

MINUTES
PINE COUNTY PLANNING COMMISSION
October 14, 2014 6:00 p.m.
Public Health Building
1610 Hwy. 23 North
Sandstone, MN

Members Present: Skip Thomson, Patrick McCarthy, Richard Glattly, Jeff Shute, Scott Jensen, Richard Stepan
Members Absent: Patrick Schifferdecker
Staff Present: Kelly Schroeder, Land Services Director
Others Present: None

CALL TO ORDER

Chairman Thomson called the meeting to order at 6:00 p.m.

APPROVAL OF MINUTES

Chairman Thomson called for consideration of the minutes of the January 7, 2014 organizational meeting of the Planning Commission.

Motion by Commissioner Glattly, second by Commissioner Stepan to approve minutes of January 7, 2014 meeting, as presented. All in favor; motion passed.

COMMITTEE REPORTS

None

OLD BUSINESS

1. Sewer Ordinance Update

Land Services Director, **Kelly Schroeder**, gave the Commission an update on how the county is doing with the new sewer ordinance which was effective April 1, 2014. The new ordinance is going very well, and **Schroeder** is currently working with the townships/cities that administer their own ordinances on either updating their ordinances or rescinding their previous ordinances as they had one year from the county's adoption to do so. Each commissioner was given the jurisdiction listing the department uses with the seven jurisdictions which have rescinded their ordinances and turned their programs over to the county highlighted. Commissioner **McCarthy** asked if the townships/cities can be less strict than the county. Schroeder explained the county's standard is the minimum, thus the townships/cities can only be as or more restrictive.

NEW BUSINESS

1. Minor Subdivision Report

The commission was mailed the minor subdivision report with their packet agenda. The report included all minor subdivisions that were submitted January 1, 2014 through October 14, 2014. Chairman **Thomson** asked the members of the commission if they had any questions on the report. Commissioner **Glattly** stated he went through the report one-by-one and they all seemed to make

sense except for file 14-095 which he would like to discuss additionally. He noted that it would be helpful to see a notation on the report of what section of the ordinance the subdivisions were approved under. **Glattly** explained to the rest of the commissioners that there are five criteria to qualify for a minor subdivision as outlined in the Subdivision and Platting Ordinance. All the files on the report seemed to fit under the criteria which he explained with the exception of the previously mentioned file.

Schroeder noted she believed it was done through 401(D), or a subdivision of land to resolve improper placement of site improvements. **Glattly** mentioned this would make sense, however it appeared the property was already one parcel owned by the same person. **Schroeder** explained that the two properties were within a plat and were originally two separate lots. For one reason or another, the property owner combined the lots, built a house on the lot lines, and now requested to split them back apart. **Glattly** expressed concern that this wasn't the intention of this criteria, as it appears to him the property owner knowingly created the situation themselves. **Schroeder** stated she understood that, however felt since the lots ended up being the same size in acreage as they would have been when they were 2 separate lots (before the property owner built the house and combine them), that it did make sense to do it this way.

Glattly pointed out that the ordinance doesn't provide the ability to go back to how the property used to be, unless it meets the current ordinance. He also stated it would be different if the two properties were owned by separate owners; however they are not in this case. Chairman **Thomson** asked if now that the subdivision has occurred, will they be able to build a second structure on that additional lot? **Schroeder** indicated they would and there is sufficient room between the outbuilding on the property and the property line to put a driveway in to service the property. Commissioner **McCarthy** asked if the current owners were the ones who built the home over the property line. **Schroeder** pulled up the property information and it appears the current owners did own the property at the time the home was built in 1991. The commission came to the consensus they did not feel this was a correct property subdivision, however given the fact the subdivision was already done, for Schroeder to take this information under future consideration. **Schroeder** also noted that in the future on unclear subdivisions like this, she may request to bring it in front of the planning commission.

Commissioner Jensen asked for clarification on how many times a 40 acre property can be split. Schroeder indicated under the county ordinance, a 40 acre lot can be split as many times as it can meet the ordinance requirements.

2. Beacon Access

Schroeder noted that at the January planning commission meeting there was a discussion on getting plat books for the membership. She indicated this is definitely a possibility; however noted the members might be happier with a beacon subscription. Beacon is an online property information look-up tool which is updated nightly as explained by **Schroeder**. She noted some commissioner's do not necessarily have access to the internet, so she is happy

to get plat books for anyone who does want one, however people with internet access may find the Beacon site a lot more useful. Chairman **Thomson**, who also serves on the Soil and Water Board noted Soil and Water is not looking at doing another plat book anytime soon if at all. **Schroeder** went ahead and demonstrated the system and the commissioners were very interested in getting access to it. Commissioners **Shute** and **Stepan** do not have the internet and would like a plat book, however everyone else would be happy to just have a login to Beacon. **Schroeder** will get the logins made soon and get them the information. She will also get the plat books ordered and mailed.

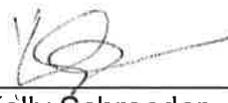
3. **Other**

Chairman Thomson asked about the scheduling the next meeting. Schroeder indicated it would probably be the annual organizational meeting in January. The date would be January 13th, 2015 unless something comes up the commission needs to hear.

ADJOURN

Commissioner Stepan motioned to adjourn the meeting. Glattly seconded the Motion. All in favor. Chairman Thomson adjourned the meeting at 6:51 p.m.


Richard Stepan
Planning Commission Secretary


Kelly Schroeder
Land Services Director