

## Albany Township Planning Commission–March 17, 2015

The March 17, 2015 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 Chamber. Members present, Mike Noll, Gary Bloch, and Ryan Pratt. Clerk Diane Noll, Zoning Administrator Jerry Forster. Also present Supervisor Dean Berckes.

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

**APPROVE AGENDA.** A motion to accept the agenda as presented was made by Commissioner Pratt, seconded by Commissioner Bloch, motion carried.

**APPROVAL OF MINUTES**-Tuesday, February 11, 2015 A motion to accept the minutes as presented was made by Commissioner Bloch, seconded by Commissioner Pratt, motion carried.

### **OPEN FORUM-NONE**

### **PUBLIC HEARINGS**

#### **a. Loren Pelzer, 35508 County Rd 10, Albany MN**

Mr Pelzer is requesting to rezone parcel # 01.00347.0000 from A/40 to R/1. He is requesting to split off 1.68 of the three (3) acres to build a house. The second parcel will need an easement to gain access. The findings of fact are attached to these minutes.

A motion to recommend to the Township board approving rezoning from an A40 to an R1 was made by Commissioner Bloch, seconded by Commissioner Pratt, motion carried.

### **NEW BUSINESS**

Mary/Tim Sauerer-would like to rebuild their Quonset hut and have been advised by the county that it is a non-conforming structure. The building is not within the lot line setbacks from the County Road and is non compliant with the side boundary. They were advised to apply for a Variance from the county.

### **REPORTS**

#### **a. Jerry Forster Building permits**

Mike and Judy Gondringer, 20185 Quaker Road, permit to moved field approach. They have also received a permit from the county for a 20'x40' barn and feed lot permit.

Clerk Noll reported-CJK came before the Township Board and are requesting a permit from the County to place a gravel pit at 34026 207 Avenue (parcel number 01.00257.001) The Public Hearing at the County will be held on March 19.

### **COMMUNICATIONS**

Zoning Administrator-request the 911 signs on Pioneer View Road be moved to the correct parcel. These were placed incorrectly and need to be corrected.

Clerk Noll-Received information from Sharon Seiler requesting to split off parcel, was advised to attend the April meeting. Information will be forwarded to Zoning Administrator.

Commissioner Noll-Recommend to the Township Board to hire someone pick up the debris and put up/replace 911 signs.

Commissioner Pratt-239 Avenue found a big chunk of steel –this is where the crushed concrete was laid. Area should be checked for further chunks of concrete. Concrete should be used as a base not as a top coat.

**ADJOURNMENT**

A motion to adjourn was made by Commissioner Bloch, seconded by Commissioner Pratt, motion carried.

Meeting adjourned at 8:50 P.M.

Respectfully Submitted,  
*Diane E Noll*

Diane E Noll  
Clerk/Treasurer

Approved Minutes Signed,     *Michael J Noll*     April 14, 2015

ALBANY TOWNSHIP PLANNING COMMISSION  
WORKSHEET FOR FINDINGS OF FACT-REZONING

1. Does the proposal conform to the Township's Comprehensive Plan? Why or why not?

Yes, this agrees with Chapter Four of our Comprehensive Plan.

The Township goal is to have residential areas close to the Albany city limits. This parcel abuts the city on two sides.

2. Is the proposed rezoning compatible with the present and future land uses in the area of the proposal?

Present Zoning: \_\_\_\_\_A/40\_\_\_\_\_ Proposed Zoning: \_\_\_\_\_R/1\_\_\_\_\_

Yes, this area has existing lots that are R/1. With the parcel being next to the city limits it is compatible with the present and future land use in the area.

3. If the property is rezoned, how will environmental impacts be addressed?

Property not identified as environmentally sensitive. Being near North Lake, it is in shore-land, but this parcel is located on highland. This will not affect being able to build a house, or put in a septic system.

4. What are the potential impacts of the rezoning on the property values of the area in which it is proposed?

There will be minimal impact of property value.

5. Is there a potential for public health, safety or traffic generation impact based on the proposed rezoning and how will they be addressed?

Minimal-visibility from driveway is very good, adding one residence will not cause a traffic hazard.

6. How are the potential impacts of the proposal on existing public services and facilities including schools, parks, streets, and utilities being addressed and will this rezoning potentially overburden the service capacity?

One residential unit will not over burden the public service in the area.

7. Other issues pertinent to this matter

City has been approached and is not interested in annexing this parcel into the city.

A motion to recommend to the Township board approving rezoning from an A40 to an R1 was made by Commissioner Bloch, seconded by Commissioner Pratt, motion carried.