



Hampton Township
Planning Commission Meeting Minutes
June 12, 2017
7:30pm

ATTENDANCE

Jeremy Irrthum
Larry Runyan
Mike Tix
David Peine
Casondra Schaffer
Molly Weber Clerk

Meeting was called to order by Jeremy Irrthum at 7:30pm.

Denny Honsa/MSA Professionals - 651-334-8413

- dhonsa@msa-ps.com
- Zoning & setback questions @ 27819 Donnelly Avenue

Denny Honsa did not attend the meeting.

Doug Wille - 651-246-0205

- dougwilletp@gmail.com
- Question on number of buildable sites on Section 20
- PID#17-02000-01-011

Doug Wille believes he has 3 buildables on this 125.61 acre parcel. He has frontage on Donnelly, Emery Avenue, and 250th Street. Only the Cenex plant is there, no residences. He is just requesting clarification on the number of buildables.

The planning commission considered the following:

- There are no residences in the quarter section
- Per the ordinance 3 homes can be clustered if they are complete quarter-quarter sections. Even though he has 120+ acres they are not complete quarter-quarter sections.
- Lewiston Boulevard runs diagonally from South West to North East and makes the western property boundary. This diagonal road creates a unique situation and prevents complete quarter-quarter sections compared to the normal North-South and East-West roads.
- The railroad bed on the Eastern side also prevents complete quarter-quarter sections.
- The quarter section also has 2 small parcels on the Western side of Lewiston Boulevard. These might be lots of record before April 21, 1982 and might be buildable.

The planning commission considered how Lewiston Boulevard and the railroad bed prevent complete quarter-quarter sections. Allowing three buildables plus two to the West of Lewiston means a maximum of five potential buildables in the quarter section. It was determined that there are three buildables on the 125.61 acres considering the Lewiston Boulevard and railroad circumstances, the maximum number of residences, and the land's utility.

Casondra Schaffer made a motion to recommend to the Board that with careful review that this does not match clustering because it is not a complete ¼ ¼ section because of the road and the railroad bed. Currently there are no existing homes or residences in that ¼ ¼ so therefore Doug Wille should have 3 buildable sites with his 125.61 acres. Larry Runyan seconded it. Motion unanimously passed.

Gene Kimmes - 651-528-4794

- New Driveway

Gene Kimmes requested a permit for a new driveway off 250th Street. He is reconstructing the waterway along the road ditch on the Endres Farm on 250th Street. They will catch the water that comes from Backstrom's and Kimmes's. Lead it along the road and run it into the drainage. Gene needs to put in a driveway with 2-24 inch culverts. The road bank will not be disturbed. They will put the berm out to the north side of the ditch. Currently there is a roadway without any culverts. This has been engineered by the Soil Conservation. The Planning Commission reviewed the ordinance for driveways. Per the ordinance, it shall require a driveway access permit. There is a \$2,000.00 escrow fee and a \$100.00 non-refundable permit fee. Jason Otte must review before and after in order for the escrow to be returned.

Dave Peine made a motion to recommend that the Town Board allow Gene Kimmes to move his driveway onto 250th. Mike Tix seconded. Motion unanimously passed.

Leo Nicolai asked a general question. Planning Commission did not make a motion or recommendation.

Larry Runyan made a motion to adjourn at 8:12pm. Dave Peine seconded it. Meeting was adjourned.