

November 15, 2004

JESSENLAND PLANNING AND ZONING

Minutes

1. Review and approve minutes of October meeting. (Pat/Jeff)

2. Approve agenda. (Doug/Pat)

3. Requests:

Over the counter:

Conditional Use: Schmidt – rezone, denied by Town Board 9-29-04

Variance:

Other:

4. Action:

5. Other business:

The Town Board and Planning and Zoning both agree that it would be best for the County to be the R.G.U. for Cemstone's E.A.W. A letter will be sent out formally informing Cemstone and the County of this decision.

Scott Schmidt, although not present, had asked how he could use his outlot now that the rezone had been denied. Possible uses given included: farming it, adding any 'left over' acres to it after determining how many acres will be needed to go into the permanent conservation easement for the development and farming that, or expanding the subdivision if there are enough acres to meet all requirements.

A discussion of the township's Suburban Residence District ordinances led to another revision that should be added to the January public hearing. That change would add Paragraph #3, Administrative Procedure, in Subdivision 5, Planned Unit Developments, to a new Paragraph #12, in Subdivision #4, District Regulations.

There was a discussion of the new and proposed ordinances with the county. We will ask the County for a listing of all the revisions that have been made in their ordinances since 2001 and decide at the next monthly meeting if the township should adopt them.

Doug provided a report on the County's October public hearings and meeting. The Kluver C.U.P. was tabled because the County has a 10% grade requirement for driveways.

Kyle discussed the upcoming public hearing in January for the revisions to the ordinances. The January hearing and meeting will be on the 4th Monday of the month, the 24th.

6. Adjourned:

7. Next regular meeting: December 20, 2004 7:00 p.m.

Rosemary Dieball, Clerk

Commission Members Present: Doug Thomas, Rosemary Dieball, Jeff Erickson, Pat Anderly, Kyle Iverson