

**ALBANY TOWNSHIP
PLANNING COMMISSION
Monthly Meeting-May 14, 2019**

The May 14, 2019 meeting of the Albany Planning Commission was called to order at 7:30 P.M. by Chair Joe Peternell at Albany City Hall Council Chambers. Members present Joe Peternell, Gary Bloch, and Mike Noll. Also present, Zoning Administrator Jerry Forster, Supervisor Mary Rosen, and Clerk Diane Noll.

The Pledge of Allegiance was recited.

APPROVAL OF AGENDA

Addition under new business, Gary Tomsche-building credit transfer. A motion to approve the agenda with the addition was made by Commissioner Bloch, seconded by Commissioner Noll, motion carried.

APPROVAL OF MINUTES

Change in the April 9 minutes, Reports on the second page take out the extra "is" A motion to approve the minutes of April 9, 2019, as corrected was made by Commissioner Noll, seconded by Commissioner Bloch , motion carried.

OPEN FORUM-NONE

PUBLIC HEARINGS-NONE

OLD BUSINESS

a. Follow up on new house/County Variance for Radtke, 36162 207 Ave

The County Planning Commission denied the request for variance brought before them for Radtke to split off a parcel for a new house for Hendrickson. They were within 700 feet of three feed lots and the parcel was less than 2 (two) acres. They are not able to reapply for this variance for 12 months from the meeting date, unless they can make changes to the request. They have made the following changes to re-apply to the county:

1. Because Klemmer's have not used their feed lot for a number of years, the have asked them to request to the county to remove their feed lot, this has been approved by the county.
2. They are enlarging their lot to 2 acres.

A motion to recommend the approval of this plat with the restriction that the plat is a minimum of 2 acres was made by Commissioner Noll, seconded by Commissioner Bloch, motion carried.

b. Lange Grave Pit-location of entrance-Jerry Forster followup

It was stated the approach needed to be in the current location because of the wet lands to the east. It has been noted the approach is in the location because it will then remain on the same plot as the existing gravel pit. It was questioned when the existing approach will be removed, this should be completed when the new approach is in.

It is also noted that 5 ton signs have been placed on 330 Street.

NEW BUSINESS

a. Tom and Gary Tomsche-building credit transfer

Tom Tomsche, 19557 Quaker Road

Mr Tomsche is the owner of parcel 03.00809.0000, which is 23.78 acres and in Avon Township. A family member is interested in the property for a home. This property is zoned a-40 and they are requesting assistance in transferring a partial building credit to this parcel. This would require Albany Township transferring a credit to Avon Township.

Commissioner Bloch, - Can we grant a variance for this, if our ordinance does not allow this? Could more research be done on this before we move forward to approve this variance request?

Administrator Forester will contact our attorney to clarify the request.

b. Discussion on Changes to Zoning Ordinance-Chapter 9-Industrial Zoning

Dale and Joan Overman, Justin Overman 34737 County Road 10, Albany Recycling Center

The business started as just recycling computers and it grew into other items, and kept progressing as a company. After about 6 months of receiving many phone calls they branched into cars, and other garbage. Including couches/lazy boys, table and chairs.

They are inspected regularly by Mn Pollution Control Agency for water run off and by the County. At the last inspection the county inspectors Jennifer Buckentine and Troy Freihamar noticed the sign stating they could take in other items. At that time they were advised with the current zoning they could not take in the extra items. To be compliant they would need to be zoned Industrial.

At this time they have about 200 car bodies on sight. At this time they are not accepting hazardous material such as asbestos.

Commissioner Noll; We chose not to go industrial for our ordinance, because the city has industrial areas. This is not an easy thing to change. We will need to check with our attorney for more information.

Commissioner Bloch; requested we have ordinance from other townships/towns/cities to review what their ordinances have and we can make the correct changes.

Other questions:

Will spot zoning be legal?

What about the residents in the area?

The sight is 4.26 acres -County allows them to have a 60% coverage at this time they are at 50%.

This is the fourth year they have been open, and they are inspected yearly.

Commissioner Peternell suggested they sell off a couple of cars to lighten the load on the property.

More information will be gathered and reviewed for June 11 Meeting. A sight visit was scheduled for 6:30 prior to the meeting.

Our current zoning ordinance states the following:

8.1

I Industrial District-Shall be prohibited

9.11 Industrial District (I District)

That Section 9.11 Industrial District as presently enacted is hereby repealed.

- c. Additional changes to Zoning Ordinance-Moved to June Meeting
- d. Set date for Public Hearing-Moved until ordinance changes have been approved

REPORTS

a. Building permits-Administrator Forster

George Reber, 23247 350th St-Field Approach

Tim and Mary Sauerer, 34835 County Road 10- Accessory Building

Anthony & Melissa Ebnet, Parcel #01.0005.0000 -911 sign for 19502 St Anna Drive

COMMUNICATIONS

ADJOURNMENT

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

Meeting adjourned at 9:00 P.M.

Respectfully submitted,

Diane E Noll

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Clerk/Treasurer

Approved: _____ *Joseph Peternell* _____ Date: JUNE 11, 2019
Planning Commission Chair