



Hampton Township  
Planning Commission Meeting Minutes  
February 11, 2019  
7:30pm

ATTENDANCE

Jeremy Irrthum  
Casondra Schaffer  
Mike Tix  
David Peine  
Molly Weber

ABSENT

Larry Runyan

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

**Tim Carey** 651-336-3238

- Representing David Finnegan
- Question about buildable site-tore down a house close by & wondering if it affects the status of this property
- 17-00900-01-017 (28.85 acres)

The property is in section 9 on the east side of Lewiston. They recently tore down one of two houses in the SE ¼ ¼ of the SW ¼ of section 9. They want to transfer the tear down's buildable to their property about 800 yards away on 28.85 acres in the NE ¼ section of section 9. The 28.85 acre property in question was deeded after 1982 and does not qualify as a lot of record. Ryan Finnegan is requested a variance to transferring a buildable from one ¼ section to another. Ryan was told this would require a Public Hearing if he chose to go this route. **Per the Planning Commission minutes of 021218 Dave Peine made a motion that the township does not allow transferring a buildable from one ¼ to another ¼ of the same section. Larry Runyan seconded it. Motion carried. (this motion was from February 2018 minutes)**

Tim also had a question about if a camper could be put on that same property ID as people have also inquired about that. Section 607 B of the Ordinance states:

B. Certain Dwelling Units Prohibited

It shall not be lawful for any person to erect or occupy a temporary dwelling on any lot or parcel of land in Hampton Township except that travel and motor home coaches can be used for such purposes for a period of not over four (4) weeks.

No basement, garage, tent, or accessory building shall at any time be used as a separate dwelling. The basement portion of finished house or apartment may be used for normal eating and sleeping purposes, provided it is properly dampproofed,

has suitable fire protection and exits, and is otherwise approved by the Building Inspector.

**Tim Carey and Ryan Finnegan were advised that they are welcome to go through the Variance process. Jeremy Irrthum stated they Planning Commission was going to stick with the motion they made in February 2018 listed in red above. No further motion was required.**

**Danny Endres** 651-214-0414

- Addition to an accessory building for storing boat, fish house, etc. located at 6155 225<sup>th</sup> Street East
- Existing building is 28'x38', he wants to add 28'x20' piece to end that would then turn directions and add a 30'x50' piece so once completed the building would be L shaped

Danny's name is on the trust for the 300 acres that surrounds his 2.5 acres. This trust is contiguous with his 2.5 acres. Therefore he would be within the 4/5% of the total lot for out buildings. **Cassondra Schaffer made a recommendation that the Town Board allow Danny Endres to add his L shaped addition to his accessory building adding 28'x20' piece to the end and then turn directions to add a 30'x50' piece. He has 2.5 acres currently with contiguous 300 acres. Dave Peine seconded it. Motion carried.**

**Mike Kampmeyer** 651-789-5305/c: 651-246-6091

- [www.ips-solar.com](http://www.ips-solar.com)
- 1 MegaWatt Solar Project for PID# **17-01500-75-013** to be built in the summer of 2019
- 21175 Northfield Blvd, William and Diane Nelson
- Encompass about 8 acres of land

Mike was not present at the meeting so nothing to report.

**Andy Endres**                      **507-491-0035**

- Building permit for new house construction  
17-02000-01-012 (3.4 acres)
  - 6256 250<sup>th</sup> Avenue East, Hampton, MN 55031 (shouldn't it be 250<sup>th</sup> St. E??)
- Andy was represented by his builder, Paul Gergen. He exceeds the 15 feet from the property line and is far enough from the road. **Cassandra Schaffer made a motion to recommend to the Town Board that Andy Endres (being represented by Paul Gergen) get a building permit for a new home. Dave Peine seconded. Motion carried.**

**Gene Kimmes**                      **651-480-2293**

- Question about a buildable lot off of 250<sup>th</sup> Street (17-01400-50-011) {154.95 acres}
- Kimmes's came in August of 2018 for information only about what size shed could be built. They own 120 acres undeveloped so 3 buildables.

Kimmes's have 120 contiguous acres (three complete contiguous ¼ ¼ sections: NW, NE, and SE in the SW ¼ of section 14). This allows clustering in any of those ¼ ¼ sections. They want a buildable in the SW ¼ ¼ of the SW ¼ section. This ¼ ¼ already has one home occupying 5 acres. This ¼ ¼ does not allow another buildable. Article IV of the Zoning Ordinance, Section 402:

B. Notwithstanding the limitations on density, one additional home may be allowed within a quarter-quarter section (40 acres) owned entirely by same person, persons or entity if the only home on the property is an original farm dwelling the

owner can demonstrate to the satisfaction of the Township was constructed prior to April 21, 1982.

Kimmes's do not own the entire ¼ ¼ section. They can build the three homes on any of the other ¼ ¼ sections.

**Cassandra Schaffer made a motion to recommend to the Town Board that the Gene and Judy Kimmes have 3 buildable sites in section 14 but not a buildable on the southwest quarter quarter section since there is a home already there and they do not own the full 40. Mike Tix seconded it. Motion carried.**

**Blake Otte**                      **507-291-0196**

- Question about bringing mobile home on land
- Question about putting an addition to make shed wider not longer
- 26829 Donnelly Avenue, Randolph, MN

Blake was in May 8 2017 and the Planning Commission made a recommendation for approval then for the addition to his shed. It is a free-stall barn for cattle that he wants to make wider. They are going to take the roof off of the 20 year old structure and make it 60 feet wider for a total of 108 feet wide. They will tunnel ventilate it so it is "air conditioned". He will have 27 - 55" fans pulling air in producing a 9mph wind in summer and 5 mph wind in winter. They are going to try to block out light to cool it down. MPCA is coming to look at the proposal. It will have to be the size he is proposing. It cannot be any smaller.

1. Blake will still be under his limit of 992 (with this set up he will have 580 + 80 hutches of baby cattle, who then go to a different farm. 80 will be a maximum which = 16 big cattle).
2. He is within the set back of 60 feet
3. He has 148 acres

**Larry Runyan recommended that the Board approve construction of the AG building for Blake Otte. Dave Peine seconded it. Unanimously passed.** There is no record of approval by the Town Board on this.

Blake was also in to request approval for a mobile home or bunk house for farm help. Blake owns 160 acres and there is one house built before April 21, 1982. He is allowed 4 additional buildables in that quarter section according to Article IV of the Zoning Ordinance, Section 402. The bunk house or mobile home would use up one of those buildables. It was decided that the bunk house would probably be the better option since a trailer house would not have the 25% pitch roof slope that is required in Hampton Township. Blake described the bunk house as have a 30'x40' center with 2 wings each being 16'x30'. It would have it's own septic but share the well with their house. It would be located west of the shed.

**Cassandra Schaffer made a recommendation that the Town Board allow Blake Otte to build a residence matching the house standards in Article VI: Section 606: Housing Performance Standards in the Hampton Township Zoning Ordinance Manual since he owns 160 acres. Mike Tix seconded. Motion carried.**

**Section 606: Housing Performance Standards**

- A. All residential structures in the community shall be firmly anchored to a concrete foundation.
- B. All residential structures shall possess a minimum of 950 square feet of floor space.
- C. All residential structures, except earth-sheltered homes, shall possess pitched roofs, with at least a 25% slope.
- D. All residential structures shall be composed of materials that minimize the risk of fire hazards to the occupants of the structure.

It was recommended that Blake have some kind of plans before he comes before the Board.

**Dave Peine made a motion to adjourn at 8:38pm. Cassandra seconded it. Meeting was adjourned.**