

Denmark Township Planning Commission Meeting
Denmark Township Zoning Ordinance Amendments-Comp Plan Amendment-Fee schedule
Public Hearing
October 18, 2010

Planning Commission members present: Charlie Grote, Don Schneider and Bob Barr

Absent: Steve Radke and Pat Lilligren

Supervisors Present: Kathy Higgins

Others Present: Berry Farrington Town Planner and Troy Gilchrist Town Attorney

7:05 PM Vice-Chair Barr called Planning Commission Meeting to order.

7:06 PM Public Hearing for Denmark Township Ordinance Amendments opened. Attorney and Planner submitted draft 10-01-10 zoning amendments, comp plan amendment and fee schedule for review. Summary of proposed amendments:

- Number of changes relating to administrative/legal issues. Clarifying the interaction between County and Township ordinance.
- Clarification of appeals process.
- Revised revocation language of CUP process.
- Establishing Interim Use Permits. Distinction between CUP and IUP is that a CUP is intended to be issued as a permanent property use. An IUP would have a term or event which would expire the permit (e.i. kennels and mining), which would allow review of the use. This would be more in line with the statutes than fixing a term for review or renewal on a CUP.
- Streamlines the right to farm. Focuses on statutory protection.
- Adds language regarding non conforming uses to include legislative changes.
- Enforcement-violations/fines
- Approval by Township regarding access drives onto Township roads.
- Land alteration. Puts a process in place regarding permits/process required for grading.
- Adds language to give Town Board opportunity to waive paving requirements in certain instances.
- Requires a Minor subdivision (3 or fewer lots) to be platted, which would be consistent with county ordinance (excludes lot line adjustment and administrative lot line adjustment.
- Map Changes-to reflect changes made during the Comp Plan process for both the zoning and planned land use maps. Expanding Com/Ind area to include 55 acres. Changing 65 acres from Ag to RR. 120 acres acquired by DNR as Conservancy. 20 acres of O'Connor Park from Ag to Conservancy. Ag Preserves land updated. Correcting the boundaries of the St. Croix River District and the Mississippi River District.

Draft 10-01-10 changes made during hearing

- The changes made to the revocation language for the CUP process in section 10.7 pg.8 should also be made for the IUP process in section 11.6 pg.13.
- IUP process-Section 11.2 pg. 11- Applicant be required to send copies of information to the MN DNR and Watershed District if applicable. Strike administrator confirmation. This change should also be made to CUP process.

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Fee Schedule: Township fees have been updated. Permit fees for various zoning request have been added. Building Construction fees have been reviewed and some have been adjusted to coincide with Cottage Grove's since they are now Denmark's Building Inspection officials.

Process: For zoning amendments, the Planning Commission makes recommendation to Town Board. Town Board can adopt/revise/table, once approved published and goes into effect. Comp Plan amendments would be submitted to the Met Council for an administrative review.

Public Comment: None

7:53 PM Public Hearing closed. Written comment period will remain open for 10 days. Written comments must be submitted to the Town Clerk.

7:54 PM Planning Commission meeting resumed.

Motion Grote/2nd Schneider to forward the 10-01-10 draft Zoning Amendments, the Comp Plan Amendment and the Fee Schedule to the Denmark Township Board, and to recommend approval with the noted changes made during the hearing. All In Favor. Motion Carried 3-0.

APPROVAL OF MINUTES:

Motion Grote/2nd Barr approval of 06/21/10 Planning Commission/Crashed Toys Amended Conditional Use Permit Public Hearing Minutes. All In Favor. Motion Carried 3-0.

8:01 PM Motion Grote/2nd Barr to adjourn. All In Favor. Motion Carried 3-0.

Becky Herman
Denmark Township Clerk/Treasurer