

# **April 19 2016 Working Planning Commission Meeting**

Working Planning Commission Meeting

April 19, 2016

Approved

Present: Duane Swanson, Gary Valvoda, Leslie Orvis, Roberta Folkestad, John Kemen, Wayne Olson, Jeff Schlaeger, and Alan Teich.

The party on Sherwood Street has contacted Zoning Administrator John Kemen about having two homes on one lot. He has recommended that she do a drawing if she still wants this and bring it to the board. He also informed her, the board has never approved two houses on one property.

Carol Gaard called and is redoing her driveway and needs a new culvert. This will be looked at on the annual road check.

Rick Hultman has put a driveway into a field on the east side of Church Road with no culvert.

Standard form letters for this type of violation need to be created.

A party on Bluebell and Royal River Heights doesn't have enough land for a set-back to build a shed. He will be at the next board meeting.

There was discussion about lot size. Ten acres is the rule now. Discussion about two splits on one forty acre parcel: one could be 21/2 acres the other the remaining 37 1/2 acres and no other splits would ever be allowed is one option. There were many pros and cons discussed. Road frontage, land locked parcels, pre-existing buildings road frontage, and new lot road frontage, easements on a separate entity, how does the township track all history of all parcels, PUD's,

size(s) – permanent remnants land locked, township/county road easements requirements, and easements to be on a separate entity. These are just some of the issues.

8:10 pm, meeting closed.

Respectfully submitted:

Roberta Folkestad, Member

Member/Chair Leslie Orvis

Member Duane Swanson

Member Gary Valvoda