

Empire Township Planning Commission Minutes

April 19, 2022

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

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

John Anderson presented a revised concept plan for the proposed Poplar Grove Property development, formally called Deer Creek.

The plan calls for a large outlot on the north side of the north parcel as a recent study has indicated that much of this property is in a flood plain area. The plan still calls for the development of the south parcel first, with single family homes on larger lots and then development on the north parcel the following year, with single family homes on smaller lots. All the homes will have basements.

John asked about the type of upgrades that would need to be made to Biscayne Avenue in conjunction with the development. It was his understanding that the road would need to be paved, north of 197th street, but questioned how the road would need to be improved. If the road will need to be raised and widened, including the widening of the culvert, the expense for road upgrades would make the proposed development no longer feasible. Jane Kansier noted that she will seek feedback from the Township's engineers to get their recommendations on what kind of upgrades would be needed.

The Planning Commission recommended that the new intersection that will serve the development off 197th street be moved further to the west, to accommodate greater distance between that intersection and Biscayne Ave. The Commission also recommended that the proposed playground equipment on the south parcel be located further to the east, away from existing residential parcels.

Hugh Fischer presented a proposed parcel subdivision for the Helen Mae Fischer Trust parcel on Highway 3 (PID# 12-03000-01-018). The proposed subdivision will create a separate parcel east and west of the railroad tracks. The parcel west of the tracks is in the OAA with the City of Farmington. The parcels will continue to be farmed, but Hugh would like to sell of the west parcel for future development and eventually sell a portion of the east parcel. The Planning Commission had no concerns regarding the parcel split. It was noted that since the portion of the parcel west of the tracks is in the OAA with the City of Farmington, the Township should seek a letter of approval from the City for the parcel split and it should also be noted that the parcel to the west of the railroad will need to be combined with the adjacent parcel to the south and west to provide road access.

The Planning Commission also recommended that the standard subdivision application fee apply to this parcel split.

Trent Larson made a motion to recommend approval of the proposed parcel split for the Helen Mae Fischer Trust parcel (PID# 12-03000-01-018). Doug Clark seconded. Motion passed 3-0.

It was reported that Township staff and the representatives from the proposed Summergate Development will have a Teams meeting with County Highway Department Staff on May 4th regarding the possible future realignment of the Highway 66 and Biscayne Avenue intersection.

It was reported that the tentative hearing dates for the incorporation proceedings will be June 2nd and possibly June 3rd, if required. The Township Clerk will notify everyone once the date and time has been officially set.

Meeting adjourned at 9:00 PM.