

Empire Township Planning Commission, Meeting Minutes

August 17, 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.

The Planning Commission reviewed a memo regarding the Site Plan Application for replacement of equipment on an existing cell phone tower, owned by Verizon Wireless, at 3363 170th Street West. The tower was constructed in 2000 under the issuance of a CUP. There is no grading or land disturbance included with the request. The existing landscaping and screening will remain in place. Brian and Kindle Kabat with , the applicants, noted that the equipment on the tower is outdated and needs to be replaced to best provide service to the area. Jane Kansier recommended that the site plan be approved, with the condition that the tower continue to operate under the provisions of the existing CUP.

Jared Sachs made a motion to recommend approval of the site plan application for the replacement of the equipment on the cell tower at 3363 170th Street West. Trent Larson seconded. Motion passed 5-0.

Hugh Fischer provided a survey for a proposed subdivision of two parcels that are owned by Helen Fischer Trust on Highway 3. The proposed survey will extend PID's 120300001014 and 120300001015 back from their current western boundary to be inline with the creek that runs west of the properties. Mr. Fischer expects to close on the sale of the properties on September 16th.

Tom Kaldunski made a motion to recommend approval of the subdivision of the properties as provided in the survey submitted by Hugh Fischer. Jared Sachs seconded. Motion passed 5-0.

The Commission reviewed a proposed parcel subdivision application submitted by Gregory Brand for the subdivision of farmland that he owns. The proposed subdivision would divide PIDs 120280003013 and 120280076013 into two 80acre parcels. It was noted that PID 120280076013 has three building rights and 120280003013 has one building right. Mr. Brand can request the assignment of building rights at the time that the parcels are subdivided. Mr. Brand will also need to submit updated legal descriptions of the newly subdivided parcels for them to be officially approved and recorded.

Tom Kaldunski made the motion to recommend approval of the proposed subdivision application submitted by Gregory Brand, with the condition that formal legal descriptions be submitted to the Township prior to recording. Trent Larson seconded. Motion passed 5-0.

It was reported that Ordinance No., 250-A, An Ordinance Banning Late Night Parking was repealed in 2015. The Town Board is recommending that an ordinance be drafted that will regulate the parking of vehicles, campers, RV's and other equipment in the Township road right of way. Resident Jake Duntley noted that he has a trailer parked on the street in front of his house. He believes the trailer forces motorist to slow down as they drive down the street. Duane Alley expressed concerns about being able to enforce ordinances. The Planning Commission reviewed several letters from residents expressing concerns about vehicles and equipment being parked on streets for long periods of time. Bob Bjerke indicated that having two vehicles or pieces of equipment parked on both sides presents a safety and traffic concern. It was recommended that staff work to draft an ordinance that would regulate parking in the Township road right of way. The ordinance should place a limit on the number of days that something can be parked on the street.

It was reported that the property owner at 3140 170th Street is proposing to construct a new home on the property. According to the Planning Commission minutes from February 16, 2016, a building right was granted to this property per a cluster agreement that transferred the building right from the back 40. The Planning Commission requested that a copy of the cluster agreement or paperwork recording the creation of the property be located prior to the issuance of a building permit for the home.

The Planning Commission reviewed an invitation for tours of the Empire Wastewater Plant that will take place on Wednesday, September 1st at 6:00 PM. Those attending must RSVP for the tour.

The Planning Commission reviewed information from MN DOT on upcoming speed limit changes on Highway 3 in Empire Township. The speed limits are scheduled to change on August 25th.

The Planning Commission Meeting adjourned at 8:55 PM.