

**Hampton Township
Planning Commission Meetings
July 13, 2015 7:30 P.M.**

Attendance:

Jeremy Irrthum
Dave Peine
Larry Runyan
Mike Tix
Cassandra Schaffer

Bob from Keller Williams Realty Edina MN representing Ardis Bengtson as personal representative for the Astrid Becker Tste. He was wondering about the building eligibility and the clustering. Jeremy stated that parcel number #170050028020 is 39.06 acres and parcel number is #17006001013 is 100.69 acres for a total of 139.75 acres. The board reviewed the parcels. Dale Miller's home site was the original farm house. The board reviewed the quarter quarter sections and stated that there would be a total of 3 buildables. There would be one on the 39.06 acre parcel and two on the 100.69 parcel that possibly could be clustered. Bob was wondering if she was to sell of the farm land separate than the buildable, how can they do that and keep the buildables. Jeremy stated that they establish the buildables first with buildable certificates and then they can sell of the land. Bob was inquiring about this and they have not totally decided what they were going to do yet. He will have to come back to the board for final approval. The board has in question that if the 100.69 is actual contiguous since there is a road that goes through them.

Nick Stein 25455 Rochester Blvd. 651-777-9033. Nick is requesting a buildable in Section 16 with 110 acres of continuous acres. He is requesting a buildable a little over 2 acres. They asked what the road frontage would be. They explained to Nick if they were to build a shed, the max square footage allowed for a two acre lot is 3900 sq feet. They stated 160 feet of road frontage if they build the house 300 feet away from the road. They were planning on doing that so they meet the requirements. **Larry Runyan recommended to the board to approve a buildable permit for parcel #17-01600-76-012 in Section 16 , seconded by Dave Peine and unanimously passed.** Nick asked the board what the setbacks were and the board stated 15 feet from the property line.

Everett Dierke (26110 Inga Avenue) is requesting a buildable permit for a house. He has a 15 acres, 2 acre and a 13.69 acre piece in Section 24 for a total of 30.69 acres. He stated he would build it 300 feet west of the property line. Everett does not have any maps Jeremy stated that in order to get a buildable, you would need to own a full 40 acre piece but if the 13 acre piece was deeded before April, 1982, it could possibly have a buildable (see section 509 substandard lot provisions). The board recommended to go to the county and ask when it was deeded. He would then have to come back to the board to determine if there is a buildable. Planning

Commission board to review before the board would make any recommendation to the regular board.

Larry made a motion to adjourn the meeting, seconded by Dave Peine and unanimously passed. Meeting was adjourned at 8:12PM.