

Albany Township Planning Commission December 13, 2016

The December 13, 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

Minutes from October 11, 2016 were reviewed. Corrections, under Old Business/B/second paragraph "Sight" should be site; under Commissioner Reports "advised" should be advise; "were" should be where; Under Adjournment "scedoned" should be seconded.

A motion to approve the minutes of October 11, 2016, as corrected, was made by Commissioner Noll, seconded by Commissioner Bloch, motion carried.

OPEN FORUM-None

PUBLIC HEARINGS-None

NEW BUSINESS

John Peternell, 22610 360 Street, Albany MN

PIN: 01.00368.0208 and 01.00368.0209 both parcels total approximately 16.25 acres. From parcel 01.00368.0208 they would like to split off 3.79 +/- acres which has a residence located on it. The remaining acreage would be sold to the Stearns County Pioneer Club which has property adjacent to this acreage. This is two separate requests. The first is to split off acreage which has a residence and additional out buildings. The second is to sell the remaining property to the Pioneer Club. Both parcels are zoned as R-1, the property being sold to the Pioneer Club may need to be rezoned. We can approve the Administrative Split with the residence, but further information is needed before we can approve the selling of the remaining property.

John Peternell, 22610 360 Street, Albany MN 56307

PIN: 01.00368.0208 Section 15, Township 125, Range 031; The total parcel is 9.76 acres: Zoned as R1

This parcel has a house and buildings; the request is to split Lot 2 into 3.79 +/- acres, which would include the house and additional out buildings.

The remaining parcel-Lot 1 would have 5.97 +/- acres and would retain additional sheds.

A motion to recommend the Administrative Split to the Township Board, was made by Commissioner Noll, seconded by Commissioner Bloch, motion carried.

A representative from the Stearns County Pioneer Club will be present at the January 10 meeting to answer any further questions.

OLD BUSINESS

Cabin on Pine Lake- Jerry Forster

The shed on the Nathe property has been removed. Case is closed, Per Don Klumpke, Environmental Services, Stearns County.

Ordinance #6/Amendment #7 Fees

Ordinance number 2013-02 Fee Schedule was reviewed.

Plat Cluster Review \$300 was added

Questions were asked on the Violations of ordinance subject to a Minimum \$200 fee per month, plus additional Legal Fees. How is this enforced?

Violation fees would start when resident receives a letter stating the violation.

A motion to recommend to township board acceptance as is was made by Commissioner Noll, seconded by Commissioner Bloch, motion carried.

Additional discussion on Ordinances

Ordinance 2009-01 Town Road Construction Standards

Section 6/Subprt 6.02/B. *Access onto Township Roads shall have a minimum separation distance of 125 feet.*

We had a request for a driveway on 119 Avenue. This is a residential area that does not allow for the "125 foot" minimum separation. The permit for the driveway on 119 Avenue was approved by the Township Board. This is in an R1 Zone, a change will be needed in the separation of accesses for this zone.

Change language to read:

B. Access onto Township Roads shall have a minimum separation distance of 125 feet. In the R1 Zoned areas one access per parcel will be allowed.

The following items were discussed and were moved to the January meeting:

- In our MOU with the County we would like stronger language stating we will not accept the county Ordinance changes with out being reviewed by the Township.
- Slopes specs for driveways.
- Shouse
- Accessory building closer to the road than the house
- 7.22 Size of manufactured mobile homes
- 7.24 minimum size of house
- Overweight permits for requests for heavy loads on roads.

