

Albany Township Planning Commission–October 9, 2012

The October 9, 2012 meeting of the Albany Planning Commission was called to order at 7:40 P.M. by Gary Bloch at the Albany City Hall Council Chambers. Members present, Gary Bloch, Mike Noll, and Mary Rosen. Ryan Pratt arrived at 7:45 P.M. Also present Clerk Diane Noll.

1 PLEDGE OF ALLEGIANCE. The Pledge of Allegiance was recited.

2 APPROVE AGENDA. A motion was made by Commissioner Bloch, seconded by Commissioner Noll, to approve the agenda, motion carried.

3. APPROVAL OF MINUTES–September 11 2012. A motion to approve the September 11 minutes as reviewed, was made by Commissioner Noll, seconded by Commissioner Bloch, motion carried.

4. Open Forum

a. Steve Hansen, Realtor, and John Sabrowsky–

Administrative split of property in section 19 and 30– Louise Sabrowsky Estate, 24874 County Rd 174

Mr. Hansen presented the plan for an Administrative split for the property at 24874 County Rd 174. The property would be divided into three sections. Tract A has the existing building farms; Tract B will be sold as farm land and can be platted in the future for two build-able lots; Tract C is 29.5 acres, an additional 10 acres in the north west section of Tract B will be restricted to make this tract build-able.

A motion to approve the administrative split as presented was made by Commissioner Pratt, seconded by Commissioner Noll, motion carried.

5. Public Hearings–

6. New Business–None

7. Old Business

9.3.8 D–Density Calculation –Explanation from County

It either has to be contiguous or have been in the same ownership at all times for a minimum of 3 years. This is in 9.3.7 C. I believe it would have to at least be in Stearns County but if it is within a different Township, it would require the approval of both Townships. I believe there are a few Townships that do not allow transfers in or out of their respective Township.

9.3.8 D Through G– adopt counties

H. Combining eligible density from multiple parcels.–repealed

9.3.9 Density Bonus–Repealed

9.3.10 Lot Requirements–adopt County

9.3.11 Setback Requirements A 1/2/3/4/5 adopt county except for following.

Setback from Road Center–line for Township Road shall be 100 feet (County states 63 Feet) Setback from ROW shall be 50 Feet (County states 30 feet)

9.3.11 B and C– Adopt counties

9.3.12 and 9.3.13 Lot – adopt counties

9.4 Transition District is prohibited in Township, Repealed

9.5 Residential District R–20 Prohibited in township, Repealed

9.6 Residential District R–10 prohibited in township, Repealed

9.7 Residential District R–5 (R–5 District)

9.7.1 Purpose

The purpose of this district is to provide somewhat limited residential development opportunity on land that is not highly valued farmland and is located in close proximity to lake shore and municipal expansion areas. Land within this district is generally closer to a municipal growth area than land within the R-10 district. The R-5 district is a transitional district, and in order to minimize future land use conflicts, new animal feedlots shall be prohibited. This district meets the following Stearns County Comprehensive Plan Goals.

A. and B Accept Counties

C. Future Land Use Map, Moderate Residential. This category identifies areas in proximity to cities or town-sites that are already partially developed or otherwise suitable for rural, unsewered residential development. . . These areas are not anticipated to be annexed during the time frame of this plan, but future density increases may occur.

9.7.2 through 9.7.6 adopt counties

9.7.7 Residential Density requirements

A. Density Standard-Only one (1) single family residential dwelling unit shall be allowed per five (5) acres.

B through E are Repealed

9.7.8 Standards for Determining Permitted Residential Dwelling Sites

A through G -Adopt Counties

9.7.8 H. Combining eligible density from multiple parcels - Repealed

9.7.9 Density Bonus-Repealed

9.7.10 adopt counties

9.7.11 Setback Requirements

Adopt all except the following. Setback from Road Center-line for Township Road shall be 100 feet (County states 63 Feet)
Setback from ROW shall be 50 Feet (County states 30 feet)

9.7.12, 9.7.13, 9.7.14, 9.8,adopt county

9.9 Residential District R-1 (R-1 District)

9.9.1 Purpose

The purpose of this district is to provide high-density growth and affordable housing near municipalities that can more readily provide services and to allow additional development in certain areas that are more urban in character because of previous residential development. It is also intended that this district will allow residential development consistent with the Shoreland District. The R-1 district is reserved for residential development. Therefore, new animal feedlots and the raising of livestock shall be prohibited. This district meets the following Stearns County Comprehensive Plan Goals.

A. Provide a variety of residential opportunities (Growth and Development, Goal 6).

(1) Provide a diversity of housing prices and styles, meeting the needs of residents of different ages, incomes and lifestyles (Objective 1).

B. Future Land Use Map, Shoreland/Concentrated Residential. Recognizes existing largely developed shorelands areas, including resorts and other recreational uses and "concentrated" residential areas. Limited areas for new development, in response to some townships' preferences. Encourage conservation design that keeps lakeshore in

naturally vegetated state. Consider elements of Alternative Shoreland Standards to protect water quality.

C. Adopt County except for last sentence, delete "Potential TDR Receiving area."

9.9.2, 9.9.3, 9.9.4, 9.9.5, 9.9.6, 9.9.7 –adopt county

9.9.8 Lot Requirements, A –adopt county

B- 1 adopt county, B.2 Repeal County

B3 through E–Adopt county

9.9.9 Setback requirements– Adopt all except the following: Setback from Road Center–line for Township Road shall be 100 feet (County states 63 Feet) Setback from ROW shall be 50 Feet (County states 30 feet)

9.9.10, 9.9.11, 9.9.12, 9.9.13,–adopt county

9.10 Commercial District

9.10.1 through 9.10.2, Z – adopt county

9.10.3 Provisional Uses adopt all except for A–repeal

9.10.4, 9.10.5, adopt county

9.10.6 adopt county except for A. Met Towers, repeal

9.10.7 adopt

9.10.8 Set back requirements Adopt all except the following: Setback from Road Center–line for Township Road shall be 100 feet (County states 63 Feet) Setback from ROW shall be 50 Feet (County states 30 feet)

9.10.9, 9.10.10, 9.10.11, 9.11, adopt

9.11.8 Setback requirements

Adopt all except the following: Setback from Road Center–line for Township Road shall be 100 feet (County states 63 Feet) Setback from ROW shall be 50 Feet (County states 30 feet)

9.12, 9.13, 9.14, 9.15, Section 10 – Adopt county

Section 11–Repealed no TDR

Section 12–Enforcement start here next month.

8. Reports None

9 Communications, Oct. 22–Board Meeting ,Nov. 6–General Election, Nov. 13–Planning Commission Meeting

10 Adjournment There being no further business to come before this meeting a motion to adjourn was made by Commissioner Noll, seconded by Commissioner Pratt, motion carried, meeting adjourned at 10:25 P.M.

Respectfully Submitted,

Diane E Noll

Diane Noll, Township Clerk

Approved Minutes Signed: *Gary Bloch* November 26, 2012

Planning Commission Chair

Date