

Joint Planning Board Meeting - Via Virtual GoToMeeting
June 23, 2020

The meeting of the Joint Planning Board of LeSauk Township and the City of Sartell was called to order by Chairman Dan Heim at 7:30 p.m. via electronically per Minnesota Governor Tim Walz's Stay Safe Minnesota order due to the COVID-19 virus pandemic.

PRESENT: LeSauk Township Supervisors Dan Heim, Jeff Westerlund and Shawn Omann, City of Sartell Joint Planning Board members Mike Chisum, Ryan Fitzthum and Jeff Kolb, and Recording Secretary Marlyce Plante and 6 interested parties.

AGENDA: RYAN FITZTHUM MOTIONED TO AMEND THE AGENDA SWITCHING ITEMS #3 DONNAY VARIANCE AND #4 PAQUIN VARIANCE AROUND, SECOND BY SHAWN OMANN, UPON ROLL CALL VOTE TAKEN:

HEIM – AYE, OMANN – AYE, WESTERLUND – AYE, FITZTHUM – AYE,
CHISUM – AYE, KOLB – AYE, the motion passed 6-0.

MINUTES REVIEW: SHAWN OMANN MOTIONED TO ACCEPT THE 4-20-20 JOINT PLANNING BOARD MEETING MINUTES AS PRESENTED, SECOND BY JEFF WESTERLUND, UPON ROLL CALL VOTE TAKEN:

HEIM – AYE, OMANN – AYE, WESTERLUND – AYE, FITZTHUM – AYE,
CHISUM – AYE, KOLB – AYE, the motion passed 6-0.

Attorney Adam Ripple discussed the holding of the Paquin public hearing by the LeSauk Township Board of Supervisors earlier in the evening during their scheduled township meeting. He noted it should be held by the Joint Planning Board under the revised LeSauk Township Zoning Ordinances and Sub Division Regulations. Prior to the revised ordinances and regulations, the Town Board has held the public hearings relating to township business.

It was the consensus of the Joint Planning Board members present and Atty Ripple, since all legal notifications and mailings had been completed for the Paquin hearing and there has been no objections or written testimony, discussion would continue. Attorney Ripple will verify with Anna Gruber, Sartell City Administrator and Township Attorney Troy Gilchrist, the correct process for future public hearings under the revised township zoning ordinances & sub division regulations.

REVIEW OF A VARIANCE APPROVING THE RECOMMENDATION FOR THE VARIANCE FOR WAYNE PAQUIN A SPLIT OF PROPERTY FROM THE MINIMUM LOT SIZE

Mr. Paquin briefly explained he had been in the process of splitting off a 10-acre parcel from a 55-acre parcel owned by Robert Stangler located at 7230 322nd Street. His survey for the property and necessary paperwork, was completed just after the one-year moratorium was placed on all township property not allowing any rezoning or sub-division of land. He had discussed his request to split the property with the Town Board at several meetings prior to the moratorium. Now, with the moratorium expired, Mr. Paquin is requesting the variance to allow the 10-acre parcel to be split from the Stangler farm which is smaller than the allowed size in the revised ordinances. Mr. Paquin currently lives in the farm house that is located on the 10 acres and has been paying rent until the property officially becomes his.

Mike Chisum questioned whether allowing this split would set a precedent and was concerned the correct procedure regarding the public hearing was not followed. He did state, however, that since there was no public testimony or objection to the split and all necessary legal publication and notifications were completed, he would be willing to proceed with a possible decision.

Ryan Fitzthum discussed the fact this property is located in far southwestern corner of the township and is comfortable allowing this split and a declaration of restriction to limit future development until annexation, will be required.

RYAN FITZTHUM MOTIONED TO RECOMMEND, FOR APPROVAL, THE VARIANCE APPLIED FOR BY WAYNE PAQUIN, 7232 322ND STREET, ALLOWING A SPLIT OF PROPERTY FROM THE MINIMUM LOT SIZE, SECOND BY DAN HEIM, UPON ROLL CALL VOTE TAKEN:

HEIM – AYE, OMANN – AYE, WESTERLUND – AYE, FITZTHUM – AYE,
CHISUM – AYE, KOLB – AYE, the motion passed 6-0.

REVIEW OF RESOLUTION APPROVING RECOMMENDATION FOR THE DONNAY VARIANCE ALLOWING 2 – 50-SQUARE FOOT SIGNS & AN AMENDED CONDITIONAL USE PERMIT FOR FENCING OF BD EXTERIORS:

Mr. Donnay applied for a variance allowing him to place two 50-square foot signs on his building for BD Exteriors located at 568 19th Ave. No., Sartell. During the process of the variance hearing held on April 20, 2020, discussion was held regarding the complaints that were received regarding the storage of equipment on the south side of his building. These complaints brought the suggestion Mr. Donnay place fencing to obstruct the view of that storage.

Mike Chisum expressed his concern about these being two separate issues, but now are being tied together. To address the fencing and storage issue, an amended conditional use permit was drafted by township attorney, Troy Gilchrist and Sartell City attorney, Adam Ripple, who worked together to have both concerns, the outside storage and signs addressed in this resolution. Mr. Chisum also questioned why Mr. Donnay is allowed this operation in an agricultural zoned parcel without having a home on it. Mr. Donnay stated his home is presently being constructed to the north of the BD Exterior building.

The conditional use permit addresses the limitations on outside storage for Mr. Donnay. Ryan Fitzthum stated he has no concerns over the outdoor storage. Mr. Donnay has been very cooperative with concerns that were brought before the Joint Planning Board & the Town Board; putting up an allowed 6-foot high fence, moving parking of vehicles to the east side of the building, planting trees & grass etc.

Shawn Omann questioned the possible storage of agricultural implements related to the crops being grown near the property. Attorney Ripple stated those issues can be dealt with on a case by case basis in the future.

DAN HEIM MOTIONED TO RECOMMEND FOR APPROVAL THE AMENDED CONDITIONAL USE PERMIT REGARDING FENCING AND STORAGE AND A VARIANCE FOR BRIAN DONNAY ALLOWING TWO 50-SQUARE FOOT SIGNS, SECOND BY RYAN FITZTHUM, UPON ROLL CALL VOTE TAKEN:

HEIM – AYE, OMANN – AYE, WESTERLUND – AYE, FITZTHUM – AYE,
CHISUM – AYE, KOLB – AYE, the motion passed 6-0.

ADJOURNMENT:

JEFF WESTERLUND MOTIONED TO ADJOURN THE MEETING, SECOND BY DAN
HEIM, MOTION CARRIED 6-0.

Respectfully submitted,



Marlyce L. Plante
Joint Planning Board Recording Secretary