

**Continuation of Empire Township/  
Joint Planning Commission Meeting Minutes  
October 4, 2022**

The Town Board meeting was called to order by Chairman Terry Holmes at 8:00 PM.  
The Planning Commission meeting was called to order by Tom Kaldunski at 8:00 PM.

**Present were:** Terry Holmes, Jamie Elvestad, Eric Hanson; Tom Kaldunski, Trent Larson, Jared Sachs, Doug Clark, Marla Vagts, Mark Page, Charles Seipel-Teng, Brad Fisher, Jane Kansier, and Jenni Faulkner.

A memo outlining the transition from township to city was reviewed. A proposed organizational chart for city staff was also reviewed. The future City Council will be set up into sub-committees that will be able to consult with staff, the planning commission and the park and rec. committee.

Terry Holmes reported that the Town Board will leave it up to the City Council to decide meeting start times. The Town Board is also working with the townships engineer and financial advisor to prepare an updated capital improvement program for streets and a comprehensive financial management plan. Options for financing future street improvements could include a combination of bonding, cash contributions, and special assessments.

Residents that are interested in filing for City Council or Mayor are advised to schedule a meeting with the Clerk-Treasurer before they file.

Discussion took place on future development in the City of Empire. It is anticipated that growth will occur in the northwest corner of the city. The planning commission needs to be mindful about what kind of development occurs in that area. Spot zoning should be prohibited and thought needs to be given to commercial and community space. It was noted that sewer could hook up with the met council interceptor to the southwest, through Farmington. A new water tower and well will need to be built to serve this area.

Discussion took place on the size of residential lots. Jane Kansier noted that the City of Empire should be open to modifying lot sizes and keep in mind the rising costs of development.

The Joint Town Board and Planning Commission Meeting adjourned at 9:35 PM.

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Terry Holmes Chairman, Town Board

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Charles Seipel-Teng, Clerk – Treasurer