

Albany Township Planning Commission–July 14, 2015

The July 14, 2015 meeting of the Albany Planning Commission was called to order at 7:30 P.M. by Chair Michael Noll at **33231 249 AVENUE**. Members present, Mike Noll, Gary Bloch, and Ryan Pratt. Clerk Diane Noll, Zoning Administrator Jerry Forster. Also present Supervisor Mary Rosen.

After touring the parcels, the meeting was moved to the Albany City Hall and the meeting started at 8:00.

APPROVAL AGENDA. A motion to accept the agenda as received was made by Commissioner Bloch , seconded by Commissioner Pratt, motion carried.

APPROVAL OF MINUTES–Under **NEW BUSINESS** a. second paragraph, the motion should read Motion to recommend... remaining property will be *deed* restricted. Under **REPORTS** b. Commissioner Reports paragraph 3 change *addresses* to *applies to*; A motion to accept the minutes from June 9, 2015 as corrected was made by Commissioner Pratt, seconded by Commissioner Bloch, motion carried.

OPEN FORUM

a Paul Eisenschenk

Mr. Eisenschenk, 14724 325 Street, St. Joseph MN was in attendance as a representative of George and Susan Schwinghammer, 69607 233rd st, Dassel MN. Schwinghammers are the owners of parcel numbers: 01.00259.0000 and 01.0026.0000

Mr. Eisenschenk has sent the Commission information on splitting parcel 01.00259.0000 into a development with four houses. He has found a purchaser for the entire parcel and is no longer considering the split.

He is now requesting to transfer a building credit from parcel 01.0026.000 to parcel 01.00229.001 which is owned by Kurt Schneider, PO Box 518 Albany MN. This is a transfer of developmental rights, which our zoning ordinance does not allow.

Mr Eisenschenk is also representing Joseph Schiffler, 38404 County Road 10. He is requesting to add an additional 8 lots to the existing 7 lot Trestle Ridge cluster development. At this time this was for informational purposes. The Township zoning ordinance does not allow cluster developments. Jerry Forster will continue to research the project.

PUBLIC HEARINGS–NONE

Public Hearing on Zoning will be held on July 21, 2015 7:30 PM.

NEW BUSINESS

a. Dale Overman–Recycling Center relocation

Mr. Overman was not in attendance at the meeting. The PC has received the request for the CUP to relocate the Recycling Center to Parcel No: 01.00197.0005, 34737 County Road 10, Albany MN.

The following are the recommendations from the PC:

Location–is good.

Request a privacy fence be installed around the entire perimeter

Assure all run off from the property will be addressed

Designate parking or have a circle drive to not impede traffic on County Road 10

OLD BUSINESS

a. Administrative Split-Sharon Seiler, 17203 County Road 54, Avon MN 56310

Parcel number: 01.00294.0000-40 acres,

The Planning Commission did a sight visit to this parcel prior to this evening meeting. It was noted were the stakes for the parcel were located. The current approach is on parcel 01.00287.0000 which is owned by Joe and Janet Christen. The approach will need to be moved for resident to have access to parcel. When a permit request is made for a new approach, Jerry Forster will meet with owners to decide on location and leveling.

Joe Christen, 33001 County Road 10 was in attendance and was questioning if a residence is placed on the east end of the property will it affect expanding his farming operation? He also questioned our setbacks.

At our last meeting it was stated we have a 1000 foot feedlot setback. According to our ordinance, we abide with the County setback and that is set at 700 feet. If a house is at the east end of this property and we increase the set back to 1000 feet, it would limit his ability to expand in the future.

A motion to recommend to the Township Board approval of the 40 acre split with the following recommendations.

The house will need to abide with the 700 foot feed lot setback

The approach will need to be built to not cause more drainage issues on 249 Avenue, with an adequate culvert, and will not impose on the neighbors field.

This will be a 20 acre split off of the 40 with only one building credit. Tract A will include the building credit, Tract B will be deed restricted and no building will be allowed.

Motion was made by Commissioner Bloch, seconded by Commissioner Pratt, motion carried.

b. Re-Zoning Review

The Public Hearing for Rezoning Parcels in the Township has been set for July 21. Notices have been published in the Albany Enterprise and letters of information were sent to all residents affected by the changes.

At the Public Hearing each parcel will be addressed separately and residents will be allowed to address any changes.

REPORTS

a. Jerry Forster-Building permits

Viking Co-William Koenig, 20008 330 Street, Albany MN Permit to build a lean to on existing building

Jeff Schwinghammer-32998 County Road 41, Albany MN -feed lot expansion (signed off by Tim Nierenhausen)

b. Commissioner Reports

Discussion was had on how parcels are marked for splits. A decision to have residents clearly mark where the land pins are prior to sight visits. This would include stakes with flags

ADJOURNMENT

There being no further business to come before this meeting, a motion to adjourn was made by Supervisor Pratt, seconded by Supervisor Bloch, motion carried. Meeting adjourned at 9:36 P.M.

Respectfully submitted,

Diane E Noll

Diane E Noll

Planning Commission Chair: *Michael J Noll* Date: September 8, 2015