

# **Empire Township Planning Commission, Meeting Minutes**

**June 15, 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. Commission Member Bob Bjerke was absent.

A public hearing for a Zoning Request submitted by Daren Betzold was opened. Charles Seipel-Teng read the public hearing notice.

The proposed Zoning Ordinance amendment would amend the language in Section 6.19, C, 5 to permit the transfer of residential building rights to all of Section 33. Currently the Ordinance permits the transfer of residential building rights to the east half of Section 33 only. Jane Kansier provided maps that show the area that is affected by the proposed ordinance amendment.

Discussion was held on why certain parts of the Township were excluded from the area eligible for the transfer of residential building rights. The northern portions of the Township were excluded because of mining activity in that area. Areas near the MXR District and along Biscayne Ave. were excluded because of potential MUSA extension and subsequent suburban development in these areas.

It was noted that the western section of 33 may have initially been excluded because at one time there was a proposed sanitary sewer interceptor that would have run along Biscayne Ave., coming from Elko-New Market.

Trent Larson made a motion to close the public hearing on the Zoning Request submitted by Daren Betzold. Jared Sachs seconded. Motion passed 4-0.

Trent Larson made a motion to recommend approval of the proposed Zoning Ordinance Amendment that would permit the transfer of residential building rights to all of Section 33. Doug Clark seconded. Motion passed 4-0.

Jane Kansier presented a memo that outlined the draft responses to the City of Lakeville regarding the Brookshire Residential Development EAW. The draft comments were prepared by staff at Bolton & Menk. Some of the concerns were regarding the impact of the new development on 170th Street in Empire Township and what measures will be taken to mitigate impacts, as well as impacts on the new 170th and Highway 3 roundabout, and the future extension of Diamond Path Road. When will a Diamond Path Road extension be constructed and who will fund this construction? Another overlaying concern is how will this development impact potential future development to the east, in Empire Township.

Jared Sachs made a motion to forward the concerns addressed in the memo regarding the Brookshire Residential Development EAW to the Town Board and to the City of Lakeville. Tom Kaldunski seconded. Motion passed 4-0.

It was reported that the Empire Park and Rec. Committee would like to invite members of the Planning Commission to this year's Empire Celebration. The Celebration will be held on Thursday, August 5th from 6:00 PM to 8:00 PM. The Township has received a new grill courtesy of Bolton & Menk.

Jane Kansier reported that the Township should consider amending its ROW Ordinance to cover small communication towers that are now permitted in public right of ways per State statute. Currently these types of structures also require an IUP, per the Zoning Ordinance.

The Planning Commission Meeting adjourned at 8:55 PM.