**Town of Gnesen Planning Commission**

**October 19, 2022 Minutes**

Members Present: Matt Thibodeau, Carter Williams, Kathy Buran, Pete Bergman, Dick Delano, Carol Jacobson; and Sarah Blix, Planning and Zoning Secretary.

Members Absent: Sherri Underthun, Joe Ferguson, Kevin Middleton, Nathan Horyza

Others Present: Jenny Carey, Jim Atkinson, Chris Larsen, Dan DeArmond, Dan Monson, Mike Polzin, Gary Juten, Becky Nordskog, David Stewart, Clay Haller, Jay Haller

**APPROVAL OF AGENDA:** A motion was made by Carol to approve the agenda, second by Dick. All vote in favor.

**APPROVAL OF MINUTES**: A motion was made by Kathy to approve the September 21, 2022 minutes, second by Carter. All vote in favor.

**PUBLIC DISCUSSION:**

**CONTINUING BUSINESS:**

**Communication Tower Moratorium:** Reconvened Pubic Hearing is scheduled for Monday, November 14, 2022 at 7:00 pm.

**Short Term Rental:** Public Hearing is scheduled for Monday, October 24, 2022 at 6:00 pm.

**Nuisance Ordinance and Administrative Fine Ordinance:** Carol, who is a member of the subcommittee, stated that they have met once so far, reviewed the processes, and have started creating a draft ordinance. Carol stated their plan is to meet every Tuesday until they have a draft to share with the Commission.

**Suzie’s Greenhouse Variance:** An application was turned into the office for Suzie’s Greenhouse parcel split. The Commission set the public hearing for Wednesday, November 16, 2022 at 7:00 pm.

**IUP vs CUP:** Sarah had provided the Commission members the chart from the ordinance, however Nathan was not in attendance at tonight’s meeting sothis was tabled until the November meeting.

**Update Regarding Action Items from CUP Reviews:** The Town Office has not gotten a letter yet from Ulland proving that it is ok for them to be using ground water to wash aggregates in their Oscar Pit. As stated at the September 21, 2022 CUP review Public Hearing, Ulland was asked to provide the office with a letter from the DNR stating that it was allowable for them to do this. Also, Ulland was asked to utilize trucks hauling signs when their pits are in operation and that is not being done either. Gary stated he was told by Scott Olson of St. Louis County that they do not want to mow around trucks hauling signs. Gary also said as for Rice Lake Road where the Ulland pit is located, it is a different situation because it is classified as a Major Collector Road so therefore the County has more strict rules. Gary suggested that Ulland’s work with the County to remedy the sign issue. Carter made a motion to send Ulland a letter from the Planning Commission letting them know they are in violation of their CUP and need to remedy the issues immediately. Dick suggested adding that Ulland should contact Vic Lund from St. Louis County to give them direction about the trucks hauling signs and report back to the Town Office. Dick also said this would help the township know how to proceed with trucks hauling signs during future CUP reviews. Carter agreed and amended his motion to include what Dick suggested, second by Kathy. All vote in favor.

**NEW BUSINESS:**

**MN Power Unnamed Plat 11:** Several representatives from MN Power were in attendance to discuss the next phase in their leased land platting, known as Unnamed Plat 11. Gary questioned if Mn Power will be involved in building permits as they have been in the past when the parcels were on leased land. Jim Atkinson said no, unless it is dealing with rip-rap or anything by the shore they will no longer be part of the zoning process. Carter asked if there was anything out of the ordinary with this plat. Jim stated that there was one movable carport that was encroaching on setbacks but that resident already said they would relocate it to remedy the problem. Carter asked Jim to remind the Commission of the process. Jim stated that the Commission reviews the preliminary plat plan and then gives a preliminary approval. After that the plat gets sent to St. Louis County for their review and approval before coming back to the Commission for final approval. Chris Larsen, surveyor for MN Power, said there are a lot of outlots in this plat which are areas not intended to be developed. Chris said that some of the outlots are for the purpose of lake access only. Jim said they are hopeful to sell several of the outlots to adjacent property owners, otherwise MN Power will retain them. Jim said that regarding the West boundary line, the outlot there will be utilized during the next plat. Jenny Carey, attorney assisting Mn Power, said some of the outlots are under water so MN Power will retain those, others will be available for purchase by homeowners to provide them access to the water. Two parcels on the west boundary line currently look like outlots but come the next phase in the platting process they will be combined and sold as one lot. Jenny said there is one outlot that they are unsure what they are going to do with. Jim said if it remains an outlot then nothing can be done with it. It will likely just remain as project land regulated by FERC. Carter asked if that particular outlot can be labeled as undevelopable on the deed. Jim said it is possible it can be labeled as a deed restriction. Carter asked if MN Power could provide a written summary stating the intentions for all the outlots, to which Jim agreed they would. Carter said he would like time to review the maps that MN Power provided and discuss this again at the November meeting. Jim stated they were hopeful to have the preliminary concept approved before then. Matt informed MN Power to contact him or Sarah and Nathan to see if a concept approval could happen before the November Planning Commission meeting.

**ZONING OFFICERS REPORT:** Nathan was not in attendance at tonight’s meeting.

**BOARD MEMBERS REPORT:** Gary discussed the logging complaint that was brought to a previous meeting by a resident on Van Road. Gary said David Stewart who was the one doing the logging contract in the St. Louis County Twin Pines pit had attended a Town Board Meeting and asked that they board did not go the County and chance added restrictions put on him. David said that the logging business is already difficult and added restrictions would make it impossible for him to make a paycheck. David said their work is only temporary and usually completed in a quick manner unlike a gravel pit which is more long term. Gary said he had gotten a business card from St. Louis County for the Land and Minerals Department and suggested that the card be kept in the office to share with residents if any future complaints were made but to not do anything at this time.

Suzie’s Greenhouse Variance will be held on November 16, 2022 at 7:00 pm.

Next P&Z Meeting will be held on Wednesday, November 16, 2022 at 7:30 pm.

A motion was made by Kathy to adjourn, with a second by Matt. All voted in favor. Meeting adjourned at 8:22 pm.

Respectfully submitted,

Sarah Blix, Planning and Zoning Secretary Matt Thibodeau, Planning Commission Chair

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Date Date