

Albany Township Planning Commission
June 14, 2016

The June 14, 2016 meeting of the Albany Planning Commission was called to order at 7:30 P.M. by Chair Ryan Pratt at Albany City Hall Council Chambers. Members present Ryan Pratt, Gary Bloch, and Mike Noll. Also present, Supervisors Mary Rosen; Clerk Diane Noll; Zoning Administrator Jerry Forster.

APPROVAL OF AGENDA

Chair Pratt requested we discuss how a Variance is handled by the Township. This will be added to Reports. A motion to approve the agenda as amended was made by Commissioner Noll , seconded by Commissioner Bloch, motion carried.

APPROVAL OF MINUTES

The minutes from April 12, May 10 and May 19 were reviewed with the following corrections:
Corrections to the April 12 minutes: Under Building permits, A/D Storage (Dale and Joan Overman) correct to (LeRoy and Joyce Kohorst)
Corrections to May 10 minutes:
Under Open Forum, last sentence "plot" should be "plat"
Under NEW BUSINESS, b. Sharon Seiler-Administrative "Splt"-correct to "Split"
Corrections to May 19 minutes:
PUBLIC HEARINGS, a. Brian Geise, second paragraph: (He is unable to build on the east side of the house because of the location of the septic and well.) correct from "Septic" to "Oil Pipeline".

A motion to approve the minutes of April 12, May 10, and May 19, 2016, as corrected was made by Commissioner Bloch , seconded by Commissioner Noll, motion carried.

OPEN FORUM-None

PUBLIC HEARINGS-None

NEW BUSINESS

A. Mike and Diane Noll-Administrative Split-
Mike and Diane Noll Administrative Split
01.00328.0000 Section 35, Township 125, Range 031
Owned by Michael and Diane Noll, 20933 330 Street, Albany MN 56307
The total parcel is 234 acres.

Noll's are proposing to split off 5 acres to sell to daughter/son-in-law, Goeff and Jennifer Berges. The Berges parcel would include the house/garage/septic/well. An additional sighting has been done for a second septic.. A building credit is included in the parcel and additional acreage has been deed restricted for the credit.

A motion was made by Commissioner Bloch to recommend to the Township Board, approval of the Berges Homestead Plat with the easement for the driveway included, seconded by Commissioner Pratt, motion carried. Commissioner Noll abstained from the vote

Mike and Diane Noll Administrative Split-
Ref: 01.00328.0000 Section 35, Township 125, Range 031
Owned by Michael and Diane Noll, 20933 330 Street, Albany MN 56307
The total parcel is 229 acres.

Noll's are proposing to split off 4 acres to sell to neighbor Steve and Brenda Douvier. The Douvier's septic system is located on the Noll property and it is requested to have the deeds clean. An additional 2 acres is being added to allow Douvier's to have a total of 10 acres. At this time they own 6 acres. There will be no building credits transferred with the property. The remaining 225 acres will maintain the building credits.

A motion was made by Commissioner Bloch to recommended to the Town Board approval of the Administrative Split of 4 acres to Douviers to have a total of 10 acres, seconded by Commissioner Pratt, motion carried. Commissioner Noll abstained from the vote.

OLD BUSINESS

Review of TDR

Discussion was held on adopting the county ordinance with changes.

Jerry Forster presented a draft of the Counties 7.4 Cluster Development Standards with the following changes:

- 7.4.2 Applicability B Repeal
- 7.4.3 Density Bonus Repeal

Additional items presented:

- Add a Cluster Fee to our ordinance fees.
- If it is more than 5 lots, put in a community septic.
- If the number of houses requires an additional road, the road will be built to township standards and paved.

- Section 7.4.9A(6) is amended to, "Result in contiguous tracts. Cluster developments shall only be allowed where land features and topography allow for contiguous tracts to be sited." remainder of paragraph shall be repealed
- Notify residents within ½ mile of the proposed plot

7.4.9 C repeal

The Planning Commission will review the changes at the July meeting, and it will be recommended to the Township Board. Notice and Public hearing will be in August.

REPORTS

a. Building permits-Jerry Forster

Brian Geise 23523 330 Street, Albany: Additional approach and storage shed
Jason Sychala, 21417 Pioneer View Road, Albany: Swimming pool permit

b. Commissioner Reports

Chair Pratt-requested information on how the Township handles Variances. The Land Use and Zoning Ordinance, Section 4.9 Criteria for Granting Variances, is what we follow for our variance requests.

COMMUNICATIONS-None

ADJOURNMENT

There being no further business to come before this meeting a motion to adjourn was made by Commissioner Noll, seconded by Commissioner Bloch, motion carried.
Meeting adjourned at 10:15 P.M.

Respectfully submitted,

Diane E Noll

Diane E Noll
Clerk/Treasurer

Approved Minutes: _____ *Ryan Pratt* _____ Date; July 12, 2016
Planning Commission Chair