

January 26, 2009

JESSENLAND PLANNING AND ZONING

Minutes

1. Review and approve minutes of December meeting. (Laurie/Jeff)
2. Approve agenda (Jeff/Laurie)
3. Requests:

Over the Counter: Bipes – pole shed, approved

Graham – mining, approved

Conditional Use: Hudlow – temporary dwelling, public hearing 2/23/09

Variance:

Other:

4. Action:
5. Other business:

Questions were taken from Sieg regarding the possible need for a variance to sell a non-conforming lot of 6.9 acres in the Conservation Ag. District as a 'buildable' lot. Martha will call the township association attorneys and ask if there is a need for a variance and if so, does the variance run with the property or the landowner.

Cemstone presented the results from the noise study that was done in September and October 2008. They concluded from the study that the mining operation noise during the study dates never exceeded MPCA guidelines. (Doug mentioned that the only noise issue still remaining was with the banging of the rocks in the chute and that perhaps the liner was not working as it should.) They also introduced their new township liaison and wanted to inform the township about the new gravel tax monies (42 ½ % of \$.15) that should be coming to the township as the host community for a mining operation.

The township association attorneys were contacted regarding the township's process of handling annual renewals. The attorney explained that a C.U.P. runs with a property and until conditions change there is no need for an annual renewal hearing. If conditions do change, then a revocation hearing should be held. The only time a C.U.P. public hearing renewal would be done is if such a condition were listed on the C.U.P. An annual 'Condition Check' meeting could be advertised and held annually to give the public a chance to come forth and voice concerns or problems, but it would not be a public hearing.

The annual fee for the post office box will be given to the Town Board to be paid.

Doug reported that Dan Yocum, county land use advisor, wants to visit with the township in developing the county's Strategic Plan. On the agenda would be green space and parks. Also, 1000 Friends of Minnesota's Brian Ross hopes to visit with p&z this summer and will hopefully have ideas for including cluster zoning in the ordinances.

6. Adjourned: (Laurie/Rosemary)

7 . Next regular meeting: February 23, 2009 7:00p.m.

Rosemary Dieball, Clerk

Commission Members Present: Rosemary Dieball, Laurie Brockhoff, Doug Thomas, Deb Boettcher, Jeff Erickson