

Hampton Township
Planning Commission
March 9, 2015

Attendance:

Jeremy Irrthum-Chairman
Dave Peine
Larry Runyan
Mike Tix
Casondra Schaffer

Meeting called to order by Jeremy Irrthum at 7:30 following order as listed on the agenda.

Mr. and Mrs. Adam Hager requests a permit for a 36x56 Pole Shed at 22521 Inga Avenue. Sketches were presented by Mrs. Hager. Jeremy informed her setback requirements are 15' from property line and 33' from center of road, and he stated the plan appears to meet those requirements, pointing out the property area is 9.89 acres. Jeremy informed her planners are advisory only, and she would need to appear before the board to apply for the permit. He suggested she provide some dimensions and other information which would be helpful to the township board when they appear. **Motion made by Casondra Schaffer to recommend board approve the permit to build a 36x56 pole shed on this property, second by Larry Runyan. Approved.**

Blake Otte appeared and is requesting a permit to build two sheds at 27729 Emery Ave, Randolph MN. Blake presented pictures of the locations on the property where the sheds are to be built. He pointed out a shed that will be torn down, and replaced with a 64x90 Machine shed, which is a little larger than the existing 54x80 shed. The second location shows an area from cattle barn all the way down is to be torn out, and shed to be built will be 64x240. It was established he has enough acreage, and there appear to be no setback issues. **Motion made by Larry Runyan that they recommend to the board that a permit be issued to Blake Otte to build the two sheds as requested. Second by Dave Peine. Approved.** Blake was informed of the need to go to the township board, and they believed he needed a separate permit for each building.

New Business: Dave Peine stated that someone from River County Co-op said they planned to remove a smaller storage tank and replace it with a larger tank; he was uncertain if it was a propane or anhydrous tank. He asked if River Country Co-op needed to come before the planning commission. Dave stated he was uncertain as to whether he needed to come before the planners, but told him that he was sure they would need to go before the board, as permitting and other issues would need to be addressed.

The Planning Commission discussed a number of areas covering the issue, including tank sizes, safety issues, inspections, replacement as opposed to adding capacity, and conditional-use conditions, etc. Jeremy looked up ordinance covering above-ground storage. Without further information to go on, it was agreed that it was not a project for the planning commission at this point, and that Dave should inform the individual that River County should go before the board to present their plans and provide answers to questions the board will have.

Old Business: Jim Sipe attended the meeting, and discussion continued with Jim regarding the intention of the board to review, update, and clarify the wording of our ordinances. He states the board was in agreement with the planning commission that the intent of the lot-of-record issue, which has been the focus of the past several meetings, was the April 21, 1982 date, and that this and other ordinances will be reviewed to clarify wording and intent. Jim brought forward a number of changes that were made over the years and he wanted to confirm that the planning commission ordinance book reflected the same changes uniformly. Planning commission found most of the changes in their records that Jim presented, with one exception being the change of the 2007 ordinance covering frontage of 140' with the 300' setback. This lapse was a concern to them and to Jim. (Change was initiated before planning commission was formed). Jim advised them that work will continue to research and fix the ordinances as needed, acknowledging that despite the best efforts, questions may always come up as to what the exact intent of a particular ordinance is. Jim states he will keep a running record of issues and questions, and correct them as they appear. They confirmed they will receive a copy of the new ordinance book when it is created. Board was in agreement of the need to take these steps, and to keep the planning commission informed changes which may require public hearings.

No further topics were brought forward for discussion. **Motion made by Larry Runyan that the meeting be adjourned, second by Dave Peine. Approved.**

Signed approved by Jeremy
Jeremy Irrthum-chairman