

Pursuant to due call and notice thereof, a Planning Commission meeting was held on Tuesday, March 16, 2010 at 6:30 p.m.

PRESENT: Rick Fischbach, Katie Reiling, Josh Thieschafer, Doug Millaway

ABSENT: Jeff Meyer

The meeting was called to order at 6:31 p.m.

**MINUTES OF FEBRUARY 16, 2009**

*Motion by Katie Reiling to approve the minutes as written, second by Rick Fischbach, all in favor and carried.*

**830 CHINOOK-ADMINISTRATIVE SUBDIVISION**

Motion by Josh Thieschafer to open the hearing second by Katie Reiling.

The property owners Gonyea Properties, stated that their intention with the property is to divide the property into 3 parcels; Lot 3 would be a residential lot on the east side along the lake, lot 2 would include the house and Quonset building, and lot 1 would be zoned C2 on the far end of the property because of the close access to 94. There may be the possibility that they would request a setback variance on the 3<sup>rd</sup> lot along Minnie Lake. There is a 100' setback and they would like a 75' setback on Lot #3. This would increase the building area. The property owners stated that the first survey that was done the road was labeled as Chinook Ave. This is wrong, it is actually an easement and it is corrected on the new survey that was brought in for the meeting.

**CONCERNS WITH PROPERTY:**

The proposed ingress/egress easement would be along the interstate side of the property. The property owners that border 830 Chinook are opposed to commercial zoning in this subdivision and they stated they would fight for them not to be able to use the easement and they will be opposed to anyone else using the easement on the properties. There was an easement for the owners of the billboard to get to the billboard. The property owners are questioning that there is already an easement to get to the billboard. Deb Bledsoe is not sure if the billboard is on her property or not. The majority of the meeting was based on the easements on and around this property and discussing if there were any options to get access to 830 Chinook.

Septic system—The planning commission would like the septic system inspected on this lot Also, they would like information on whether the county would even allow other septic systems to be installed on this property. The commercial buildings to the west of 830 Chinook have sealed septic tanks on their properties.

There is a regular septic on the property right now. If 830 Chinook were to be hooked up to city sewer and water the property owners would be able to split the property into 5 lots instead of 3 and meet the minimum requirements. All property owners involved need to be aware that if this subdivision does get passed there is a very good chance that all property owners will be required to hook up to city sewer and water.

The Planning Commission discussed the size of a home that would go on lot 3. They questioned the necessity of a variance. They do not want to approve a subdivision request that is going to create a variance. The neighboring property owners are also questioning if the commercial property that they want to add will decrease the value of the residential property.

Primary objections to the Administrative Subdivision:

- 1) Lot 1—the intent is to do something commercial on this lot and there is opposition to the commercial building. The surrounding property owners do not want these lots anything but residential.
- 2) Access easement is in question
- 3) Size of the easement itself is in question
- 4) Variance for the setbacks on the 3<sup>rd</sup> lot
- 5) High water issue. There is low land on this property and they are questioning what buildings or septic systems will be allowed to be built on this property because of the OHWL.
- 6) Highway/freeway setbacks are in question

### **Areas to research:**

- ❑ It was brought up that the subdivision needs to have access to a public street. This needs to be checked into to see exactly how the subdivision ordinance states access for subdivisions.
- ❑ Right of Way of 94 to allow the access to be put in--need to find out what the setback is from the interstate.
- ❑ Is there a statute about properties that are landlocked-being allowed access to their property?
- ❑ Peter Gustufson had questions about the Shoreland Ordinance—forested area. Can a commercial building be built in this area?

*Motion was made by Katie Reiling to close the public hearing, second by Josh Thieschafer, all in favor and carried.*

*The Planning Commission tabled the meeting of March 16, 2010. The meeting will resume on April 20, 2010 at the regular planning commission meeting at 6:30 p.m.. The planning Commission will be conducting a site visit at 830 Chinook on March 30, 2010 at 6:30 p.m.*

*Motion by to adjourn the meeting at 7:49 p.m.*

Respectfully submitted,  
Amy Pogatchnik

**Letter needs to go out to property owners with the following questions:**

- ❑ Access road—main concern. They need to have a plan. Possibly purchase land from the property owner.
- ❑ Interstate federal/ highway setbacks
- ❑ Look into the possibility of all residential lots.
- ❑ OHWL mark – to see where buildings can be built. They need to provide more detailed information. We need more information regarding wetland delineation. They need to contact the DNR and get clarification.
- ❑ The city may deem it feasible that property owners may have to hook up to city sewer and water. There could be the possibility of needing a liftstation.
- ❑ Sewer/water plan
- ❑ Topography plan
- ❑ Get all information required for subdivision on the checklist