

Joint Planning Board Meeting  
April 26, 2022

The meeting of the Joint Planning Board of LeSauk Township and the City of Sartell was called to order by Chairman Dan Heim at 6:00 p.m. with LeSauk Township members and City of Sartell members and 19 interested parties.

**PRESENT: LeSauk Township Supervisors Dan Heim, Jeff Westerlund and Shawn Omann, City of Sartell Joint Planning Board members Jeff Kolb, Ryan Fitzthum and Tim Elness, Sartell Assistant Administrator Scott Saehr, Sartell Planning Director Kari Theisen, and Recording Secretary Mary Barron-Traut.**

**AGENDA:** DAN HEIM MOTIONED TO APPROVE THE AGENDA WITH ADDING ON MATT DANKERS SITE PLAN,, SECOND BY JEFF WESTERLUND. The motion passed 6–0.

**APPROVAL OF FEB. 2, 2022 JOINT PLANNING BOARD MINUTES**

SHAWN OMANN MOTIONED TO APPROVE THE 2-22-22 JOINT PLANNING BOARD MINUTES AS AMENDED, SECOND BY RYAN FITZTHUM. The motion passed 6–0.

**Rory and Jessica Mrozek, 2199 Monarch Court – Public Hearing – Variance & Administrative Subdivision**

Dan Heim opened the public hearing to the floor regarding the Mrozeks working with the Traut Family Partnership the past year to split a 10-acre parcel from the Traut parcel located west of his storage units on County Road 1. Mr. Mrozek stated that he is applying for a variance and Administrative Subdivision and that the ordinance allows one by certification of compliance, which he has satisfied.

**Jim Shaw, Jr., 330 Pine Ridge Road** – Mr. Shaw stated that he owns the property that abuts the Mrozek property, and that he is concerned about future development by the Mrozeks. Mr. Mrozek stated that he has no plans for building more storage and that he wants the acreage as a buffer.

**Brent Burgardt, 461 Spruce Court** – Mr. Burgardt discussed concerns regarding the drainage from the Mrozek site. His basement has flooded. Mr. Mrozek stated that he has been pumping water into his own drainage basin. Mr. Burgardt was concerned that the Mrozeks may have no plans at present for adding to their storage units but what about future plans. Mr. Burgardt asked the JPB for the plans for approval.

Dan Heim stated that the property is zoned U-1, and has a Type 4 review which the JPB would recommend, and that the city of Sartell has the final authority. The variance is to split 10 acres where the minimum in the regulations is 40 acres. And if Mr. Mrozek wants to develop the property, he would have to annex, and it would go into the city as R-1 zoning.

Scott Saeher, Sartell Assistant Administrator, stated that the JPB would recommend and it would go to the city of Sartell for approval. Mr. Mrozek is requesting a 10 acre split from the 93+ acres of the Edgar & Kathleen Traut LLC & Floyd E. Traut Rev Trust Etal c/o Dave Traut. Mr. Saeher explained the Declaration of Restrictions. Mr. Mrozek is subject to conditions: follow the city code, platting process, right of way, etc. and that future land use would be zoned U-1. If the property is annexed to Sartell and if Mr. Mrozek requests rezoning, there would be a public hearing, statements from the public, etc.

**Julie Muenchow, 390 Pine Ridge Road** – Ms. Muenchow questioned if another split could happen. Mr. Mrozek stated that he wants to ensure that he has control over the buffer around his storage units.

**Kurt Rasmussen, 389 Pine Ridge Road** – Mr. Rasmussen spoke of the excess water issue in the whole back of Bon Homme Addition. Mr. Fitzthum assured Mr. Rasmussen that the planning board has developed a process for water drainage issues. Mr. Saeher stated that the Mrozek property would be subject to a platting process and that anything beyond 1 acres would be addressed under city regulations. In sum, the JPB recognized the water issue.

**Benno Kuhl, 348 Pine Ridge Road** – Mr. Kuhl stated appreciation for Mr. Mrozek being a good neighbor; however, Mr. Kuhl stated that as residents, if the concerns are not voiced, then they might be missed. Mr. Kuhl shared concerns about the light pollution from the current storage units and is worried that more lights will be added. He stated concerns about present tenants using their storage units for repair shops and about cars being stored outside. Mr. Mrozek stated that he has called the county sheriff himself, and that if neighbors have any concerns that they should also call the sheriff's office. Mr. Kuhl is also concerned about zoning. The zoning issue of the 10 acres will be taken care of under the Declaration of Restrictions page the city of Sartell has drafted and Mr. Mrozek will need to follow if he decides to expand his business. Mr. Kuhl was concerned about protecting the rights of neighboring parcels. Mr. Saeher reconfirmed that their concerns would be addressed under the Declaration of Restrictions. Mr. Kuhl overall was in favor of the 10 acre split though he is concerned about the future plans for it.

