



**Hampton Township**  
**Planning Commission Meeting Minutes**  
**October 11, 2021**  
**7:30pm**

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

**ATTENDANCE**

Casondra Schaffer  
David Peine  
Jeremy Irrthum  
Matt Bester  
Cody Tix

*Lori Endres/Scott Endres*

- 612-328-1134/651-238-6424
- Question on buildables in Mary Lou Endres Trust (Lori & Scott are Trustees of the Trust):
  1. PID#17-00300-25-010, Section 3
  2. PID#17-00400-26-012, Section 4

The Endreses requested the number of buildables at the complete NW ¼ of Section 3 (PID#17-00300-25-010). The Endreses requested the same at the October 2018 planning commission meeting. They were informed at the October 2018 meeting that they four buildables on this ¼ section. The planning commission read and reviewed the October 2018 minutes.

They are selling the building on 17-00400-01-012 (NE ¼ of section 4) and asked for an additional building site in the NW ¼ of the NE ¼ of section 4. They asked if a new buildable is available in the NW ¼ of the NE ¼ of section 4 because the original farm house was constructed before April 21, 1982. The planning commission read Section 402, article B. of the Township Ordinance manual: 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. The planning commission identified two factors that prohibit an additional buildable on this 1/4 – ¼. First the entire ¼ - 1/4 has three homes with multiple owners so it is not owned by one person, persons, or entity. Second, the owner does not own the entire 40 acres. The planning commission determined there were no other buildables available in this ¼ section because there are 4 residences (max allowed per ¼ section) and the NW ¼ - ¼ does not qualify for a fifth residence for the reasons stated above. The owners asked if a variance is possible. A variance for something like this is unlikely with the density of 4 homes already.

PID#17-00300-25-010 is the same in 2021 as it was in 2018. Consequently, the Planning Commission's October 2018 determination still applies. This ¼ is undeveloped. They may cluster up to 4 single family residences anywhere on this ¼ section.

They asked about northern access to the ¼ section using a driveway off their low maintenance road along the northern border of sections 3 and 4. This ¼ section has direct frontage along 225<sup>th</sup> street. Additionally, the Endreses own the adjacent NE ¼ of section 4. This ¼ has frontage along highway 47. The Planning Commission determined they can locate residences anywhere in the ¼ section because they have adequate frontage. They minimum maintenance road may be developed into a driveaway.

The Endreses requested a buildable on the NE ¼ of section 4 (PID#17-00400-26-012). They stated their parents assumed they always had a 5<sup>th</sup> buildable because the farm home was constructed before April 21<sup>st</sup>, 1982. They also inquired about the fifth buildable during the October 2018 Planning Commission meeting.

The October 2018 minutes were read:

They are selling the building on 17-00400-01-012 (NE ¼ of section 4) and asked for an additional building site in the NW ¼ of the NE ¼ of section 4. They asked if a new buildable is available in the NW ¼ of the NE ¼ of section 4 because the original farm house was constructed before April 21, 1982. The planning commission read Section 402, article B. of the Township Ordinance manual: 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. The planning commission identified two factors that prohibit an additional buildable on this 1/4 - 1/4. First the entire 1/4 - 1/4 has three homes with multiple owners so it is not owned by one person, persons, or entity. Second, the owner does not own the entire 40 acres. The planning commission determined there were no other buildables available in this 1/4 section because there are 4 residences (max allowed per 1/4 section) and the NW 1/4 - 1/4 does not qualify for a fifth residence for the reasons stated above. The owners asked if a variance is possible. A variance for something like this is unlikely with the density of 4 homes already.

PID 17-00400-01-012 is the same in 2021 as it was in 2018. Consequently, the Planning Commission's October 2018 determination still applies. There is no fifth buildable on 17-00400-01-012.

Jeremy Irrthum made a motion to recommend the Town Board recommend approval to allow that 4 buildable lots can be constructed anywhere in the NW 1/4 section of Section 3 - PID#17-00300-25-010. A motion to deny an additional (fifth) buildable in the NE 1/4 of section 4- PID#17-00400-26-012 because although the farm residence was constructed before 1982, there are 3 other residences in that 1/4 with three different owners. Cassandra Schaffer seconded. Motion carried.

Dave Peine made a motion to adjourn the meeting @ 7:57pm. Matt Bester seconded. Motion carried. Meeting was adjourned.

Date Signed: 11/8/2021

Chair: 

Clerk: 