**Town of Gnesen Planning Commission**

**January 18, 2023 Minutes**

**Members Present:** Carter Williams, Pete Bergman, Carol Jacobson, Matt Thibodeau, Kevin Middleton, Joe Ferguson, Sherri Underthun, Kathy Buran; and Sarah Blix, Planning and Zoning Secretary.

**Members Absent:** Dick Delano, Nathan Horyza

**Others Present:** Gary Juten, Dennis Campbell, Jay Haller, Marcia Haller

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

**APPROVAL OF THE DECEMBER 21, 2022 DEGUZMAN VARIANCE MINUTES**: A motion was made by Carter to approve the December 21, 2022 variance public hearing minutes, second by Carol. All vote in favor.

**APPROVAL OF THE DECEMBER 21, 2022 MINUTES**: A motion was made by Joe to approve the December 21, 2022 minutes, second by Kevin. All vote in favor.

**PUBLIC DISCUSSION:** Carter asked Sherri if she had a chance to look over the Tower Ordinance that was integrated into our current ordinance. Sherri said she did and that it looked good.

**CONTINUING BUSINESS:**

**Administrative Fine Ordinance:** Joe said the subcommittee had met three times and made some changes to the draft that they had received from Mike Couri. Carter questioned is what they are presenting is supposed to be a separate ordinance and if so, why it cannot just be put in our current ordinance. Joe said yes, he thought the ordinance it meant to be separate and not part of our current ordinance. Carol said that was a suggestion the Township attorney made and that a lot of other townships have this type of ordinance as a separate ordinance. Joe made a motion to recommend the ordinance to the Town Board and that they move forward with a public hearing, second by Sherri. All vote in favor. Carter said that he would like to see all components of this ordinance such as the Enforcement Ordinance go to a public hearing together. Carol said that the subcommittee had worked on a Fine Ordinance but does not know what happened to it. Gary said he would like that to go to the Town Board as well. Joe said he thought the subcommittee decided to leave the fee as it was presented by Mike Couri. Gary asked if Sarah could find that document and provide it to the Town Board.

**Ordinance Updates**: Carter gave a brief reminder on what has been done with ordinance updates up to this point. Carol questioned why in the Zoning Chart is Community Facilities (town hall, post office, fire hall) permitted on W3 Lakes. Carter made a motion to remove W3 from Community Facilities and add the CU and IU changes that were discussed at the December 21, 2022 Commission meeting, second by Pete. All vote in favor. Gary said that resorts are not currently discussed in our ordinance but there is the potential that there could be a request for a resort in the near future. Carter asked if it is an issue since they are on commercial property? Discussion followed about where resort could be added in the ordinance. Sherri questioned if it could be added in the section with campgrounds. Sarah read the definition of PUD for all the Commission Members which states*, “Typically uses that provide transient, short-term lodging spaces, rooms, or parcels and their operations are essentially service-oriented. For example, hotel/motel accommodations, resorts, recreational vehicle and camping parks, and other primarily service-oriented activities are commercial planned unit developments.”* There was some discussion about the history of PUD’s and why the Town Board does not want them allowed in the Township. Carter made a motion to take the word “resort” out of all three definitions for PUD’s and make it a separate line item (CU) under commercial uses for W1, W2, SC, and HC, second by Kathy. All vote in favor.

**MN Power – Carey Cove:** Carol said she researched the definition of subdivision which means, *“the separation of a area, parcels, tracts, lots, of long-term leasehold interests where the creation of the leasehold interest necessitates the creation of streets, roads, or alleys, for residential, commercial, industrial, or other use of any combination thereof…”* Carol questioned is MN Power is not creating anything new and the roads are already created then why did they need to complete a subdivision application. Carter said that MN Power could not sell their leased lots unless they were platted. Carol stated that plat is an entirely different definition and that a subdivision only exists when you are creating new roads so she was wondering why if it is not really a subdivision was it necessary. Gary said that by going through the subdivision process certain issues were caught such as non-conforming parcels that are now being combined with other lots so that there is not the creation of non-conforming lots of record. Gary questioned if the road associations are staying the same. Carter said he believed the road associations stay as is until a certain percentage of lots are sold then MN Power pulls out.

**Rice Lake Road Rezone:** The public hearing will be held on March 27, 2023 at 6:00 pm.

**NEW BUSINESS:**

**Subdivision Application:** Tabled until February.

**ZONING OFFICERS REPORT:** Nathan was absent from tonight’s meeting.

**BOARD MEMBERS REPORT:** Gary discussed the Administrative Process and Nuisance Ordinance. Gary said three items came back from Mike Couri regarding the STR Ordinance which will be discussed at the January 23, 2023 meeting and also the Town Board set the STR fee at $500.

Next P&Z Meeting will be held on Wednesday, February 15, 2023 at 7:30 pm.

A motion was made by Kathy to adjourn, with a second by Sherri. All voted in favor. Meeting adjourned at 8:28 pm.

Respectfully submitted,

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

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Date Date