

**Summary of the
MEEKER COUNTY PLANNING COMMISSION
June 8, 2021 – MEETING MINUTES
*Audio Available***

The Meeker County Planning Commission held a meeting on June 8, 2021 at 5:00pm to consider the following Rezone and Preliminary Plat permit applications and other business before the Board. Present was Jans, Euerle, Hempel, Beach and Smith, and Zoning Administrator Schultz.

5:00pm

Jans calls the meeting to order. There is a quorum.

The Board states their names for voice recognition.

Jans asks the Board if they have any corrections or additions to the May 11, 2021 meeting minutes. None are noted.

Euerle makes a motion for approval.

Beach seconds the motion.

Motion carried 5-0.

5:01pm

Jans opens the public hearing for Al Ranta & Michael Lien, 1318 Red Oak Ave, Red Wing, MN 55066. Property located at Government Lot One (1) except Lakeshore Lots and except Ranta Shores, more fully described in the application. Section Eleven (11), Township One Hundred Twenty (120), Range Twenty Nine (29), Kingston Township, Lake Francis. An application to rezone a parcel of land from A-1 Agricultural Preservation District to R-1 Suburban Residential District.

Schultz: This property is a 37.36-acre non-riparian property adjacent to Lake Francis in Section 11, Township 120, Range 29 in Kingston Township. County State Aid Highway 19 and 735th Ave are adjacent to this property on the north and west. Lake Francis is a General Development Lake. Currently on this property there are no structures. A portion of this property within 320 feet of the lakeshore and the entire east boundary of the property is contiguous to R-1 properties.

The existing property owners are requesting to rezone the entire 37.36 acres to R-1 suburban residential to allow for the establishment of a seven (7) lot plat.

Kingston Township approved of the rezone at plat at their June 1, 2021 meeting.

Jans states that Ranta/Lien worked with the county and township to find the best approach location. He thinks they did a good job finding it. There will be a cul-de-sac that will be built to road specs right away.

Beach says that this property adjoins existing R-1 property, so it will all go together.

Theresa Gottschalk says that where the cul-de-sac is coming into the road, it has a blind spot. If you look to the left, you won't see any traffic coming. The gravel road has many speeding cars. She is concerned about the safety. One can see to the north, but not to the south.

Ranta would like to put up a sign in that location. He states that Phil Schmalz the Highway Engineer approved the location of the access.

Jans states that this Board doesn't have any control over signs and access locations, that would have to be discussed with the Highway Engineer or the township.

Smith asks if the township could request the state to lower the speed limit on that road.

Hempel says it is a hard and long process, but start with township meetings.

The Board discusses the road.

Jans believes this rezone should not be a problem. If property is going to be taken out of production, this is the type of land to do it with. It is all residential around it.

Hempel agrees.

Hempel makes a motion to close the public hearing.

Smith seconds the motion.

Motion carried 5-0.

Beach makes a motion for approval.

Hempel seconds the motion.

Motion carried 5-0.

5:10pm

Jans opens the public hearing for Al Ranta & Michael Lien, 1318 Red Oak Ave, Red Wing, MN 55066. Property located at that part of Government Lot One (1), lying easterly of the western line of the Plat of Ranta Shores, Outlot C & Outlot D or Ranta Shores. Section Eleven (11), Township One Hundred Twenty (120), Range Twenty Nine (29), Kingston Township, Lake Francis. An application for seven (7) lot plat of the R-1 Suburban Residential District zoned plat of Lake Francis Views.

Schultz: This plat is made up of 37.36, 3.79 and 3.71 acre non-riparian properties adjacent to Lake Francis in Section 11, Township 120, Range 29 in Kingston Township. County State Aid Highway 19 and 735th Ave are adjacent to this property on the north and west. Lake Francis is a General Development Lake.

Currently on existing parcel 13-1044000 there is a shed constructed in 1984. The current property owner is requesting to be permitted to establish a seven (7) lot plat of Lake Francis Views for the construction of dwellings. In 2019 two (2) out lots were formed out lot C was for parcel 13-1045000 and out lot D was for parcel 13-1044000, out lots C and D will now be part of the platted buildable lots three (3), four (4) and five (5). This new non-platted land is directly adjacent to an existing R-1 Suburban Residential zone.

Each lot meets the requirements of 80,000 total square feet with 30,000 square feet minimum contiguous buildable area. A considerable amount of lots 3,4 and 5 are considered wetland. A Stormwater Pollution Prevention Plan was submitted by Duininck. Surface water arrows indicate that the runoff will remain the same within the plat. A wetland delineation was submitted by Ag Wetland Services, Inc. and approved by BWSR on 6/3/21. The land surveyor has indicated a small amount of floodplain is located on the east boundary of lot 5.

The applicant has submitted sufficient soil borings done by MSTs that show two adequate primary and secondary locations per lot for the installation of a 4 bedroom mound or pressure bed septic system. A Title of Opinion was submitted with the application and was approved 5/28/21 by the County Attorney.

The road must be constructed to public standards because it serves four or more lots. Kingston Township approved the 7-lot plat as long as the Cull de sac meets public road specs for a road grader to make a full turn. Phil Schmalz indicated on 6/3/21 that the Financial letter of Credit for \$500,000 received was acceptable for the amount of public road proposed.

Jans says we have discussed the road quite a bit tonight and it is probably up to the township to see if they can do something about the high speed of traffic. This Board doesn't have any jurisdiction.

Ranta wants to find out if he can get the speed limit lowered.

The Board discusses the speed and access location.

Ranta says that Phil Schmalz approved which road can be used and the location of access.

Hempel makes a motion to close the public hearing.

Smith seconds the motion.

Motion carried 5-0.

Jans goes through the Finding of Facts.

Beach makes a motion for approval.

Euerle seconds the motion.

Motion carried 5-0.

5:27pm

Tom Smith shows the Board his survey in hopes to create a two lot plat.

- The property is on the south side of Lake Ripley.
- He is working with the township to put in a separate driveway—one for each property.
- Both lots will have access to the lake.
- He plans to keep lot 1 to build his house.

The Board agrees that he can move forward with the platting process.

5:39pm

The Board discusses Ordinance Amendment changes.

Jans says that Schultz first proposed Solar Garden setbacks—1000' from City Limits & 500' from non-owner residents.

Schultz states that most counties don't have solar setbacks. Wright county has 100'.

Hempel would like it to be more. She looks to see who is going to benefit over the 15 years, while many others may suffer.

The Board talks in length about the distances to residents and cities.

The Board agrees with 1000' setback to both residents and cities. Schultz states that he will write up the new ordinance and bring it to the next board meeting.

6:18pm

Smith asks about an ordinance for VRBO's.

Schultz states that the assessors are in the process finding the VRBO's and they are classing them. Once that is complete we will move forward with trying to create ordinances.

Schultz states that he would like to change the CUP & IUP expiration from 12 month to 18 or 24 months.

6:30pm

Hempel makes a motion to adjourn.

Smith seconds the motion.

Motion carried 5-0.