

Albany Township Planning Commission September 8 , 2015

The September 8, 2015 meeting of the Albany Planning Commission was called to order at 7:30 P.M. by Chair Michael Noll at Albany City Hall Council Chambers. Members present, Mike Noll, Gary Bloch, and Ryan Pratt. Also present, Supervisor Mary Rosen, Clerk Diane Noll, and Zoning Administrator Jerry Forster.

APPROVAL AGENDA. Addition to agenda- minutes from July 21 and add under OPEN FORUM, Matt Abraham, request for modification of approach. A motion to accept the agenda as updated was made by Commissioner Bloch , seconded by Commissioner Pratt, motion carried.

APPROVAL OF MINUTES- Tuesday, July 14 and, Tuesday, July 21

Corrections to the July 14 minutes: Under OPEN FORUM, Third paragraph, second sentence, “and” should be “an”.

Corrections to the July 21 minutes: Motion to close the public hearing discussion “on” should be “made”.

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

OPEN FORUM

Mathew Abraham, 21578 North Ridge Circle, Albany MN

Mr. Abraham is requesting a modification of the separation distance of 125 feet between driveways. Albany Township Town Road Construction Standards # 2009-01 Section 6 Subpart 6.02 B states we shall have a minimum separation distance of 125 feet.

Section D states the Planning Commission may recommend this distance may be modified because of outstanding circumstances.

Due to limited space available between the driveways on parcel numbers 01.00367.0014 and 01.00325.0502 the driveways will need to be less than 125 feet apart. The other option is to have access from Sand Lake Road There is very little traffic on Northridge Circle and is a better choice for the township. It is requested to have the driveway 10 feet from the property line on Northridge Circle.

The Planning Commission recommends to the Township Board approval of the access to Northridge Road with it being less than the recommended 125 feet. Motion made by Commissioner Pratt, seconded by commissioner Bloch, motion carried

PUBLIC HEARING-None

NEW BUSINESS

Jennifer Buckentine-information on TDR's and Cluster Development

Residents present for this presentation:

Jim Christen, Joe Christen, Ray Forster, Emily Pratt, Ben Christen, Sharon Seiler.

Ms Buckentine reviewed Section 11 of County Ordinance which addresses Transfer of Developmental Rights (TDR). At this time Albany Township does not allow any is TDR's Section 9 allows the flexibility to move credits around in different ways on our own property. This

gives farmers to opportunity to farm good farm land and sell/build on the other parcels.

The County would like to help us create an ordinance that would allow people to build on the non ag acreage.

Ms Buckentine will do further research from other counties and forward the information to Jerry Forster.

OLD BUSINESS

The County did approve our change in zoning from Commercial to A40- except for 6058 State Hwy 238, Parcel 01.00351.0100, this parcel will remain as Commercial.

Sauerer-permit-not moving forward.

REPORTS

Building Permits

Randy Tamm, 2301 330 Street-911 sign

John Peterzell, 22610 360 Street-911 sign

Roman Vornbrock, 37248 225 Avenue-Replace house-County Permit

Fred Schlangen, 34498 255 Avenue-Feed lot expansion-County Permt

Matt Abraham, 21578 North Ridge Circle- Accessory building in shore land

Toby Lieser, 24874 County Road 174-Garage

Stearns County Pioneer Club, 21811 360 Street-Approach for new pedestrian gate

Chris Kotzer, 21745 340 Street-Addition to shop office

Doug Pelka, 20958 St Anna Drive-site visit for culvert wash out

COMMISSIONER REPORTS

COMMUNICATIONS

ADJOURNMENT

A motion to adjourn was made by Commissioner Pratt, seconded by Commissioner Bloch, motion carried. Meeting adjourned at 9:57 P.M.

Respectfully Submitted,

Diane E Noll

Diane Noll

Clerk/Treasurer

Planning Commission Chair: *Michael J Noll* Date:October 13, 2015