

Empire Township Planning Commission, Meeting Minutes

September 7, 2021

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

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

Ron Wasmund and Boun Nap presented plans for the extension of a 9' 2" fence extending 150' in each direction from the front gate entrance at the Cambodian temple. The CUP for the Temple permits the extension of masonry walls, approximately 8' in height, and extending approximately 230 feet in both directions from the gate.

The Planning Commission recommended that the design for the decorative wheel spokes be reduced from 2.5 feet to 2 feet and the base reduced 6 inches. The reduced base will still allow for the flow of storm water. These reductions in height should permit the proposed fence to meet the height requirement. It was indicated that the completion of the front gate may take an additional two years to complete. The Planning Commission recommended that the gate be complete before the installation of the fence takes place. The pieces for the fence can be constructed in the meantime, but the gate will need to be completed before the fence is installed. Mr. Nap confirmed that they will be able to work to incorporate the recommended fence height and work to finish the gate before installing the fence.

It was reported that there was a potential zoning ordinance violation at 21690 Blaine Ave. Commercial air conditioning units are being stored outside at the property. The property owner received a letter regarding the violation and replied to the letter, indicating that the units are being dismantled and removed. The property owner also inquired about operations on the property that would be permissible under the ordinance. The Planning Commission recommended that the property owner be contacted to attend the next Planning Commission meeting for an update on the storage of ac units on the property and discussion on possible business activities taking place there.

The Planning Commission reviewed a draft template of a building rights transfer agreement. This template was provided by the Township attorney and modified based on Empire Township's Zoning Ordinance. It was recommended that language be added to the agreement indicating that building permits are not to be issued until the agreement is recorded.

Discussion was held on the transfer of building rights and requirements for properties that are eligible to receive building rights. It was recommended that once a building right is transferred to a property, that building right must remain with the property. Daren Betzold asked if a building right can be transferred to a property prior to having it approved for subdivision. The Planning Commission recommended that the subdivision would need to take place at the time

of the building right transfer. The Planning Commission will discuss this further at their next meeting to see if language in the zoning ordinance and transfer agreement needs to be modified to clarify the requirements for properties receiving building rights.

The Planning Commission reviewed an Application for Assemblage of Large Numbers for an event that will take place at Skyview Ranch on October 31. It is anticipated that they will have 700-800 people attend the event. The Planning Commission did not have any issues or concerns regarding the proposed event.

The Planning Commission reviewed a proposed Comprehensive Plan amendment from the City of Rosemount for the rezoning of property at the former golf course near the CSAH 42 and Highway 56 interchange. The proposed amendment rezones the property to permit office/warehouse space. It was the consensus of the Planning Commission that there was no comment on the proposed amendment.

It was reported that the Town Board would like to review the proposed overnight parking ordinance before it is brought to the Planning Commission. The Town Board will review the draft at their next meeting.

The Planning Commission Meeting adjourned at 9:15 PM.