

**Town of Gnesen Planning Commission  
October 16, 2024 Minutes**

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

**Members Absent:** None

**Others Present:** Nancy Poppenberg, Town Board Liaison; Jay and Marcia Haller, Ted Raymond

**Approval of agenda:** A motion was made by Matt to approve the agenda, seconded by Kevin. All voted in favor.

**Approval of the September 18, 2024 minutes:** A motion was made by Sherri to approve the September 18, 2024 minutes, seconded by Matt. All voted in favor.

**CONTINUING BUSINESS:**

**Ted Raymond Salvage yard review:** Ted Raymond, who was unable to attend the CUP reviews last month was present at tonight's meeting. There have been no complaints or negative comments regarding his salvage yard. Ted discussed the possibility of being "Grandfathered" in officially as a salvage yard, stating that you can drive around and see other landowners in the area with "boneyards" on their property, yet he is paying a fee every year to maintain his salvage yard CUP. Carol took the time to explain the CUP to Ted and told him that there is a committee and office staff that is working on recording the CUPs and that the salvage yard CUP's verbiage does need to be cleaned up. This will be a question for the attorney when the CUP group has their meeting with him. At last month's meeting Marcia Haller requested an update regarding American Towers and their CUP. Carol showed the CUP file that she has been working on to Marica, to which Marcia requested a copy of some of the documentation.

**CUP Recording:** Carol did take this time since the topic of conversation was CUP's that she, Kathy, Matt, and Carter have been going through the piles and piles of paperwork on all the CUP (Conditional Use Permits) and have them sorted in a way that makes more sense. The next step is to look at the documentation and start compiling questions for Jason Kuboushek, the attorney the Town is working with on the CUP matter. He would like questions and supporting documentation in advance. This meeting is tentatively set for December 6th. An update will be provided at November's meeting. It was also discussed that FEMA is updating their Floodplain maps and has given the Township an end of March deadline to adopt the changes. FEMA has not provided the township with any updated maps yet, but once those come the Town Board will be forwarded to the Planning Commission so that they can work on updating to the ordinance.

**Hemlock Update:** Next step is to have the Township Attorney draft an abatement strategy. Regarding the buried pit and possible water pollution, Rick was less than impressed with the agencies that have been tasked to help with this endeavor. The MPCA did send someone out to investigate, however no one reached out to Rick himself or any of the neighbors in the area who could possibly be affected.

**Stewart Camp Update:** Mike stated that St. Louis County has yet to send a letter to Stewart Camp regarding their septic situation. Once a letter is sent, Mike intends on sending a letter as well to help get Stewart Camp into compliance. Since the property owners are done camping for the season, there is likely to be no activity there again until spring.

**NEW BUSINESS:**

**Ordinance Clarification - Ordinance 01092023 STR-** Rick asked the Commission for some clarification regarding section 4.9 of the STR ordinance specifically homesteading. Rick said he spoke with someone from St. Louis County prior to the meeting and they stated that an application was filled out, and that is how the

Assessor's office determines homestead status. Rick reported that the issue is with an application for a STR that was applied for recently. The property owner who applied to operate a STR is homesteaded, however both contact persons listed on the application resided in Florida for several months of the year. Rick suggested that maybe there should be a change to the ordinance saying that the property manager must be within so many hours of the rental property. Sherri was under the impression that that verbiage was already in the ordinance. It was confirmed that it is not, and it will be put on the agenda next month to discuss.

**Question about permitting for Silver Fox and Northern Sportsman-** Carter wanted to discuss the permits for both Silver Fox and Northern Sportsman's. Carol mentioned that both Silver Fox and Northern Sportsman's along with three other businesses who operate in a residential area are grandfathered in. She read what she found regarding the issue from the League of Minnesota Cities (see attached). In conclusion she said that there is no definition of expansion, and that it is a very gray area.

**ZONING OFFICERS REPORT:** Nothing to report

**BOARD MEMBERS REPORT:** Nothing to report

Carter gave an update on the Hidden Falls Plat, which still needs to be presented to Gnesen for final signatures before buyout letters can be sent to landowners.

Next P&Z Meeting will be held on Wednesday, November 20, 2024

A motion was made by Carter to adjourn, with a second by Kathy. All voted in favor.  
Meeting adjourned at 8:07pm.

Respectfully submitted,

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Hannah Jurek Planning and Zoning Secretary

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Carter Williams, Planning Commission Chair

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Date

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Date