

## Albany Township Planning Commission–September 10, 2013

The September 10, 2013 meeting of the Albany Planning Commission was called to order at 7:30 P.M. by Chair Michael Noll at the Albany City Hall Council Chambers. Members present, Gary Bloch, Mike Noll, Ryan Pratt and Mary Rosen, Clerk Diane Noll, Zoning Administrator Jerry Forster and Carolyn Braun, Consultant.

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

**2 APPROVE AGENDA.** A motion to change the agenda to Review the Findings of Fact form before the Public Hearing was made by Chair Noll, seconded by Commissioner Pratt, motion carried.

**3. APPROVAL OF MINUTES–August 13, 2013,**

Correction to minutes, Under 7 Old Business b. Comprehensive Plan, disused change to *discussed*.

A motion to approve the August 13 minutes as changed, was made by Commissioner Bloch seconded by Commissioner Pratt, motion carried.

**4. Open Forum–None**

**Old Business–Review Findings of fact form**

Members received copies of the two Findings of Fact Forms at the August meeting. We also have a copy of the County's form. All questions addressed in our forms are combined in the county form.

A motion to approve the new form that mirrors the counties was made by Commissioner Pratt seconded by Commissioner Bloch motion carried.

**5. Public Hearings**

**a. Roger Elfering–Variance**

An Application for Variance has been submitted by Roger and Nancy Elfering, 32374 Co. Rd 10, Albany, MN to erect a temporary single family dwelling unit that is 70 feet by 14 feet wide and is less than current ordinance allows. According to Albany Township Land Use and Zoning Ordinance #6, Section 7.22 Residential Dwelling Unit, Any Manufactured home to be used as a residential dwelling unit shall be no less than 20 feet in width and 30 feet in length and shall bear a seal of Compliance issued by the State of Minnesota.

Present were Roger Elfering and Chad Vossen.

Explanation of request. On January 1, 1013, Mr Elfering sold his milking cows to Chad Vossen with the intent that Mr. Vossen may at some point purchase the farm. At this time he would like to move onto the farm in a second dwelling.

On February 26, 2013 an IUP was granted by the county to allow a second residence on the property for 15 years.

At that time Mr. Elfering was informed of the township ordinance stating the size of a residential dwelling would need to be 20 feet in width by 20 feet in length (the change to 20 x 30 was decided in our new ordinance passed on June 3, 2013.)

No purchase of a temporary house has been made at this time.

After further review it was noted that the township adopted the following from the County Ordinance.

Section 6.55 Temporary Single Family Residential Dwelling Unit

6.55.1 Performance Standards for a Temporary Single Family Residential Dwelling Unit Accessory to an Agricultural Operation.

G. Any manufactured home to be used as a temporary single family residential dwelling unit shall be no less than fourteen (14) feet in width and shall bear a Seal of Compliance issued by the State of Minnesota.



