

Albany Township Planning Commission
February 9, 2016

The February 9, 2016 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, Supervisors Mary Rosen, Loren Pelzer and Tim Nierenhausen; Clerk Diane Noll; Zoning Administrator Jerry Forster.

APPROVAL OF AGENDA

A motion to approve the agenda was made by Commissioner Pratt, seconded by Gary Bloch, motion carried.

APPROVAL OF MINUTES

A motion to approve the minutes of January 12, 2016, was made by Commissioner Pratt, seconded by Commissioner Bloch, motion carried.

OPEN FORUM – none

PUBLIC HEARING - none

NEW BUSINESS

1. Dave Solarz was present to represent Sharon Seiler, 17203 CR 54, Avon MN 56310 Ms Seiler currently property in Albany Township. A section of this property is a 2 acre lot with a building credit. This lot is split between Albany and Oak Townships; Parcel numbers: 01.00368.008 and 2515305.0034

The Planning Commission is requesting further information. Jerry Forster will check how many building credits are currently available on this property.

The easement for the road will need to be recorded before the extra lots can be completed.

2. Brian Geise-23523 330 Street, Albany MN, 56307

Mr Geise is interested in building a shed on his property to house his semi. His plan is to build on the west side of his house, which would encroach on the neighbors property. He has talked with the owner Ryan Pratt and they are considering doing a land swap to allow the structure. Along with this would be an additional approach from 330 Street to allow access to the shed.

The additional approach would place three accesses within a 200 foot section.

The Planning Commission had the following questions:

Could this access be shared with the field road, or the existing residential driveway?

When driving on 330 Street is he planning on having full or empty loads?

How much visibility is there to this area, will this cause problems with others using the road?

The Planning Commission is requesting additional information and would like to tour the property, with Mr. Giese present for questions.

OLD BUSINESS

Review of TDR and Amended 9.7.3b

Discussion was held on the following:

More input is needed from the residents of the township, do we do the following:

- 1. Send out a survey to all home owners

This could be a vehicle to get information from residents

It would need to be impartial, usually only 20% return the survey, this would be an expense for the township.

- 2. Have a public informational meeting-

Publish and Post the meeting

Would this be an explanation of TDR and Cluster?

Could we present at the Annual Meeting?

It was decided to have a public informational meeting, announce at the Annual meeting and have notice posted/published. Meeting will be held on March 29, 7:30 P.M.

Gary Bloch the end result is we want to save as much farm land is possible.

Ryan Pratt-Fair haven township, their zoning has A40 and A80, would it be in our best interest to change some of our zoning to be more strict?

Findings of Fact-Draft one was presented.

REPORTS

- a. Building permits-Jerry Forster

No permit requests for the month

- b. Commissioner reports-none

COMMUNICATIONS

March 8, Annual meeting and election

March 29-Informational Meeting

April 12-Monthly Meeting

ADJOURNMENT

A motion to adjourn was made by Commissioner Bloch, seconded by Commissioner Pratt, motion carried. Meeting adjourned at 9:45 P.M.

Respectfully submitted,

Diane E Noll

Diane E Noll, Clerk/Treasurer

Planning Commission Chair: *Ryan Pratt* Date: 04/12/2016