

Scambler Township Planning & Zoning Commission Meeting Minutes

Thursday, October 29th, 2015, 8:00PM

Present: Bob Burgess, Stuart Restad, Jim Lucking, Phillip Rotz, Todd Langseth, Lou Ann Zurn

The Meeting was called to order with the Pledge of Allegiance.

Approval of Agenda – Jim Lucking motioned to approve the agenda as presented, and was 2nd by Todd Langseth. All in favor, approved.

Clerk’s Minutes of February 5th, 2015 – After review, Jim Lucking motioned to approve the minutes as presented. The motion was 2nd by Todd Langseth. All in favor, approved.

Nomination of Officer – Stuart Restad nominated Todd Langseth as Treasurer for a 1-yr term, and was 2nd by Jim Lucking. All in favor, approved.

Rolling Hills Golf Course Discussion – Cyril Flem (hereafter referred to as the Applicant) was present at the meeting and presented a site plan generated by Anderson Land Surveying for the proposed Rolling Hills RV Park. After reviewing the site plan, the Commission was in agreement that the proposed Rolling Hills RV Park meets the definition stated in “Purpose” (Scambler Township Zoning Ordinance #3100.010) under the heading “Campgrounds” (Ord. #3100.000). Points considered in reaching this agreement were: (a) the property is in a commercially zoned district, (b) good county highway access, (c) the property is adjacent to an existing campground, and (d) limited intrusion to nearby dwellings.

For the remainder of the meeting, the Commission went over the rest of the requirements listed under “Campgrounds” (Ord. #3100.000) in the Scambler Township Ordinances with the Applicant as follows:

#3100.020 – License Required – Applicant is aware he needs a license to operate before opening the RV Park to campers.

#3100.030 – Conditional Use Permit Required (refer to Scambler Township Zoning Ordinance listing of requirements in which the following notations address)

1. Applicant is in compliance.
2. Applicant is in compliance.
3. Commission agreed Applicant needs to do further work to be in compliance with this item.
4. The proposed method of lighting is designated on the site plan.
5. The commission agrees with the proposed roads as designated on the site plan.
6. The Commission agrees the site plan adequately addresses this.

7. The site plan designated the location and size of each lot or camping area. Refer to the Proposed and Preliminary conditions to be attached to the Rolling Hills RV Park Conditional Use Permit, required by the Scambler Commission, item #7 (attached) to address the characteristics. *Applicant is aware of these conditions.
8. Refer to item #6 on Proposed and Preliminary Conditions (attached).
9. Refer to item #5 on Proposed and Preliminary Conditions (attached).
10. Applicant was not in compliance at this time and stage.

#3100.040 – Camping Area Spacing Requirements – The Commission reviewed items 1,2, and 3 listed here, and agreed the site plans meet these requirements.

#3100.050 – Utilities – Applicant to provide in writing that all wiring shall be done underground.

#3100.060 - Water Supply - Required in Proposed and Preliminary Conditions, item #3, and Applicant stated he will comply.

3100.070 – Sewage Treatment – Required in Proposed and Preliminary Conditions, item #3, and Applicant states he will comply.

#3100.080 – Toilet, Bathing, and Laundry Facilities – Indicated on site plan, and Applicant will provide compliance in writing.

#3100.090 – Plumbing – Applicant will provide compliance in writing

#3100.100 – Lighting – Indicated on site plan.

#3100.110 – Garbage and Refuse/Handling and Disposal – Applicant will provide compliance in writing for items #1 and #2 in this area. He will also provide Commission a copy of the list of rules he intends to hand to each camper as they arrive.

#3100.120 – Caretaker/Operator Duties – Applicant will provide plans in writing.

Set Next Meeting Date – No future Planning and Zoning meeting date was set at this time.

Jim Lucking motioned the meeting to adjourn, and was 2nd by Todd Langseth. All in favor, meeting adjourned.

