

## Albany Township Planning Commission–January 19,2013

The January 19, 2013 meeting of the Albany Planning Commission was called to order at 10:00 A.M. by Gary Bloch at the Albany City Hall Council Chambers. Members present, Gary Bloch, Mike Noll, Ryan Pratt and Mary Rosen. Also present were Supervisors, Tim Nierenhausen, Rosanne Lehnen, Clerk Diane Noll and Environmental Service Director, Don Klumpke.

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

**2 APPROVE AGENDA.** Add review Comprehensive Plan to Old Business, motion was made by Commissioner Noll , seconded by Commissioner Pratt, to approve the agenda as updated, motion carried.

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

### **4. Open Forum**

#### 1. Mark Rodenwald

##### a. Administrative Split

Mr Rodenwald was present to review an administrative split on property, parcel number 01.000175.0000.

Lot A is the building lot. Lot B is the remaining 30 acres which will be deed restricted as non-buildable.

There is a long driveway going into Lot A, easements will be needed for the property owners on the East and West side of the driveway, so they may have access to their fields. There is no permit for a feed lot on the property.

Lot B will be sold as farm land, buyer will be made aware of the fact that a large percentage is declared wetland.

A motion to recommend the 10 acre Administrative Split of Lot A, with existing buildings to meet all setbacks; with easements for properties on the east and west side of the driveway. Lot B, the remaining 30 acres, as agriculture property to have a non-buildable deed restriction, was made by Commissioner Noll, seconded by Commissioner Bloch, motion carried.

### **5. Public Hearings**

### **6. New Business**

### **7. Old Business**

#### a Review Planning and Zoning Ordinance

##### a. Review Comprehensive Plan–Update all dates/Review all statute numbers

###### Acknowledgments Page 1

###### Update town board and planning commission

###### 1-Introduction

###### Page 1- Update date for public hearing -

###### Page 3-Adoption update dates

###### 2-Demographics

###### Page 1- Historical Note 1885 –question on population

###### -Median Age - no male age listed

###### 3-Land Use

At this time there is not an Orderly Annexation agreement between the Township and City, this will need to be noted in the plan.

###### 5-Basic Services

###### Page 2-change time of Planning Commission meeting to 7:30

## 6- Transportation

Page 1-Township road system-Remove "Five Year Plan" for roads.

New Town Roads-Bullet 4-add. No township road will be built less than a 7 (seven) ton road. See Town Road Construction Standards; Ordinance 2009-01

Page 2-second column, remove paragraph requiring two access points into subdivision.

Dust Control replace will with "May" be provided.

Page 3-Snowplowing- replace four inches to "three"

-Brushing -add "and chip" brush and trees,

-Add. When property owners are removing brush, they must notify Township of any blocked roads and have them properly signed.

## 7-Implementation

Transportation-removed "Develop five year plan...."

Administration-correct spelling

Have items to Carolyn Braun to update, then have at the Annual Meeting. Make copies available at the Library and on line. Comp Plan public hearing in April. Zoning ordinance Public Hearing in May with documents completed by June 1. A motion to have changes sent to Carlyon Braun and then to the board for approval was made by Commissioner Bloch, seconded by Commissioner Noll, motion carried.

### **Zoning Ordinance changes**

#### 4.2 Zoning Administrator

The term of office of the Zoning Administrator shall be reviewed every three years and may be terminated at the discretion of the town board.

#### 4.4 Planning Commission

##### 4.4.1 change powers to duties

###### A. add Variance

4.8.2a H. Correct sentence to: The proposed use will not have a negative effect on the ground water, surface water and air quality.

4.8.2.b/F. Limiting the number, size, location of lighting and signs

4.9.2 Procedure/ A. The (change Person to property owner) applying for

4.11.5 Completion of Work Add an additional 6 month extension.

4.18.3F Limiting the number , size, location of lighting and signs

4.21.3 Compliance with approved plans-correct the format

6.15 F. add "the" after of

7.27.4 No structures shall be located closer to any property line than the 1.1 x the height of the structure.

7.27.4 C(3) "tow" to "to".

9.3.7 remove remaining.

remove 9.7.1 and 9.7.1 C 9.7.7 remove

## 8. Reports

## 9. Communications

January 28-Board Meeting

February 12- Planning Commission

February 27-10 A.M. Melrose/7 P.M. Waite Park-Changes in County Ordinance

March 12-Township Annual 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 3:05 P.M.

Respectfully Submitted,

*Diane E Noll*

Diane Noll, Township Clerk

Approved Minutes Signed: *Gary Bloch* 02/12/2013  
Planning Commission Chair Date