

**Town of Gnesen Planning Commission
August 21, 2024 Minutes**

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

Members Absent: none

Others Present: Nancy Poppenburg, Town Board Liaison; Jay and Marcia Haller, AJ Jensen, David Stewart, David Shaw

Approval of agenda: Carter added CUP, gravel pit, and the pending abatements, on the agenda. A motion was made by Kathy to approve the agenda with the additions, seconded by Dick. All voted in favor.

Approval of the Tomahawk Point Public Hearing minutes: A motion was made by Pete to approve the Tomahawk Point Public Hearing minutes, seconded by Kathy. All voted in favor.

Approval of the July 17, 2024 minutes: It was pointed out there was a minor grammatical error, with that corrections, A motion was made by Carter to approve the July 17, 2024 minutes with the grammar changes, seconded by Kevin. All voted in favor.

Public Comment: A resident had some questions regarding conforming lots in North Gnesen. And questioned that the new subdivision on Needle Lane are conforming. Members of the Commission and Mike will take time after the meeting to further chat in about that.

CONTINUING BUSINESS:

Hearing Officer: Carter gave the Commission an update on the Boards take on the hearing officer, and suggesting that there be some changes in verbiage in the ordinance, Joe made the motion to approve removing the section on the page 24 section 10.055. Seconded by Matt. All voted in favor.

CUP: Carter gave the Commission an update on the recording original conditional use permits. There have been a few that were able to be recorded at the county, but there some that had issues with recording them. Carol has helped the office organize each folder starting with gravel pits, the plan is to get all that in order prior to seeking legal counseling per the suggestion of the county. The county suggested that amendments to the original conditional use permits would need to happen in order for some of them to get recorded, and that is where the legal counseling would be helpful. The Town Board was made aware of this and will be getting quotes from the two lawyers that the Commission and Board have done planning related training with last fall and this past summer. Matt, Carter, and Kathy have offer to help Carol and Hannah with this tasking project with the hopes to get this done by the end of the year.

Gravel Pit Inspection: Carter reminded everyone that the gravel pit inspections will be on Wednesday, August 28, 2024 sticking with the same schedule as last year. It was asked if the pit owners got the questionnaire with the updated question Kevin presented before last year's inspections. Hannah informed them that they did not get mailed out with the packets that each pit owner gets because it was never finalized that was going to be the process moving forward, it was discussed, but it was not agreed upon and therefore it was not done. After some discussion it was concluded that moving forward starting next year, the questionnaire will get mailed to the pit owners to fill out prior to the inspection.

NEW BUSINESS: None.

ZONING OFFICERS REPORT: Rick gave his report on the Normanna Road abatement. He has informed the Commission that Mr. Biskey paid, so he feels the abatement process is over, Joe made the motion that the

Commission accept the Zoning Officers review on the abatement and the abatement is closed. Seconded by Dick. All voted in favor. Rick gave the Commission an update regarding the waste oil collection site on Mr. Humes' property on Rice Lake Road. Rick has been in communication with Mr. Humes and has been helping work out a solution to make it safer, a structure to handle overflow has been ordered and purchased by Mr. Humes, and the Commission instructed Rick to draft a letter to deliver to Mr. Humes with a deadline on when the structure should be in place. Rick will work on that and get that to Mr. Humes as soon as he can. Mike gave an update on Stewart Camp stating no changes have been made since the inventory document was signed by all parties involved with Stewart Camp. The Commission feels now's the time to get the two properties into compliance. Joe made the motion that a letter be written to Stewart Camp requiring the two parcels be brought into compliance including septic's, and get permits and pay fines for the structure attached to the campers, and all other unpermitted structures be removed in one year. With discussion Sherri asked for a friendly amendment and put a definite deadline of August 31, 2025. Sherri then seconded the motion with the amendment. Motion passed with a vote of 8-1. Mike gave him updates on Hemlock, stating a second letter has been drafted, and will be sent out and that an abatement on this property will see more resistance then the abatement on Normanna. It was suggested to Mike to make sure he's very specific in regards to sending out the letters and what everyone would like to see in regards to the clean-up. He was also asked if the late night noise and the burning of stuff other than wood has subsided. He has yet to follow up with neighbors in that regard, but will do so soon.

BOARD MEMBERS REPORT: Nancy reached out to Becky from MN Power in regards to the Hidden Fall Plat that was presented and passed by Gnesen Township last fall. Nancy wanted to know what the holdup was. Becky responded by saying that the plat keeps getting passed back and forth between MN Power and St. Louis County, and she's hoping to see a resolution by the end of September. Nancy will reach out end of September to follow up. Andrew Tiede from the last Planning and Zoning training session will send information to Nancy with suggestions regarding ordinances and examples on how to help Gnesen with theirs.

Next P&Z Meeting and Conditional Use Permit Reviews will be held on Wednesday, September 18, 2024 at 7:00pm

A motion was made by Sherri to adjourn, with a second by Dick. Motion passed. Meeting adjourned at 8:28pm.

Respectfully submitted,

Hannah Jurek Planning and Zoning Secretary

Carter Williams, Planning Commission Chair

Date

Date