

JOINT PLANNING BOARD MEETING AGENDA
LESAMUK TOWN HALL – 311 4TH AVE. SO., SARTELL, MN

TUESDAY, APRIL 22, 2025
5:30 P.M.

1. PLEDGE OF ALLEGIANCE
2. AGENDA REVIEW AND ADOPTION
3. REVIEW AND APPROVAL OF 3-25-25 JOINT PLANNING BOARD MINUTES
4. 5:30 PUBLIC HEARING – ORDINANCE RE: SOLAR FARM/GARDEN – CUP
TO INTERIM USE PERMIT
5. ADJOURNMENT

Joint Planning Board Meeting
March 25, 2025

The meeting of the Joint Planning Board of LeSauk Township and the City of Sartell was called to order by Chairman Dan Heim at 5:30 p.m. at the LeSauk Town Hall.

PRESENT: LeSauk Township Supervisors Dan Heim, Jeff Westerlund and Paul Wagner, City of Sartell Joint Planning Board member Ryan Fitzthum, Recording Secretary Marlyce Plante and 3 interested parties.

AGENDA: DAN HEIM MOTIONED TO APPROVE THE AGENDA ADDING THE SITE PLAN FOR JEREMY SAND, SECOND BY PAUL WAGNER, MOTION CARRIED 4-0.

MINUTES APPROVAL: DAN HEIM MOTIONED TO APPROVE THE MINUTES OF THE FEBRUARY 25, 2025 JOINT PLANNING BOARD MEETING AS AMENDED, SECOND BY JEFF WESTERLUND, MOTION CARRIED 4-0.

Jeremy Sand & Angela Murphy, 3934 Riviera Road - Public Hearing - Variance Request - Chairman Dan Heim read the public hearing notice for a variance filed by Jeremy Sand and Angela Murphy and opened the meeting to the floor.

Mr. Sand applied for a variance to construct a 26 X 32 accessory building in their front yard. Their property is located on the Mississippi river where the front and rear yards are opposite of normal parcels. Mr. Sand & Ms. Murphy also have a utility shed which they are allowed and a 10 X 14 garden shed that will remain and grandfathered in.

Chairman Heim had Stephen Grittman, township shoreland consultant, view the property and he stated no shoreland permit was needed. However, Chairman Heim was contacted by Nichole from the DNR (Department of Natural Resource, who stated the DNR must be given a 10-day notice of shoreland impacts like this. Chairman Heim sent here the public hearing notice. Her only concern was whether they will be under the 25% impervious lot coverage which they do meet. No communications were received with any objections or concerns to the construction of the accessory building. With no further comments or questions, Chairman Heim closed the public hearing.

DAN HEIM MOTIONED TO CLOSE THE PUBLIC HEARING, SECOND BY PAUL WAGNER, MOTION CARRIED 4-0.

After a brief discussion by the board members, **RYAN FITZTHUM MOTIONED TO APPROVE THE RECOMMENDATION FOR RESOLUTION 2025-02 ALLOWING THE CONSTRUCTION OF AN ACCESSORY BUILDING IN THEIR FRONT YARD AND MAINTAIN THE PRESENT UTILITY SHED AND GREENHOUSE, SECOND BY DAN HEIM, MOTION CARRIED 4-0.**

Jeremy Sand & Angela Murphy Site Plan – The Joint Planning Board reviewed the site plan presented by Jeremy Sand. Mr. Sand stated the utility shed will remain where it is at, but the greenhouse will be moved to accommodate for the construction of the accessory building. **DAN HEIM MOTIONED TO APPROVE THE SITE PLAN PRESENTED BY JEREMY SAND & ANGELA MURPHY, SECOND BY JEFF WESTERLUND, MOTION CARRIED 4-0.**

There being no further business, JEFF WESTERLUND MOTIONED TO ADJOURN, SECOND BY RYAN FITZTHUM, MOTION CARRIED 4-0.

Respectfully submitted,

Marlyce L. Plante
Joint Planning Board Recording Secretary

**LE SAUK TOWNSHIP
STEARNS COUNTY, MINNESOTA
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the LeSauk Township – City of Sartell Joint Planning Board will hold a public hearing on April 22, 2025 at 5:30 p.m. to consider, hear from the public, and to possibly act on a recommendation to the Le Sauk Town Board regarding proposed amendments to the Le Sauk Township Zoning Ordinances. The amendments include a change from a conditional use permit in the A-20 zoning to an interim use permit in the A-20 zoning to operate a Solar Farm/Garden. A copy of the proposed amendment is available on the Town's website or can be obtained by contacting the Town Clerk.

Those who would like to provide comment on the proposed amendments are encouraged to mail, email, or leave a message with the Town Clerk by no later than noon on the day of the hearing. The comments received will be forwarded to the Joint Planning Board & LeSauk Town Board and made part of the hearing record.

Marlyce L. Plante
LeSauk Township Clerk
2293 Pinecone Road
Sartell, MN 56377
lesauktownship@gmail.com
320-654-8565
Publish: April 11, 2025

**LE SAUK TOWNSHIP – CITY OF SARTELL
JOINT PLANNING BOARD
STEARNS COUNTY, MINNESOTA
RESOLUTION NO. 2025-06_**

**RESOLUTION RECOMMENDING APPROVAL OF AN ORDINANCE AMENDING
CHAPTER V OF THE LE SAUK ZONING AND SUBDIVISION REGULATIONS
TO CLASSIFY COMMERCIAL SOLAR FACILITIES AS INTERIM USES**

WHEREAS, the Board of Supervisors (“Town Board”) of Le Sauk township (“Town”) has prepared the attached ordinance making various amendments (“Amendments”) to Chapter V of the Le Sauk Township Zoning and Subdivision Regulations (“Zoning Code”) regarding commercial solar facilities;

WHEREAS, the Amendments change the classification of commercial solar facilities from being designated a conditional use to an interim use in the Agricultural (A-20) District;

WHEREAS, because commercial solar facilities are only allowed in the A-20 District, under Subsection 590.02 the Amendments are subject to a Type 2 review;

WHEREAS, under Subsection 590.04, a Type 2 review involves the Joint Planning Board (“JPB”) conducting the public hearing and making a recommendation to the Town Board on the Amendments, and then the Town Board making the final decision on whether to approve the Amendments;

WHEREAS, the JPB, after due notice having been provided, conducted a public hearing on **March 25**, 2025 regarding the Amendments and provided an opportunity for anyone who would like to be heard regarding this matter to present their views at the hearing; and

WHEREAS, after considering the Amendments, the JPB voted to forward them to the Town Board with a recommendation that they be adopted.

NOW, THEREFORE, BE IT RESOLVED, by the JPB, based on the record of this matter, as follows:

1. The JPB hereby recommends the Town Board approve the Amendments as presented.

Adopted this ___ - day of _____ 2025.

BY THE JOINT PLANNING BOARD

Chairperson

Attest: _____
Secretary