

Albany Township Planning Commission
July, 12, 2016

The July, 12, 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. The Pledge was recited.

APPROVAL OF AGENDA

A motion to approve the agenda as presented was made by Commissioner Bloch, seconded by Commissioner Noll, motion carried.

APPROVAL OF MINUTES

A motion to approve the minutes of June 14, 2016, as presented was made by Commissioner Noll , seconded by Commissioner Bloch, motion carried.

OPEN FORUM-None

PUBLIC HEARINGS-None

NEW BUSINESS

- a. Brian Schneider/Matt Abraham Administrative Split
Mathew Abraham, 21578 North Ridge Circle, Albany MN

PIN: 01.00325.0502 2.9 acres

Section: 34, Township: 125, Range 031

- Brian Schneider, 21502 322 Street, Albany MN

PIN: 01.00367.0012 1.85 Acres

Section 34, Township: 125, Range 031

Transfer of approx. .18 acre

- 2.72 acres remaining with Abraham

2.03 acres total for Schneider

Brian Schneider and Matt Abraham are neighbors. The property line between the parcels is at an angle, and they are requesting to straighten the property line. This would be a transfer of .18 acres from Abraham to Schneider.

A motion to recommend to the Township Board approval of the split was made by Commissioner Noll, seconded by Commissioner Bloch, motion carried.

OLD BUSINESS

Review of Zoning Ordinance

Cluster Development and TDR

Changes to the County Ordinance

Section 7 General Development Standards

7.4 Cluster Development

7.4.2 Applicability

A. Cluster Development required.

(5) The subdivision is within the Conservation Subdivision.....**Repealed**

7.4.4 Lot Area Requirements

(1) The minimum lot area in all District is ~~one (1)~~ two (2) acres.

7.4.10 Sewage Treatment and Drinking Water Systems-**amended to read**

The developer and the Home Owners Association would be responsible for the management of any Community Sewage Treatment and Drinking Water Systems.

Section 9 Primary District Provisions

9.3.7 Residential Density Requirements

B. **Add**-The sending and receiving lots must have been in the same ownership at all times for a minimum of ten years. A maximum of 5 development rights may be transferred.

Add- Site visit review-evaluate the impact on green space; neighboring farms; neighboring residents –notify residents within a mile radius of the subdivision public hearing.

A motion to forward to the Township board the ordinance changes, was made by Commissioner Noll, seconded by Commissioner Pratt. Noll-yes, Pratt-yes, Bloch-abstained. Carried.

Schedule Public Hearing August 16 7:30 P.M.

REPORTS

a. Jerry Forster-Building permits

John Lehnen, 33221 County Road 10 Albany MN-Storage shed for hay/equipment
County Permit

Jason Spychala 21417 Pioneer View Road feed lot permit

b. Commissioner Reports

COMMUNICATIONS

August 9-Primary election

August 16-Planning Commission Public Hearing

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 9:45 P.M.

Respectfully submitted,

Diane E Noll

Diane E Noll

Clerk/Treasurer

Approved Minutes: *Ryan Pratt* Date: _____

Planning Commission Chair