

The Hampton Township Planning Commission Meeting Minutes February 8, 2016 7:30pm

ATTENDANCE

Jeremy Irrthum
Casondra Schaffer
Mike Tix
David Peine
Larry Runyan

This meeting was called to order by Jeremy Irrthum at 7:30pm

GLADYS MOTZ:

Inquired about an additional buildable in Section 26. She inherited the land from her mother in 1979, 20 acre parcel and a 12 acre parcel with a house. Came to Hampton Township Board meeting in March 1999 considered building on the 20 acre parcel then but did not. She has the minutes and they said it was a buildable site. Then came to the Planning Commission in November of 2005. She has the minutes and again was told it was a buildable site. The Board minutes said the land had been 2 separate parcels since 1979 and therefore Lots of Record. Gladys also had the paperwork that showed that land was inherited.

Dave Peine made a recommendation to the Board that it is a buildable lot. Larry Runyan seconded motion. Motion passed. Unanimously recommended by the Planning Commission.

Gladys asked if there were restrictions on what kind of house they build. She wondered if they could build a "Granny" sort of apartment onto it for their disabled son. This is allowed as long as it is part of the residence and not a separate residence. She was told there were setback restrictions and such. They were told they could put out buildings also as long as they got the proper permit. Gladys was advised to contact the clerk to be added to the February 16, 2016 meeting agenda.

CRAIG KNUTSON-DAKOTA ELECTRIC:

Dakota Electric wants to build a substation to take high voltage off transmission line and run energy through transformer and reduce that energy from 135,000 volts to distribution levels we run to homes and businesses and thing like that overhead or underground. We have 2 substations like the one they are proposing in Castle Rock that was build in the 30s or 40s and a second one in Byllesby over in Goodhue County called the Byllesby Sub. They have a spread that this would suit well. 135 KV transmission line that runs ½ mile North of 280th. Donnelly 2.5 acre site they are working with. It's location is right under an existing transmission. They try to locate them by existing so they don't have to build anymore transmission. For 2 reasons: 1. People don't want additional transmission and Dakota Electric doesn't blame them. 2. Every time do build it there is a tremendous cost. Dakota Electric tries to keep the cost low for members.

They found an excellent spot for it. They would need to split off 2.5 acres from existing property of 74 acres. They would cut a rectangle piece off there and tie into existing transmission. Craig showed a preliminary sheet with the ultimate layout. They would only do half now further to the east. They would tap into transmission and build the unit shown. Only one transformer and one switch gear unit. The reason being is because in the future they don't know what they will use so they don't want to come back and rebuild it. They want to put it in so if they need it in the future it is there. They need to think ahead on substations because they are expensive and a lot of work. They try to keep it as efficient as possible. The next page showed what the substation would look like and the layout. Then he showed a side-view, left-elevation. The transmission would work its way through in the transformer, then switch gears, then works its way out. They would also have an antennae for lightning protection and for communication through dispatch over in Farmington. It is exclusively for control of operation of it, not for cell towers. It's not an exciting facility but they have to have it. There is a neighbor a quarter mile away so Craig would work exclusively with them to see if they would want some sort of landscaping or buffer. There is not a lot of impact to a lot of neighbors which is very helpful. His timeline is as

follows: 1. Want to acquire the land 2. Build substation system this summer 3. Delivery of expensive equipment after the first of the year 2017 4. Have it in operation and feed everyone from that site in Spring 2017. It is usually a 6-9 month order turnaround. The building is a pre-manufactured switch-gear unit. It looks like a building but it isn't. They just go in and operate the equipment. It has a power app that goes through a transformer, through a switch-gear unit, breaks into different circuits, then leaves the substation to feed the lines.

There is an existing overhead 3 phase power line on Donnelly that they would rebuild in which you won't notice much difference. It will be upgraded North and South. Then 2 circuits underground South to 280th, then go East/West to tie into existing, then can go in all directions. There is an example of a substation on Nininger outside Hastings.

Our ordinance book doesn't have anything about utilities. Jeremy said it would be considered a Conditional Use Permit. The location is reasonable, not a lot of people living there and the use seems appropriate.

Conditional Use Process:

1. Need to post Public Hearing (10 days before the hearing/meeting)
2. People in surrounding area would need a notification letter about it
3. Planning Commission would run Public Hearing and open it for public discussion
4. Cost incurred for the Conditional Use Permit

Craig would like this meeting for March. After this meeting the Planning Commission will make a recommendation for the Town Board, then Craig would attend the March Town Board meeting also.

This discussion did not require the Planning Commission to consider a motion of recommendation. This will be addressed at a special meeting.

JIM AND DONNA OTTO:

They were in to discuss a gravel pit. He has a knoll of sand that he wants to take down and have it turned back into farm land. It would be about 4 acres. JV Holland (excavator) from Decora, IA had Jim sign a contract with them. They would take this material and level off the hill and Jim would turn it back into farmland and they would take the material to build the crossing at Hwy 86 and Hwy 52 on the East side. Jim has the pit now with a permit. It is active and has been grandfathered in for years. It would be closed up after this and another part of it would be too. Jeremy looked at it: he already has a permit, sounds consistent with our ordinance, especially if he is turning it back into farmland. There was no further discussion. He already has a permit and it is allowed and he paid all those taxes for all those years. It was recommended that Jim come before the Board on February 16th since the Planning Commission makes the recommendation but the Board has the final say.

This activity does not require the Planning Commission to consider a motion as the Otto's already have a permit.

GREG ENDRES:

Greg Endres of Greg's Meats was in to request a building permit to add an office onto his building. It would be on the North side and 760 square feet coming off the loading dock. The goal is to get everything into one building. He is not changing any driveways or anything. He would be coming down off the building. He checked into the septic and such already.

Larry Runyan made a motion to recommend the Town Board grant Greg Endres a building permit to an addition of an office. Casondra seconded it. Motion was unanimously approved.

Larry Runyan made a motion to adjourn the meeting. Casondra seconded it.