

**ALBANY TOWNSHIP
PLANNING COMMISSION
Monthly Meeting
and
PUBLIC HEARING
July 10, 2018**

The July 10, 2018 meeting of the Albany Planning Commission was called to order at 7:30 P.M. by Chair Mike Noll at Albany City Hall Council Chambers. Members present Mike Noll, Joe Peternell, Gary Bloch and Zoning Administrator, Jerry Forster. Also present, Supervisor John Greer; Clerk Diane Noll.

The Pledge of Allegiance was recited.

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

Correction on Page 2 correct "from" Albany Area Schools-Finding of fact 4A "of" not "if," motion to approve the minutes of May 8, 2018, as corrected was made by Commissioner Peternell, seconded by Commissioner Bloch, motion carried.

OPEN FORUM - None

PUBLIC HEARINGS

Rezoning Request-H & L Partnership

A rezoning request has been received from H & L Partnership, 35536 County Road 10, Albany, MN (Parcel Number 01.00113.0005) to rezone 9.5 Acres from an A40 to R1. According to the Albany Township Zoning Map, this is an A40 zone. The existing lot is 61.31 acres. The proposed lot would be approximately 9.5 acres, based on ordinance requirements, for the lot with the existing buildings and the balance (approx.51.81 acres) being for an additional residence. According to Section 4.10 Zoning Ordinance Amendments, a public hearing must be held for any amendment to the Zoning Map.

A motion to close public hearing was made by Commissioner Bloch, seconded by Commissioner Peternell, motion carried.

(Findings of Fact attached)

A motion to recommend to the Albany Township Board approval of the 9.5 acres Re-Zoning from A-40 to R-1, with this being forwarded to the county was made by Commissioner Bloch seconded by Commissioner Peternell, motion carried unanimously.

NEW BUSINESS

Certificate of Compliance: Doris Eggert, 20565 County RD 156, Albany MN

01.00230.0005 10.66 +/- acres 01.00223.0000 3.51 +/- acres

Section 23, Township 125, Range 031

Total Acres 14.17

Doris Eggert is proposing to split this parcel as follows:

Tract A-3.09 +/- acres, this proposed parcel will be split off of 01.00230.0005. The balance of the acreage, 7.57 +/- acres will be added to parcel 01.00223.0000 making it 11.08 +/- acres

The properties are located in an A-40 zone, because the parcels are a lot of record established prior to April of 2000,, this split is allowed with township approval.

A motion to recommend to the Albany Township Board approval of certificate of compliance was made by Commissioner Peternell, seconded by Commissioner Bloch, motion carried unanimously.

Informational-Roger Dowell, 32512 CR 41, Albany MN

Mr Dowell is requesting to sell a separate parcel 01.00310.0000 , this is a parcel of record and he can sell as he chooses.

He has additional property, parcels 01.00321.0000 and 01.00326.0000 that he would like to split off the residential buildings and sell the remaining farm land.

He was advised to check with the county and have the survey's done, then return to the Planning Commission for approval.

It was brought to his attention that he may need an approach or build a bridge, to avoid land locking a piece that is split by a creek.

OLD BUSINESS

REPORTS

Jerry Forster-Building Permits

John and Roseann Lehnen, 33221 County Road 10- Accessory Building

CJK Partnership LLC. 21745 340 St, Albany MN – Removing two approaches and creating one

Chris Kotzer, 34020 207 Ave, Albany MN – Accessory Building

Derrick and Kelsi Dirkes, 23877 350 St, Albany MN -Accessory Building

County permit

James and Sandra Traeger, 20232 St Anna Drive- new house and addition to studio in back.

COMMISSIONER REPORTS

Commissioner Peternell -questioned when the brush will be cleaned out on St Anna Drive,

Commissioner Noll-There is activity in the Achman pit located on 330 Street. There are numerous loads of debri being hauled in, should we be concerned about the road condition?

Jerry Forster-This is Lange Construction hauling the bog from Lineman Lake in Avon Township.

Clerk Noll-Lucky LLC/Bryan Schiffler County permit for electronic billboard.

The location of the sign has been moved to the western corner of the lot, which is not the location we approved on our CUP. This will make him compliant with the county ROW set back.

The drawing was reviewed by the Planning Commission.

A motion to recommend to the Township board approving the alternate sight was made by Commissioner Noll, seconded by Commissioner Peternell, motion carried unanimously.

COMMUNICATIONS

August 14-Primary Election-No meetings are allowed.

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.

Meeting adjourned 8:35 P.M

Respectfully submitted,

Diane E Noll

Diane E Noll
Clerk/Treasurer

Approved: _____ *Michael J Noll* _____ Date: November 13, 2018
Planning Commission Chair

ALBANY TOWNSHIP PLANNING COMMISSION
WORKSHEET FOR FINDINGS OF FACT-REZONING

Findings shall be made in either recommending approval or denial of a rezoning application, and should reference specific sections of ordinances that apply to the project. Questions which you could be asking include, but are not limited to:

1. Does the proposal conform to the Townships Comprehensive Plan? Why or why not?

Yes, Chapter 4, in the Comprehensive Plan addresses the addition of residents near the city limits.
The parcel is adjacent to other R1 parcels, is close to City Limits, and abuts the school district.

2. Is the proposed rezoning compatible with the present and future land uses in the area of the proposal?

Present Zoning A-40 Proposed Zoning R-1
Yes, is compatible.

3. If the property is rezoned, how will the environmental impacts be addressed? Property is in shore-land which county will address. There will be no impact on the environmental status.
Does not apply.

4. What are the potential impacts of the rezoning on the property values of the area in which it is proposed?

No negative impact on property values

5. Is there a potential for public health safety or traffic generation impacts based on the proposed rezoning and how will they be addressed?

No additional traffic or other impacts will be generated.

6. How are the potential impacts of the proposal on existing public services and facilities including schools, parks, streets and utilities being addressed and will this rezoning potentially overburden the service capacity?

No potential over burden of services

7. Other issues pertinent to this matter:

No other issues.

A motion to recommend to the Albany Township Board approval of the 9.5 acres Re-Zoning from A-40 to R-1, with this being forwarded to the county was made by Commissioner Bloch seconded by Commissioner Peternell, motion carried unanimously.

Note: The Planning Commission is a recommending body to the Township Board, any motion relating to the rezoning should be made in that context.