

Empire Planning Commission Meeting Minutes

March 2, 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, Bob Bjerke, Doug Clark, Jane Kansier, Charles Seipel-Teng, and liaison Jamie Elvestad.

Thomas and Debra Hagen were present to request confirmation of the building rights on two parcels that they own, south of 210th Street. The parcels are part of a cluster of four smaller parcels located behind existing dwellings along 210th Street. Based on past minutes of the Planning Commission, it was determined that there should be two building rights in this cluster of parcels and that the parcels would need to have road access to permit the construction of residential dwellings. The Hagen's indicated that there are no plans to build homes on these parcels and that they would like to sell the parcels and need confirmation before the sale. It would be up to the new owner to determine what they want to do with these building rights in the future. Jared Sachs made a motion to recommend that the Town Board consider verifying building rights located on parcels currently owned by Thomas and Debra Hagen with PID's 120350003014 and 120350003013, and that the building rights map be updated to show that these parcels each contain one building right. Tom Kaldunski seconded. Motion carried 5-0.

The Planning Commission reviewed a proposal for the placement of a new home on the property at 3429 205th Street Court. Representatives for the home were present to request discussion on if a variance would be a possibility to permit the new home to be located within the 40' front yard setback on the property as the front yard setback currently applies to both the south and east sides of the property. The variance would be requested for the east side of the property. It was noted that per the development agreement for the Vermillion Point Addition, there are properties on the south side of the street that have a front yard setback of 35 feet. Tom Kaldunski noted that this exception is due to the Vermillion River shoreland overlay district adjacent to these properties. After discussion, it was the general consensus of the Planning Commission that this proposal does not meet the requirements to grant a variance and that granting a variance would set a precedence for other corner lots in the Township. It was recommended that the proposal be reworked so that the proposed home can be situated within the 40' setback.

Jordan Heller from McNamara Construction provided updates on a proposed storage facility that they would like to construct on the southeast corner of County Road 46 and Highway 3. McNamara has obtained comment from the Dakota County Plat Commission noting the required right-of-way needs and road access. Road access would be provided by right turn only access along County Road 46.

To permit the proposed project, McNamara will need to apply for a Comprehensive Plan Amendment, Zoning Request to change the zoning from AG to Light Industrial, and then apply for an IUP for the storage facility. The first step in this process will be to apply for a Comprehensive Plan Amendment. The process for this could take several months as the Met Council will have 60 days to review and comment and the Township will need to hold a public hearing. It was recommended that McNamara also check with the building inspector to make sure that plans for the storage facility are compliant with all building codes.

The Planning Commission reviewed a proposed Comprehensive Plan Amendment from the City of Coats. Jane Kansier reported that the proposed amendment is to change the land use of 3 acres south of 160th Street from AG to Industrial. The Planning Commission had no comment on the proposed Comprehensive Plan Amendment.

Meeting adjourned at 9:00 PM.