#### *Letters received*

**Larry Teff, 372 Pine Ridge Road** – Dan Heim read an email from Mr. Teff who is concerned about 1) the intended use for the acreage Mr. Mrozek is purchasing, 2) the run-off of surface

water, and 3) how the Sartell City rules and ordinances, based on a future plan, would affect this parcel.

**Julie Muenchow, 390 Pine Ridge Road** – Dan Heim read an email from Ms. Muenchow concerning the purchase of the acreage. Her concerns are: 1) the development will create water issues, 2) there is loitering at the current storage facility and the lights are an issue, 3) there is trash and debris because there is no barrier, and 4) there are 2 full-sized shipping containers on the property.

**Dan & Chad Anderson, 394 Pine Ridge Road** – Shawn Omann received an email from the Andersons with concerns about the current storage units and addition to the property. They feel it is a nuisance with the lights and noises on Riverside at all hours. They had concerns about the speeding on Riverside Avenue from the tenants. They did not support the variance.

DAN HEIM CALLED FOR MORE COMMENTS FOR OR AGAINST THE MROZEK VARIANCE AND ADMINISTRATIVE SUBDIVISION, AND AS THERE WERE NO MORE COMMENTS, HE MOTIONED TO CLOSE THE FLOOR, SECOND BY RYAN FITZTHUM, the motion passed 6-0.

Shawn Omann stated that he had no concerns about the split, and that if the Mrozek had been asking for 40 acres, it would not be an issue. He asked that the board stay informed.

Dan Heim reiterated that if any building would be done by Mr. Mrozek that the property must be annexed into Sartell, that there would be a public hearing. Mr. Heim stated that all concerns have been entered.

AS THERE WAS NO FURTHER DISCUSSION, RYAN FITZTHUM MOTIONED TO APPROVE THE VARIANCE AND ADMINISTRATIVE SUBDIVISION FOR RORY MROZEK, SECOND BY DAN HEIM, the motion passed 6-0.

#### **Joe Lahr – Relevant Life Church Site Plan Approval**

Dan Heim shared an email from Mark Latterall, Stearns County Environmental Services, explaining that the current septic system would accommodate the proposed addition with a maximum of a 60 person capacity.

Ryan Fitzthum suggested that the church have an annual review of water usage. Joe Lahr stated that if the church is pumping then they don't need to report to the county. It was suggested that Tim Haeg do an inspection. Joe Lahr stated that the usage would be 450 gal/day and not be a metered system. It is a gravity fed sealed septic with a drain field.



Scott Saehr stated that Mr. Haeg had done a review and that based on the requirements it is acceptable to review on an annual basis if it doesn't go over 450/gal. Also, he suggested as part of the site plan there be a review every year and staff recommend every two years. Furthermore, that there be an usage report the first year and then a decision made as to if there should be one every two years. Mr. Lahr affirmed that Mr. Saehr's idea would be appropriate but that there was no way of knowing about the gal/minute but that there could be an inspection so that a no fail could be ensured. Mr. Saehr asked for a way to meter, and Mr. Lahr stated that there could be a 40 gal/day/person tank installed.

DAN HEIM MOTIONED TO APPROVE THE SITE PLAN, WITH A STIPULATION OF A YEARLY INSPECTION, SECOND BY SHAWN OMANN, motion approved 6-0.

**Site plan for Matt Danker, 449 Coneflower Court**

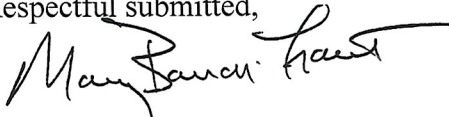
Dan Heim discussed a late email from Mr. Danker. Mr. Danker is proposing to build a 16 feet by 20 feet deck on the rear of his home. Mr. Heim stated that the Danker plan meets all of the setbacks.

AS THERE WERE NO QUESTIONS OR FURTHER DISCUSSION, SHAWN OMANN MOTIONED TO APPROVE THE SITE PLAN FOR MATT DANKERS, SECOND BY RYAN FITZTHUM, the motion passed 6-0.

**Adjournment**

RYAN FITZTHUM MOTIONED TO ADJOURN THE MEETING, SECOND BY JEFF WESTERLUND, the motion passed 6-0.

Respectful submitted,



Mary Barron-Traut

Joint Planning Board Recording Substitute Secretary