



Planning Commission Meeting Minutes
April 9, 2018
7:30pm

ATTENDANCE

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

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

Chris & Steve Werner – 651-983-6373

- 4925 250th Street East, Hampton, MN
- Available buildable on 17-01700-50-012 (97.66 acres)

Steve Werner, accompanied by Scott and Emily Werner, inquired about a buildable lot in the North West corner of the 97.66 acre parcel. They want to position the home in the trees on a hill. This location is less desirable farmland and does not disrupt the irrigation path. The driveway would be off Highway 47 and will cross another property owner's land. This will require an easement from the property owner.

They were informed setbacks for a house are 15 feet from the property line, and driveway setbacks, the minimum lot size is 1.5 acres, and they are allowed 4.5% of the lot for outbuildings.

The lot is 97.66 acres. This land covers the entire North East quarter-quarter section and parts of the North East, South East and South West quarter-quarter sections. There are three residences in this quarter section.

- No residence in the North East quarter-quarter
- One residence in the South East quarter-quarter
- One residence in the South West quarter-quarter
- One residence that straddles the North West and South West quarter-quarters

There is a buildable in the North East quarter-quarter however, they want to build in the North West quarter-quarter. The planning commission advised they apply for a variance to shift the buildable from the North East quarter-quarter to the North West quarter-quarter (and eliminate a buildable on the North East quarter-quarter). The planning commission indicated a variance might be possible given the nature of the land and location of the home. The planning commission considered each of the following points and agreed the location remains consistent with the Hampton Township ordinance.

- Located on a tree covered knoll
- Located far from existing residences
- Less disruption to farmland
- Easier access– building in the North East quarter-quarter requires a long driveway to County Road 47 or Township road 250th Street.
- An additional residence does not exceed four residences in this quarter section

Casondra Schaffer made a motion that there is one buildable there in the NE quarter quarter of section 17 but since they want to build in the NW quarter quarter it was recommended they see the Town Board and apply for a variance. Dave Peine seconded it. Motion carried.

Mary Yarbrough – 507-302-9288

- Land split from Everett Dierke property
- 17-02400-04-011 (2.0 acre parcel wants to add 4.37 to) 2550 Inga Avenue, Hampton, MN – North East quarter of section 24
- 17-02400-75-015 (15.31 acre parcel splitting the 4.37 acres from) – Spans North East and South East quarters of section 24

Mary requested removing the 4.37 acres in the North East quarter of section 24 from 17-02400-75-015 and adding it to her 2.0 acre property in the North East quarter of section 24. This will create two properties split by the quarter section line. One in the North East with to 6.37 acres. The other in the South East with 10.94 acres.

Larry Runyan made a motion to recommend that the Town Board allow the split on these 2 properties, taking 4.37 acres from PID# 17-02400-75-015 and adding it to PID#17-02400-04-011. Casondra Schaffer seconded it. Motion carried.

Jeremy Irrthum – 7954 260th Street East, Randolph, MN

Jeremy stated that there is a well on the 39 acres west of him owned by Garlan Dubbles. He wants to diagonally bore an irrigation pipe under township road 260th street. This would entail getting a permit so Jeremy and the planning commission advised Jeremy to present his plan to the Town Board.

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