

Town of Gnesen Planning Commission
April 17, 2024 Minutes

Members Present: Matt Thibodeau, Carter Williams, Pete Bergman, Sherri Underthun, Kathy Buran, Kevin Middleton, Carol Jacobson, Joe Ferguson, and Dick DeLano and; Rick Hogenson, Zoning Officer, Mike Polzin, Zoning Officer and Hannah Jurek, Planning and Zoning Secretary.

Members Absent:

Others Present: Nancy Poppenburg, Town Board Liaison; Marcia and Jason Haller, Mary Haworth, Jack Singler, Kevin Haberman, Gary Juten, Al Werner

APPROVAL OF AGENDA: A motion was made by Kevin to approve the Agenda, seconded by Kathy. All voted in favor.

APPROVAL OF THE Public Hearing Salyards Variance V-24-01: A motion was made by Kathy to approve the Public Hearing-Salyards Variance V-24-01 minutes, seconded by Carol. All voted in favor.

APPROVAL OF THE March 20, 2024 MINUTES: A motion was made by Kevin to approve the March 20, 2024 minutes, seconded by Carter. All voted in favor.

At this time Matt asked that we move voting for Chair and Vice Chair to the end of the meeting, to let folks who are here for agenda items to state their business and then leave on their own accord, and not have to sit through the vote. The Commission agreed.

Mary Haworth- Subdivision on Needle Lane. Subd-24-02: Mike started the conversation, stating that the Haworth's own 25 acres on Thompson Lake with Needle Lane running through it, they are looking to parcel off the property and sell it. With them parceling the property into 6 parcels that would be classified as a subdivision and should be brought to the Commission. The Commission Members looked it over. There was some confusion on the parcel size, stating that they should be 9 acre parcels. They were corrected, that the Haworth's property is in zone district Waterfront Residential-1 and therefore meet the acreage requirements and well as road frontage for the 4 riparian parcels and 2 non-riparian parcels as presented. With that correction, the Commission did not see anything wrong with the division, they took the time to ask Gary Juten, who was in the audience, as Road Supervisor, he also stated that there shouldn't be issues from a Township stand point. The Commission gave the Haworth's the go ahead to continue with the subdivision.

CONTINUING BUSINESS:

Stewart Camp: Mike invited Jack Singler to the Planning and Zoning Meeting to discuss the Stewart Camp. Jack originally dealt with the issue many years back, at the time there was a complaint, and he went to investigate. At that time, a verbal agreement was made with the Stewart's, which the bunkhouse near the lake become storage that no new campers be brought in, and that electric situation at the time gets updated. Jack saw progress and felt content with that. Now revisit this again, present day, there are newer campers, newer decks, and structures with no permits, they have septic system that gets pumped, and the electrical situation was updated. But there is still the complaint, so moving forward, Jack suggested that the Commission and Zoning Officers start over from square one, like he did back when, but this time, get it in writing, get signatures, get photos and documentation on everything. Mike has been in contact with the family, and will try to meet up with them in May.

Cartway Committee: The Commission was presented in writing the change in definitions for road and private road that Carter mentioned at last meeting, there was much discussion and it was concluded that it will go under ordinance changes, where a subcommittee will be created to present the changes.

Ordinance Changes: The Commission was presented the running list of changes that have been mentioned throughout the past meetings, the list alone was not satisfying enough, and caused more confusion, it was

suggested that a subcommittee will be formed to take the list of proposed changes and create a document that the Commission can understand better. The subcommittee has not been created at this time.

Storage Containers: There a lot of round table discussion on the document present to the Commission regarding ordinance changes regarding storage containers. After much discussion and suggested changes the subjected was tabled until the next meeting.

Stolp Update: The Commission asked for an update on Jeremy Stolp’s recording. He was given until the beginning of April to get all the documents he needed and recorded with St. Louis County. The update was he did present the appropriate documents, however it was bounce back due to a description error, and has be resubmitted.

Hearing Officer: Per the ordinance the Town needs to have a hearing officer on hand for the appeals process. It was decide that the Commission would run a paragraph in the newsletter asking for community help. Sarah reported back, saying no one had expressed interest in the position. The Commission will run it in the newsletter one more month.

NEW BUSINESS:

Cedar Drive Excavating Interim Use Permit: Gary Juten wanted to talk to the Commission about looking for an interim use permit. He would like to have a stock pile of aggregate on his property and access it off of Normanna Road, instead of Jean Duluth Road like is CUP states. Rick told Gary that he looked in the request after meeting with him the day before and he said that IUP are not permitted in that zone district, that in order to do that there would be a change in conditions in his CUP. Gary will weigh is options and move forward when ready, and will work with Rick on this.

ZONING OFFICERS REPORT: Mike gave an update on Hemlock Drive, noting he hasn’t seen any new progress that the letter was sent and received and the landowner does have until May. Rick updated on Normanna Road, noting that he too has seen a stall in progress, he will reach out the Corey and the Biskey’s prior to contacting contractors to come in, since it would then be as the expense of the Biskey’s

BOARD MEMBERS REPORT: Nancy Poppenberg gave a quick update, the playground will break ground on May 17-19, CTC is working on connecting people, and that if you are interested please reach out to them through their website to show more interest in the area. She mention the SWGD Wildfire Grant, and there will be a meeting on that on the 25th of April.

At this time the Planning Commission voted for Chair and Vice Chair. With a vote of 7-2 Carter Williams is the new Chair over Sherri Underthun. Matt Thibodeau was voted Vice Chair with a 4 votes, over Carol Jacobson with 3 votes, and Sherri Underthun with 2 votes.

Next P&Z Meeting will be held on Wednesday, May 15, 2024 at 7:00 pm.

A motion was made by Pete to adjourn, with a second by Kathy. Motion passed. Meeting adjourned at 9:16 pm.

Respectfully submitted,

Hannah Jurek, Planning and Zoning Secretary

Matt Thibodeau, Planning Commission Chair

Date

Date