

**ALBANY TOWNSHIP
PLANNING COMMISSION
Monthly Meeting-April 9, 2019**

The April 9, 2019 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 Mike Noll, Gary Bloch and Joe Peternell. Also present, Zoning Administrator Jerry Forster, Supervisor Mary Rosen, and Clerk Diane Noll.

The Pledge of Allegiance was recited.

Gary Bloch has been reappointed to the Commission for a three year term. Congratulations and thank you Gary for your dedicated service.

ELECTION OF OFFICERS

Nomination for Chair

A motion to nominate Commissioner Joe Peternell as Chair person was made by Commissioner Bloch, seconded by Commissioner Noll, motion carried.

Nomination for Vice-Chair

A motion to nominate Commissioner Bloch Vice Chair was made by Commissioner Noll seconded by Commissioner Peternell, motion carried.

At this point, Chair Peternell resumed the duties of the meeting.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

A motion to approve the minutes of February 12, 2019, as presented was made by Commissioner Bloch, seconded by Commissioner Noll, motion carried.

OPEN FORUM-NONE

PUBLIC HEARINGS-NONE

NEW BUSINESS

a. Approval of approach for the Community Solar Farm at George Reber, 23247 350th St Tom Dixon with Novel Energy Solutions was present regarding an entrance approach to the solar garden. Novel Energy has a 25 year lease on the 9 acres of property and does all the construction for the garden. Excel has given approval for the garden, the county permit is being completed and they are requesting the approach permit from Albany Township.

Building Administrator Forster-there was an existing field approach near the homestead. The new one will be about 680 feet from the original approach. They are allowed one approach per 40 acres. Road ordinance.2009-01

Approach will be built to Township standards with a steel culvert.

A motion to recommend to the Albany Township Board approval of the additional approach to this parcel was made by Commissioner Noll, seconded by Commissioner Bloch, motion carried.

b. Discussion on new house for Radtke, 36162 207th Ave

Conflicts with Albany Township Ordinance:

1. Distance from feed lots needs to be 700 feet with owner and neighbor, there are three feed lots, all under the 700 foot requirement
2. Minimum lot size of 2 acres-to split off the area where the proposed house would be located a 2 acre lot is required.
3. Unable to do a TDR unless owned for 10 years-owner is selling a small lot without a building credit. Ordinance stated must be in same ownership for 10 years before a TDR can occur.
4. Future Home owner concerns, if sold to someone else in future years. Will new owners be as accepting of all the feed lots.

OLD BUSINESS

Jerry Forster researched the grandfathering of the Lange Gravel pit.

Yes it is grandfathered, but signs will need to be placed and they will need to abide by the county ordinance for reclamation of the area.

REPORTS

a. Jerry Forster-Building Permits

Ralph Finken, 37429 251 Ave, Addition to office, Conference Room

Rosanne and John Lehnen, 33221 Cty Road 10, Accessory Building

Tom and Dawn Blattner, 21571 Trestle Ridge Road, Closet addition to residence

Lange Properties PO Box 70 Avon, moving gravel pit approach to east end of the gravel pit- existing approach will be removed in a reasonable amount of time.

Questioned why the approach location is not across from Fifth Lake Road? Forster will contact the county to clarify the location.

Anthony & Melissa Ebnet, Parcel #01.0005.0000 on St Anna Drive -Accessory Building

b. Commissioner Reports

Commissioner Peternell-please check the trees in St. Anna Drive. Water is backing up because of the brush in the ditch.

COMMUNICATIONS

April 11- Town Board Road Tour

April 22- Town Board Meeting

May 14-Planning Commission Meeting-Public Hearing for re-zoning

Questions on if fencing is needed, will shredding be allowed, what will industrial all include.

ADJOURNMENT

A motion to adjourn was made by Commissioner Noll, seconded by Commissioner Bloch motion carried.

Meeting adjourned at 8:55 P.M.

Respectfully submitted,

Diane E Noll

Diane E Noll
Clerk/Treasurer

Approved: _____ *Joseph Peternell* _____ Date: May 14, 2019
Planning Commission Chair