Submitted by Lou Ann Zurn, Scambler Township Clerk

Scambler Township Planning & Zoning Committee Meeting Minutes

7:00pm, Thursday, February 5th, 2015

Attending: Phillip Rotz, Todd Langseth, Mike Johnson, Sue Seifert, Jim Lucking, and Lou Ann Zurn.

The meeting was brought to order with the Pledge of Allegiance.

There were no changes or additions to the agenda.

The minutes for the October 30th, 2014, Planning and Zoning meeting were reviewed. With one spelling correction, Mike Johnson motioned to approve the amended minutes, and was 2nd by Jim Lucking.

There was continued discussion on ideas and/or possible recommended changes to the Scambler Township Zoning Ordinances. The following motions were made to be brought to the Scambler Township Board as recommended changes to the Scambler Zoning Ordinances:

Jim Lucking, referring to Ordinance #2040.070, Permitted uses within the Residential District, Item #5, motioned it be eliminated. Item #5 reads as follows: "Household pets as long as the pets are kept inside the primary dwelling." The motion was 2nd by Mike Johnson. All in favor, approved.

Jim Lucking, referred to Ordinance #4090.010, Appointment and Duties, Item #2, which reads as follows: "To hear and advise, after a public hearing, a variance from the terms of the Ordinance as will not be contrary to the public interest, where due to special conditions, a literal enforcement of the provisions will result in unnecessary hardship. As used in the Ordinance, a variance is authorized only for height, area, and size of structure or size of yards and open spaces. Establishment or expansion of a use otherwise prohibited shall not be allowed by variance. Jim motioned to remove the sentence "As used in the Ordinance, a variance is authorized only for height, area, and size of structure or size of yards and open spaces." The motion was 2nd by Mike Johnson. All in favor, approved.

Mike Johnson, referred to the Agricultural Preservation District, Ordinance #2020.020, Item #4, which reads as follows: "Two (2) non-farm single family dwelling units per each quarter-quarter section provided each unit shall be located on separately surveyed and described parcel or lot." Mike Johnson made a motion to change the wording to: "One (1) non-farm single family dwelling unit per each 2.5 acre parcel, provided the unit is located on a separately surveyed and described parcel or lot." AND letter "b" under Item #6 to be changed to "The parcel of land on which the buildings are located is larger than 2.5 acres, (rather than 19 acres) no more than two buildings may be built, and the total area of all storage buildings does not exceed 4000 square feet. Jim Lucking 2nd the motion. On

roll call vote: Phillip Rotz-No, Sue Seifert-Yes, Jim Lucking-No, Mike Johnson-Yes, Todd Langseth-No. The motion did not carry.

Mike Johnson made a second motion regarding the same ordinance and wording for Item #4 and Item #6b, but changing the 2.5 acres to five (5) acres in both Item #4, and Item#6b. Jim Lucking 2nd the motion. On roll call vote: Sue Seifert-No, Jim Lucking-Yes, Phillip Rotz-No, Mike Johnson-Yes, Todd Langseth-Yes. Motion carries. Approved. Jim Lucking made a motion for Scambler Township to incorporate an ordinance from the Dunn Township Zoning Ordinance entitled "Practical Difficulties", into the Scambler Township Zoning ordinances. Mike Johnson 2nd the motion. All in favor, approved. A copy of said "Practical Difficulties", is attached to the minutes.

Regarding the Planning & Zoning By-Laws, Article #3: Membership. Sue Seifert motioned the change the members number from five (5), to three (3) members on threeyear rotating terms. The motion was 2nd by Jim Lucking. All in favor, approved.

Mike Johnson made a motion to adjourn the meeting, and was 2nd by Jim Lucking. All in favor, approved.

Submitted by Lou Ann Zurn, Scambler Township Clerk

Practical Difficulties – As used in connection with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties. Practical difficulties shall have that definition and meaning as set for in Minn. Stat. 462.357, subdivision 6, as amended hereinafter from time to time by the Minnesota Legislature.