



Planning Commission Meeting Minutes
October 8, 2018
7:30pm

ATTENDANCE

Jeremy Irrthum
Larry Runyan
Cassandra Schaffer
Mike Tix
David Peine
Molly Weber Clerk

Meeting was called to order by Jeremy Irrthum at 7:30pm.

Robert Navara – 612-282-7199

- Requesting a building permit to build a 16x48 foot shed
- 4740 222nd Street

Robert Navara did not show up to the meeting.

Lori & Scott Endres – 612-328-1134

- Number of buildables @ Melvin & Mary Lou Endres estate
- 22075 Northfield Blvd, Hampton, MN 55031

They are selling the building on 17-00400-01-012 (NE ¼ of section 4) and asked for an additional building site in the NW ¼ of the NE ¼ of section 4. They asked if a new buildable is available in the NW ¼ of the NE ¼ of section 4 because the original farm house was constructed before April 21, 1982. The planning commission read Section 402, article B. of the Township Ordinance manual: Notwithstanding the limitations on density, one additional home may be allowed within a quarter-quarter section (40 acres) owned entirely by same person, persons or entity if the only home on the property is an original farm dwelling the owner can demonstrate to the satisfaction of the Township was constructed prior to April 21, 1982. The planning commission identified two factors that prohibit an additional buildable on this 1/4 – ¼. First the entire ¼ - 1/4 has three homes with multiple owners so it is not owned by one person, persons, or entity. Second, the owner does not own the entire 40 acres. The planning commission determined there were no other buildables available in this ¼ section because there are 4 residences (max allowed per ¼ section) and the NW ¼ - ¼ does not qualify for a fifth residence for the reasons stated above. The owners asked if a variance is possible. A variance for something like this is unlikely with the density of 4 homes already.

Their second question to swap two pieces of land from Leon Endres to become part of their existing land. A hand-shake agreement existed between Melvin Endres (NE ¼ of of section 4) and Leon Endres (NW ¼ of section 4) that allowed Melvin access to a windbrake in the NE ¼ of NW ¼ of section 4 (adjacent to the building site) and Leon Endres to farm a small triangle of land in the SW ¼ of the NE ¼ of section 4 (bordered by ¼ section line and County Road 47). The land amounts are about equal. The Melvin Endres family wants to formally trade and redefine the NE ¼ and NW ¼ of section 4 to reflect the hand-shake agreement. Planning Commission can make a recommendation for this but Lori and Scott will have to get it surveyed and recorded with Dakota County. Then the Board will make the final decision.

Their third question was about how many buildables were on 17-00300-25-010, 160 acres, the NW ¼ of section 3. There are no residences in this ¼ section. The planning commission declared clustering allows four buildable sites on this 160 acres.

Larry Runyan made a recommendation that there were no more buildables on the western ¼ section of 17-00400-01-012 because the NW ¼ ¼ section already has 3 residences. Dave Peine seconded it. Motion carried.

Cassandra made a recommendation that the land swap be made between the 2 Endres families, where the tree grove goes back to a. and the trianble goes back to c. as listed on the handouts that Lori & Scott Endres provided. Larry Runyan seconded it. Motion carried.

Larry Runyan made a recommendation for the approval of 4 buildable sites on the Eastern ¼ section of the 160 acres. Cassandra Schaffer seconded it. Motion carried. The Endres's were advised that once buildables are defined they don't go away.

Larry Runyan made a motion to adjourn at 7:55pm. Cassandra Schaffer seconded it. Meeting was adjourned.