

Crow Wing Township Planning Commission Meeting, November 3, 2025, 6:00 PM

Commission Members Present: Chairman Brad Arnold, David Nelson (Vice Chair), Dan Lee, Jon Kolstad, Paul Stephany (Township Board Supervisor), Scott Saeher (Planning and Zoning Consultant) and Sue Kern (Township Clerk). Brad called the meeting to order at 6:00 PM and the Pledge of Allegiance was recited.

Additions or Deletions: Paul made a motion to accept the agenda as written. Dan seconded. Passed 5-0.

Public Hearings: Ordinance Amendments – Land Use Ordinance / Subdivision Ordinance:

Announcements and Publications were sent out per guidelines. The County has been reviewing the Ordinance for months. The Planning Commission reviewed the Ordinance in its entirety and there are very minimal changes, clarifications and verbiage changes to Crow Wing Township. The County has told Scott it is still adjusting the Ordinance. The final answer will be made by the Town Board. **Article 6:** The process/appointments are slightly different than the Counties due to availability of PC members. **Article 9:** Subdivision of land. The minor (<10 acres) and major (>10 acres) are separate now and will be kept that way. Minor subdivisions will go through the PC as previously and still meet Ordinance standards. The County has DRT (Development Review Team) process, and the Township does not due to staff restraints, and the PC will review on a case-by-case basis as needed. **Article 10:** Commercial will be represented as C-1 & C-2 on the land use table. **Article 11:** Shoreland District. Lot requirements will be at least as restrictive as what the County states. 11.4 Accessory Structures based on impervious coverage and commercial vs. private storage to follow what is identified and meet standards. The current will be removed. **Article 13:** Residential district standards were kept the same without the table. **13:7 Inoperable vehicles.** The Township must be at least as restrictive as the County. This will be a big change from the past. Rural 20 was kept the same as was Cannabis as it was recently added. **Article 16:** Commercial C-1 and C-2 were added. Screening is discussed. **Article 19:** The first portion was removed and discussion on the purpose of street signs and emergency 911 signs was added. **Article 20:** Airport district was scratched but added back camping standards. **Article 22:** Timber cutting and/or clearing refuse disposal will remain. **Article 23:** Will remain the same. **Article 27:** Guest cottage/quarters will be measured to the peak of the building. **Article 28:** Dirt moving will be reflected here. **Article 30:** Home occupation, 30.3 exemptions added. **Article 34:** Resort standard policy was removed and would be on a conditional use permit only with reference to the land use table and the Comprehensive plan. **Article 35:** Railroad portion was removed. **Article 37:** Subsurface systems (SSTS) verbiage was switched from County to the Township. Scott stated that in a month or two the County will be making changes in this section. It was decided that the Township would follow the MN Rule 7080 standards. Chris will be consulted on the verbiage of this section. **Article 39 & 40:** Regarding wetlands and signs, the County will have authority. **Article 42:** Solar Energy Systems are conditional use and ground units count as impervious surfaces. Commercial use will be through the PC on a conditional use basis. Scott will add swimming pool standard requirement verbiage per the discussion to include that pools and decks are impervious, and setbacks must be met.

In summary, the PC is to make a recommendation to the Town Board with added language regarding SSTS MN Rule 7080 after reviewing the Ordinance packet and changes. Jon made a motion to recommend full support to the Town Board to adopt the County Ordinance Amendments with clarification of township language as discussed and accepting reference directly to the County SSTS and MN State Rule 7080 as our septic guideline rules. Seconded by Dan. No discussion. Passed 5-0. Scott will confer with the Township Attorney.

Open Forum: None.

Approval Minutes: David made a motion to approve the PC minutes of October 6, 2025, as written. Dan seconded the motion. No discussion. Passed 5-0.

Old Business: Outstanding Complaints: 7026 Wels Avenue: Brad stated the fence, clean up, removal of debris and blocking the ROW are still a problem. Brad talked to him and invited him to the meeting. An onsite visit may need to take place at the owner's expense. He will be sent a letter and billed. **7028 Barrows:** There has been no response. A letter will be sent, and billing will take place. **9816 Arielle Drive:** Brad stated he talked to the owner off site and he stated he was doing what he could. There have been no improvements. Another resident was present at the meeting and complained that there were all kinds of activity and noise and tires, refuse, snowmobiles, cars, etc. were along the property line. A letter and billing will take place. **6818 Wels Avenue:** No response. A letter and billing will take place. **6850 Wels:** There has been a clean up and items removed. The septic is not compliant, but the property is vacant and not a hazard. The property is on a Hold Status. **9507 Forest Height Drive:** No response. A letter will be sent, and billing will take place. **9304 50th Avenue:** No response from letter sent on 10-29-25 and a second notice will be sent. **9833 Forest Heights Drive:** A letter had been sent on 10-20-25 regarding unpermitted structures. A second letter will be sent. Other properties are on hold and not concerning currently. PC approved sending letters with fines.

PZ Administrator's Report: Scott stated the County may have more Amendments coming forward for the Land Use Ordinance. A possible duplex was discussed. Planning Commission training was scheduled for the January 5th meeting just prior to the Planning Commission meeting from 5:00-6:00 pm at the cost of \$300 with Chris. The Town Board will be invited to attend. A possible subdivision on 75th was discussed.

Town Board Correspondence: None.

Adjournment: Being no further business, meeting adjourned at 8:29 pm.