

**ALBANY TOWNSHIP**  
**PLANNING COMMISSION**  
Monthly Meeting  
April 10, 2018

The April 10, 2018 meeting of the Albany Planning Commission was called to order at 7:30 P.M. by Clerk Diane Noll at Albany City Hall Council Chambers. Members present Ryan Pratt, Gary Bloch, Joe Peternell and Mike Noll. Also present, Supervisors Mary Rosen; Clerk Diane Noll; Zoning Administrator Jerry Forster.

The Pledge was recited.

**WELCOME TO NEW MEMBER**

Joe Peternell took the Oath of Office

**ELECTION OF OFFICERS**

Chair-a motion to nominate Commissioner Mike Noll as Chair person was made by Commissioner Bloch, seconded by Commissioner Peternell, motion carried. Mike Noll will continue as Chair of the Planning Commission.

Vice chair-a motion to nominate Commissioner Gary Bloch Vice Chair was made by Commissioner Noll, seconded by Commissioner Peternell, motion carried. Gary Bloch will continue as Vice chair of the Planning Commission.

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

A motion to approve the minutes of March 6, 2018, was made by Commissioner Bloch, seconded by Commissioner Noll, motion carried.

**OPEN FORUM**

Lucky LLC/Brian Schiffler-

Mr Schiffler purchased the property at 21837 County Road 54, located east of the City of Albany, across from Albany Area Schools. He is requesting a Conditional Use Permit for an electronic billboard and a Variance from the set back to the school property.

The sign would be used for Civic, School, and Business announcements.

He is also requesting to park 16 cars for a sales lot and update the building for minor car repairs.

There will be a public hearing for the above requests at our May 8 meeting, with the board doing a sight visit prior to the meeting.

**PUBLIC HEARINGS-NONE**

## **NEW BUSINESS**

### 1. Administrative Split- Certificate of Compliance

Gary and Debra Tomsche, 20016 Rushmeyer Lake Road PIN 01.00096.0010T

Thomas Tomsche, 19887 Quaker Road, PIN 01.0096.0000

PIN: 01.000.09.0010 Section 13, Township 125, Range 031

Owner : Gary and Debra Tomsche

Total Acres 5

PIN: 01.00096.0000 Section 13, Township 125, Range 031

Owner: Thomas A Tomsche

Total Acres 315

Tract A= 77.04 +/- acres

Gary and Debra Tomsche are proposing to purchase 77.04 acres from Thomas Tomsche and add to existing adjacent parcel.

A motion to recommend to the town board approval of the Administrative Split for Gary and Debra Tomsche was made by Commissioner Bloch, seconded by Commissioner Peternell, motion carried.

### 2. Administrative Split - Certificate of Compliance

Roger Majeski, 25444 County Road 157, Freeport MN PIN 01.00057.0000

PIN: 01.00057.0000 Section 7, Township 125, Range 031

Owner : Roger H Majeski

Total Acres 53.66

Roger Majeski is proposing to split this parcel as follows:

Tract A – 34.12 +/- Acres, no building credit.

Tract B – 20.05 +/- Acres, has the existing buildings, will maintain the building credit.

A motion to recommend to the town board approval of the Administrative Split for Roger Majeski was made by Commissioner Noll, Seconded by Commissioner Bloch, motion carried.

### 3. Clarification on Billboard/Cup Fee

Clarification is needed for the charge on the CUP for the billboard. The Township fee for a CUP is \$300.00, the fee for a billboard is \$500. We will bill the \$500 for the billboard.

### 4. Clarification on Residential Dwelling Unit

July 5, 2017 we adopted the County Ordinance 439 #7.22.1 Which reads:

Any manufactured home to be used as a residential dwelling unit shall be no less than fourteen (14) feet in width and shall bear a Seal of Compliance issued by the State of Minnesota.

Albany Planning and Zoning Ordinance 7.22.4 reads as follows:

#### **That Section 7.22.4 is hereby added to read as follows:**

A single family residential dwelling unit shall have a minimum of 840 square feet of livable space except as otherwise provided. Carports, garages, overhangs, and other similar structures shall not be considered as livable space. All single family

residential dwelling units shall have a minimum width of 20 feet and a minimum length of 20 feet.

These two sections are in conflict and the Township will need to change to be in compliance with the County. When more changes are needed, we will have a public hearing to update our ordinance.

### **OLD BUSINESS**

Timothy and Karey Gerads, 20959 St Anna Drive, Albany MN, Gerads' have requested from the county and amendment to the Variance granted on February 22, 2018. They are requesting the fans be placed on the north end of the barn.

The Albany Planning Commission and Township Board recommended for the first Variance to set the barn back to the 700 foot requirement. The County granted the Variance with the condition that the fans would be on the southern end. Planning Commission recommends we advise the county the fans should stay on the south side of the chicken barn.

### **REPORTS**

#### a. Jerry Forster - Building permits-

Nick Schiffler, 33294 County Road 156, Albany- Steel accessory building

#### b. Commissioner Reports

Welcome to Joe Peternell, our new commissioner

### **COMMUNICATIONS**

Jerry Forster reports that Donald Klumpke from Stearns County Environmental Services has retired and Brian Kripner will be his replacement.

### **ADJOURNMENT**

There being no further business to come before this meeting a motion to adjourn was made by Commissioner Bloch, seconded by Commissioner Peternell, motion carried.

The meeting for May 8, will commence at 6:45 at the sight of the requested variance.

Meeting adjourned at 8:45 P.M.

Respectfully submitted,

*Diane E Noll*

Diane E Noll  
Clerk/Treasurer

Approved: \_\_\_\_\_ *Michael J Noll* \_\_\_\_\_ Date: May 8, 2018  
*Planning Commission Chair*