

Town of Gnesen Planning Commission
March 19, 2025 Minutes

Members Present: Carter Williams, Sherri Underthun, Kathy Buran, Joe Ferguson, Carol Jacobson, Kevin Middleton, and Pete Bergman, Rick Hogenson, Zoning Officer, Mike Polzin, Zoning Officer and; Sarah Blix, acting as Planning and Zoning Secretary.

Members Absent: Matt Thibodeau, Dick DeLano

Others Present: Nancy Poppenberg, Town Board Liaison; Sara Rowe, Jay and Marcia Haller, AJ Jensen, Deke Melone, Randy Dulinski

Approval of agenda: A motion was made by Carol to approve the agenda with the addition of Leave of Absence for Kathy Buran under New Business, seconded by Kathy. All vote in favor.

Approval of February 19, 2025 minutes: A motion was made by Joe to approve the February 19, 2025 minutes, seconded by Sherri. All vote in favor.

PUBLIC DISCUSSION: There was a discussion regarding Matt Thibodeau and how he has missed three meetings and has not let the office know prior to the meetings. It was noted that Matt has now missed two in a row without any sort of notice. Sherri said the bylaws state that once you miss three meetings that is grounds for dismissal. There was discussion about the next steps and how to handle the absences. Carol was mentioned to have made a motion to send a recommendation to the TB to discuss this issue, seconded by Joe. All vote in favor. It was mentioned by Carol, however, that she did not make a motion on this issue.

CONTINUING BUSINESS:

Stewart Camp – Rick spoke up on this issue tonight because he said he was asked by several members of the planning commission to look into the issue and provide his thoughts. Rick said he feels as though the issue has gone on long enough. The Stewart family was asked to attend tonight's meeting; however, none were in attendance. Rick discussed his proposal for dealing with the issue. There was also discussion on who signed the 7/24/24 property inventory as one of the signatures was determined to be from a Stewart family member who passed in 2019. Carter asked if the assets listed in the inventory are numbered so they can easily be referenced, to which Rick said no. Rick would like to see the Stewart family sort the assets per family member so that Gnesen knows what belongs to who. Rick said the family has been provided with more than ample time to remedy this issue and does not believe it should be strung out any longer. Kevin questioned if Gnesen just wants the property to come into compliance to which Rick said yes. Mike then had a brief discussion on his experiences with the Stewart family. Mike said the family said they would not attend a meeting until May when they come up for the season. Currently there are no neighbor complaints. Joe suggested asking the family to send up their plan for cleanup in April then have them attend the May meeting. Kathy said she is fine with once again pushing back the meeting date, but she wants to keep the final date that cleanup needs to be completed as August 31, 2025 as this has been going on for more than 10 years. The board action is to send certified letters to all family members who signed the property inventory requesting them to send the township a cleanup plan and asset ownership information to the Town Office by April 7, 2025 and let them know that their attendance is requested at the May 21, 2025 P&Z meeting.

Cannabis Ordinance – As there was nothing provided by the subcommittee for tonight's meeting, Carter suggested forming a new group to come up with proposed ordinance verbiage. Carter suggested that Joe, Matt, and Rick serve on the new committee.

Ordinance Changes - The following proposed ordinance changes were presented and discussed:

- OR-25-15 – Ordinance #10 – Section 10.03 Definitions – Add the following standards to the definition for Accessory structure or use.
 1. Only one (1) such structure on a lot in suburban residential (SR) or rural residential (RR) zones
 2. A modular structure may be allowed with more than one (1) modular unit as long as they are connected with an engineered roof and a CUP is applied for

3. Modular structures may be allowed with a building permit or an IUP

Pete suggested that there be a maximum number of 4 units put together, no more. Rick questioned if it had to be an engineered roof or just a shared roofline? Randy Dulinsky asked if you had 40 acres, would it even matter as no one would even see it. There was discussion about putting storage units together to make larger buildings and how it could be done in a way that looked good and so therefore the township should not limit the number that could be used. Pete made a motion to table this discussion, seconded by Carter. All vote in favor.

Update on Floodplain Ordinance – All required documents were sent into the DNR and so we are just awaiting our final approval letter from the DNR.

Set Date for Ordinance Changes Public Hearing – Carter mention that this has tentatively been set for April 28, 2025 at 6:30pm.

NEW BUSINESS:

Leave of Absence for Kathy Buran – Kathy asked for a leave of absence for up to 3 months for personal reasons. Joe made a motion to approve Kathys request, seconded by Kevin. Joe amended his motion to add that Kathy's leave could be extended as needed, seconded by Kevin. All vote in favor.

ZONING OFFICER'S REPORT: Both Rick and Mike said there are no new updates on Hemlock Drive as things are moving very slowly right now. Rick said he received a call regarding STR's needing to be licensed through the State of MN. Rick was questioning if licensed STR holders in Gnesen could get in trouble if they don't have a MN permit. Joe said it is the license holder's responsibility to get their state license. Rick said that David Humes ignored his request to contact him by 3/19/2025 to discuss his zoning violations. Rick said he will bring a violation letter to the next P&Z meeting. Carter suggested having Rick provide the letter to the TB instead. Kevin suggested that when Rick sends the letter to also invite David to the next P&Z meeting. All members agreed to move forward with Kevins suggestion so Rick will send David a letter requesting him to attend the April 16, 2025 P&Z meeting. Rick also mentioned that he received a 25-page citizen complaint from the group that is opposing Ullands Oscar Pit hot mix plant. Rick said the complaint was accompanied by a petition signed by several residents. Rick will start researching this complaint.

BOARD MEMBER'S REPORT: Nothing new to add.

CORRESPONDENCE: None

Next P&Z Meeting will be held on Wednesday, April 16, 2025 at 7:00pm.

A motion was made by Kathy to adjourn, with a second by Kevin. All vote in favor.
Meeting adjourned at 8:12pm.

Respectfully submitted,

Sarah Blix, acting as Planning and Zoning Secretary

Carter Williams, Planning Commission Chair

Date