

Planning Commission
Lynden Township
Stearns County
State of Minnesota
Minutes

Location: Lynden Township Hall
21367 County Road 44
Clearwater, MN 55320

Date / Time: 24th of April 2023 at 6:00p.m.

Present were: Planning Administrator James Kantor, Planning Commission Chair Jeff Westrum, Planning Commissioners Greg Halverson, Monte Helget, Gary Stang, and Todd Voigt.

Chair Westrum called the meeting to order at 6:00 p.m. as a quorum of the Planning Commission members were present.

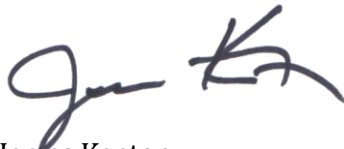
The Planning Commission reviewed the Lee Frederickson Variance application. Discussion was made that we should remove the need for a variance since a Conditional Use Permit is required by Stearns County and seems duplication of processes. Chair Westrum made a motion to approve the Lee Frederickson Variance application, seconded by Commissioner Stang. All in favor, motion passed.

The Planning Commission reviewed the Lee Frederickson Conditional Use Permit application. The Stearns County Performance Standards were reviewed and it was determined that the plans fit within the Stearns County guidelines. Chair Westrum made a motion to approve the Lee Frederickson Conditional Use Permit application, seconded by Commissioner Stang. Chair Westrum, Planning Commissioners Halverson, Stang, and Voigt. Commissioner Helget abstains favor, motion passed.

The Planning Commission reviewed the Minutes from the April 20th, 2023 Planning Commission Meeting and the Findings of Fact from the Pany Variance. Chair Westrum made a motion to approve the minutes from the previous meeting on April 20th, 2023, seconded by Commissioner Halverson. All in favor, motion passed.

At 7:31 p.m., Chair Westrum made a motion to adjourn, seconded by Commissioner Stang. All in favor, motion passed.

Respectfully Submitted,



James Kantor
Planning Administrator

Jeff Westrum
Planning Commission Chair

Lynden Township Planning Commission Findings of Fact – Variance

Name of Applicant(s): Lee Frederickson

Variance Requested: Lynden Township Ordinance 7, 7.32.2

Meeting Date/Location: 4/24/2023, Lynden Town Hall

A variance may be granted only where the strict enforcement of County and Township zoning controls will result in practical difficulties. A determination that “practical difficulties” exist is based upon the consideration of the following criteria as defined in Minnesota Statutes, Section 462.357:

- 1) Will the issuance of the requested variance be in harmony with the general purpose and intent of the ordinance and/or the comprehensive plan? Why or why not? (Health, Safety & Welfare Issues)

Yes, with the family welfare the intent of the structure is to allow the senior member of their family to live on the property to still be independent while maintaining the family unit while continuing her independence.

- 2) Will the issuance of the requested variance be compatible with and maintain the essential character of the neighborhood? Why or why not?

Yes, with the location being a dead-end road. The property also has multiple buildings and they would all look the same.

- 3) Are there circumstances unique to the property created by someone or something other than the property owner (or previous owner) that makes compliance with the ordinance difficult or not possible? What are they?

Yes, the intent of the structure is to allow the senior member of their family to live on the property to still be independent while maintaining the family unit while continuing her independence.

- 4) Is the property owner proposing to use the property in a reasonable manner? Why or why not?

Yes, the property owner is using the property as a mother-in-law dwelling with its own sewer and well. The intent of the project is to maintain the independence and the health of the elder generation living on the premises.

- 5) Does the proposal involve more than economic considerations? Why or why not?

Yes, the property owner is using the property as a mother-in-law dwelling with its own sewer and well. The intent of the project is to maintain the independence and the health of the elder generation living on the premises.

Based on the above findings of fact, the Lynden Township Planning Commission recommends:

Approval

of this variance application by a vote of 5 to 0.

Lynden Township Planning Commission Findings of Fact – Conditional / Interim Use Permits

Name of Applicant(s): Lee Frederickson Zoning District: A-40

Conditional/Interim Use Requested: Stearns County Ordinance #439 Section 6.4

Meeting Date/Location: 4/24/2023 Lynden Town Hall

Findings shall be made in either recommendation of granting or denying an application, and should reference specific sections of ordinances that apply to the project. Questions include, but are not limited to the following:

1. Is the proposal consistent with existing County & Township ordinances (performance standards)? Specify the applicable sections of the ordinance and discuss why or why not.

Yes, according to 6.4.2(A) – (O) this meets all performance standards.

2. Are there any other standards, rules or requirements that the proposal must meet?

Yes, they would have to get all local permits, (construction site permit, building permit, sewer / well permits, etc.).

3. Is the proposed use compatible with the present and future land uses in the area or can it be separated by distance or screening from adjacent land uses? Why or why not? Are there any scenic views that will be disrupted by the proposed use?

It is compatible with the present and future land use. Also the conditional use will be screened at the end of a dead end road.

4. How are any potential environmental impacts (ground water, surface water, air quality) of the proposal being addressed?

No, because this detached accessory dwelling unit and will have its own sewer and water.

5. How will the potential impacts of the proposal affect the property values of the area in which it is proposed?

It will have no impact of the neighbors, however will impact their own taxes.

6. What potential public health, safety or traffic generation impacts will the proposal have in relation to the area and the capability of the roads serving the area, and how are they being addressed by the proposal?

None, they will be using their own driveway.

7. How does the proposal affect the general health, safety and welfare of the residents?

It will increase the health, safety and welfare of the current residents.

8. Does the proposal conform to the goals and objectives of the Township's Comprehensive Plan? Specify.

Yes, as this is in limited growth.

9. How will the proposal potentially impact existing public services and facilities including schools, parks, streets and utilities and what potential is there for the proposal to impact future service provision? How will these issues be addressed by the proposal?

This will not have any impact.

10. Has the applicant provided financial assurance to guarantee reclamation or cleanup?

Not applicable.

11. Other issues pertinent to this matter.

The appearance to the primary residence should match the detached accessory dwelling and this should not be a rental property.

Based on the above findings of fact, the Lynden Township Planning Commission votes for

Approval

of this conditional use permit application by a vote of 4 to 0.

The Board attached the following conditions to the approval: