

ATHENS TOWNSHIP
PLANNING COMMISSION MEETING
7:00 pm Athens Township Government Center
Minutes of Thursday, 10/18/2018

1. *Pledge of Allegiance*: The Pledge of Allegiance was recited.
2. *Roll Call*: The meeting was called to order at 7:00 pm by Chairman Dave Beckstrom. Members present were Dan Woodfill, Marlys Balfany, Dave Henderson, Dave Beckstrom, and Cindy Anderson. Also present was Zoning Administrator, Ryan Grittmann, and applicant Adam Price.

Not present: Jack Cole

3. *Minutes of 9/20/2018*: A motion to approve the minutes as amended (note changes below) was made by Henderson, motion seconded. Motion carried unanimously. 4-0

Chair Beckstrom stated that at the last meeting he said that we allow 2 lots per 20 acres; and that he meant to say 2 lots per 40 acres

4. *Open Forum*: Beckstrom opened the public forum.

Jerome Pikus 26896 University Ave. was present to discuss the solar farm. He stated that he met with Ryan Grittmann and Craig Bjorklund to discuss the screening at the solar farm.

Commissioner Henderson asked about the screening plan, and if there's a distance between each tree.

Zoning Administrator Grittmann stated that a condition of approval is that the landscaping meets the ordinance.

Chair Beckstrom asked if there's a copy of the CUP.

Grittmann stated that the copy is filed away.

Jerome Pikus asked if screening for commercial properties is included in this project.

Grittmann stated that this is not a commercial site.

Beckstrom stated that there's a meeting next Monday onsite to look at the screening.

Pikus stated that the Township's ordinance is far less restrictive than the County's ordinance.

Beckstrom stated that there's no reason to change the ordinance because the solar farm would be grandfathered in.

Pikus said that the Township is required to be more restrictive.

Beckstrom closed the public forum.

5. *Public Hearings:*

a. Variance request – Dave Wills, and Adam Price – Naples Street

Grittmann gave his report and stated that the Town Engineer had noted that he needs a more definitive wetland delineation and at this point Staff cannot recommend approval. He noted that the Township is now at their 120-day limit to make a decision on the project and that Staff is recommending denial.

Adam Price stated that he received new information from the Town Engineer.

Grittmann stated that he hadn't seen that email; and that the applicant could request that the application be tabled to give Staff and the Planning Commission more time to review the new information.

[Price forwarded the new information to Grittmann; and an email stating they would like to extend the application another 60 days.]

Commissioner Anderson made a motion to table action on this item. Motion seconded. Motion passed on a vote of 4-0.

b. Rural Tourism Ordinance

Beckstrom gave a brief review of the setback and the 500-foot requirement. He stated that the County requires a 500-foot setback from the event area to the nearest residential structure and that the Township accidentally left that out of their ordinance when it was passed.

Grittmann noted that the ordinance states that the Zoning Administrator will determine the area of the event center for measuring purposes.

Commissioner Balfany made a motion to approve the ordinance amendment. Motion Seconded. Motion passed on a vote of 4-0.

6. Miscellaneous

a. Warring Plat – Final Plat

Grittmann gave his report and stated that this is a review of the final plat before it goes to the Board for final approval. Grittmann noted that the Planning Commission did not require any changes from the preliminary plat and this is a review to confirm that the plat still conforms to the Township Subdivision Ordinance. Grittmann stated that Staff is recommending approval of the final plat.

Commissioner Henderson made a motion to approve the final plat as presented. Motion seconded and passed on a vote of 4-0.

7. *New Business:*

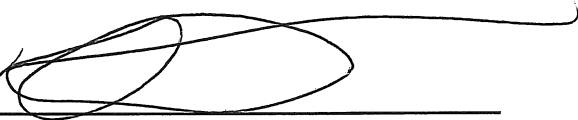
- a. Easement Dedication 25312 Rum River Drive – Andrew and Dee Dee Larsen

There was discussion relating to the process for road dedication. Dee Dee Larsen stated that she's working with the property owner to the east to purchase some land in order to make the parcel a conforming lot with 150-feet of street frontage.

Grittmann stated that it would be much easier than a road dedication since a lot line adjustment is simply an administrative process with no public hearing or Board approval.

8. *Adjournment:* Commissioner Balfany motioned to adjourn the meeting. Henderson seconded. Meeting adjourned at 8:43 pm. Passed 4-0

Minutes approved on this 15th day of November 2018.



Ryan Grittmann, Zoning Administrator



Dave Beckstrom, Planning Chair