrator's Report was reviewed. Scott reported that there is a potential submittal coming at Northland Industrial Park in December. It was noted that there is some potential construction taking place off Remington Way. Brad will follow up.

**Town Board Correspondence:** None.

**Adjournment:** Dan made the motion to adjourn. David seconded. Passed 4-0. Meeting adjourned at 7:31 pm.