

**MINUTES  
PLANNING COMMISSION MEETING  
FEBRUARY 25, 2020**

The meeting was called to order at 6:30 p.m.

Present: Artner, Blin, Denn, Flann, Kotilinek, Loes, Swisher; Town Board Liaison: Ruzek; Planner: Riedesel

The meeting was held at the Town Offices Conference Room, present there were the Town Planner and Artner. The other commission members and guests were present via Zoom video conference call. The motions, seconds, and votes were given by roll call.

**APPROVAL OF AGENDA (Additions/Deletions):** Artner motioned to approve the agenda as submitted. Blin seconded. Ayes all.

**APPROVAL OF MINUTES OF JANUARY 28, 2021:** Artner moved to approve the amended minutes of January 28, 2021, noting Swisher's corrections of him being present at the meeting and Denn making a motion regarding the Parking Accessory to a Residential Use and it died for a lack of support. Swisher seconded. Ayes all.

**CONSENT AGENDA:** **4A) Douglas Jarnot, 5214 East Bald Eagle Boulevard –** Request for a 15' Right-of-Way Setback Variance to increase the height of the garage adding living space above; **4B) Chris & Amelia Walicke, 2581 Taylor Avenue –** Request for a 3' and a 5' Front Yard Setback Variances to add a 16' x 16' addition to the front of their home.

There was a question on item 4B, the 16' x 16' structure is supposed to extend past the existing house. It was clarified that the 8' porch extension is proposed to be taken out and an 8' added on past that.

Christopher Walicke, 2581 Taylor Avenue, was present to answer any questions. Kotilinek moved to approve the consent agenda as presented. Artner seconded. Ayes all.

These items will be scheduled for the Town Board next.

**TOM TULBERG, 1640 LORANE AVENUE – REQUEST FOR MINOR SUBDIVISION/LOT LINE REARRANGEMENT:** The Town Planner reported that Tom

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Tulberg has been working with his neighbors the Olson's to rearrange the lot lines on their property. The Tulberg's are planning on purchasing about 12' x 131' strip of land from the Olson's. Both lots will meet minimum setback requirements (from 62' to 50'). Both lots will exceed the minimum lot width and lot size requirements (12,000 square feet).

A 10' drainage and utility easements will need to be shifted with the lot lines, this will require a vacation and reestablishment of the easements.

Tom Tulberg, 1640 Lorane Avenue, was present to answer any questions.

Blin moved to approve the minor subdivision. Loes seconded. Ayes all.

Flann motioned to vacate the existing drainage and utility easements, 10' on either side of the lot lines, and reestablishing them at that similar location with the new lot lines. There was some discussion of the utilities, and that only cable or phone utilities would have to be adjusted. Kotilinek seconded. Ayes all.

**ORDINANCE NO. 35, SECTION 7-6.2(B) – PARKING ACCESSORY TO A RESIDENTIAL USE – REVIEW:** The Town Planner reviewed this agenda item with the Planning Commission. The Town Board discussed this agenda item at the December Executive Board meeting, the Planning Commission discussed this item in January, and the Public Safety Commission discussed this item in February. Public Safety made a recommendation to take the time frame out of the ordinance, and leave the square footage in there. The Planner also presented the findings of other communities. Vadnais Heights and Hugo operate like the Township: complaint driven. Hugo has had a limited number of complaints. Vadnais Heights sends a letter, and if no action, sends a second letter. If no action, then they issue a citation. Staff had discussed with the Planner that Vadnais Heights has some instances that end up in court and it drags out for years. But for the most part, there is 80% compliance with the first letter. The Town doesn't want to land in court for years.

Residents Sue Mitchell and Linda Key, 1385 Whisperwood Trail, were present to discuss this agenda item. Mitchell gave her experience with the Commissions.

Chair Denn explained that he liked the change that the Public Safety Commission went with, though he would like to see the square footage increase. He proposed aspects to a motion to include 1) no time frame, like the Public Safety Commission's motion; 2) adding square footage to a total of 500 square feet; 3) Adding that the property owner has to own these recreational vehicles; 4) Add that it has to be functional; and 4) to prevent garbage, it has to be licensed and registered.

There was some discussion on the square footage, that that amount could get cluttered in side yards. The Town has a couple houses that are 900 square feet, which means the property owner could potentially own recreational vehicles more than half the size of

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their house. The Commission did not have the same opinions about the square footage, and Flann stated he did not want to see 500 square feet of RVs year-round. After some discussion, another aspect to a motion was discussed 5) no extended occupancy in any camper, trailer, or RV.

Flann made the motion to include 1) no time frame; 2) the property owner has to own these recreational vehicles; 3) each vehicle needs to be functional; 4) each vehicle needs to be licensed and registered; and 5) there can be no extended occupancy in any camper, trailer, or RV. Swisher seconded. There was some brief discussion. It was decided that the Commission should be more specific. It was decided that the summer was too long, that 14 days should be sufficient. Flann amended his motion to include "for more than 14 days" at the end of his motion. Swisher seconded the amended motion. Ayes: Blin, Flann, Kotilinek, Loes, Swisher; Nay: Artner; Abstention: Denn.

Artner felt that Denn had too much vested interest in this agenda item, since he owns an RV and suggested aspects to the motion.

The public hearing will be in April.

**ADDED AGENDA ITEMS:** There were no added agenda items.

Flann moved to adjourn the meeting at 7:09 p.m. Loes seconded. Ayes all.

Respectfully Submitted,

Megan R. Cavanaugh  
Recording Secretary