

Empire Township Planning Commission Minutes

March 15, 2022

The Empire Township Planning Commission meeting was called to order by Tom Kaldunski at 8:00 PM.

Present were: Tom Kaldunski, Trent Larson, Jared Sachs, Doug Clark, Marla Vagts, Jane Kansier, Brad Fisher, Charles Seipel-Teng, and liaison Jamie Elvestad.

The meeting was opened to a Public Hearing for a CUP Amendment to the American Tower CUP at 16273 Chippendale Ave.

No public comments on the proposed CUP Amendment were received.

Jane Kansier presented a memo on the proposed CUP Amendment. That amendment application proposes the addition of 3 antennas to the existing cell tower. The property is zoned AG and is operating on the original CUP that was issued in 1997 and assigned to American Tower Corporation in 2010.

Although the zoning ordinance currently requires an IUP for cell towers, this application is being processed as a CUP because the tower operates under a CUP.

It was noted that per the zoning ordinance, the ground equipment needs to be enclosed within a building; the building needs to be constructed with a building permit. The Planning Commission requested that the applicant include the signature from the property owner on the application.

Andrew Bobrytzke, the applicant, indicated that they can plan on enclosing the ground equipment in a structure. He asked if a redacted lease agreement with the property owner would be sufficient in lieu of the property owner's signature. It was the consensus of the Planning Commission that a copy of the redacted lease agreement will be sufficient.

Trent Larson made a motion to close the public hearing. Jared Sachs seconded. Motion passed 5-0.

Jared Sachs made a motion to recommend approval of the proposed amendments to the American Tower CUP at 16273 Chippendale Ave., with the recommended conditions being met. Trent Larson seconded. Motion passed 5-0.

The Planning Commission reviewed an application for the renewal of the IUP for the operation of American Motors at 20485 Chippendale Ave. The applicant would like to renew the IUP with

the existing conditions. The condition requiring the pavement of the parking lot will need to be removed as that requirement has been fulfilled.

Tom Kaldunski made a motion to recommend renewal of the IUP for the operation of American Motors at 20485 Chippendale Ave., with the permit term to be renewed every two years. Jared Sachs seconded. Motion passed 5-0.

It was reported that there have been complaints about a business being operated in the AG District at 21690 Blaine Ave. It was noted that there have been concerns about employees gathering on the property early in the morning and employee vehicles being parked on the property. The Planning Commission recommended that a letter be drafted and considered by the Town Board that would order the property owner to cease business operations on the property until they have spoken to the Planning Commission about the operations taking place on the property.

A property owner at 3773 205th Street West has requested permission to place a storage container on their property. The container would have wheels, be 54 ft. in length and be within the setbacks. It would be painted to blend in with the property. After discussion, it was the consensus of the Planning Commission that this did not sound like a temporary storage container and would be considered an accessory use, therefore not permitted.

It was reported that in the process of recruiting food trucks to a proposed food truck night hosted by the Park & Rec. Committee, one food truck raised concerns regarding the language in Ordinance No. 275 pertaining to the height and length of the mobile food units permitted. It was noted by one food vendor that many food trucks exceed the maximum 10' height as stated in the ordinance. The Planning Commission recommended that staff work with the food vendors to see what kind of language would be more appropriate for the height and length requirements.

The property owner at 3325 201st Street West requested information on requirements for constructing an attached garage addition. It was reported that the property owner will need to make sure that the project will allow the property to meet the impervious surface and setback requirements.

It was reported that the EFPAC Meeting was held at which the parcels in the orderly annexation area were discussed. The potential development of the properties along Biscayne Ave and South of Highway 66 were also discussed. Empire Township will need to work with the City of Farmington to determine sewer sizing requirements to handle future growth in the area. A sewer line will need to be extended south of the Vermillion River.

Meeting adjourned at 9:05 PM.