

Lynden Township Joint Informational Meeting  
Preliminary Plat Application JCUBED Addition  
August 6, 2024

Present from the Board: Tom Plaggerman, Jaime Schultz-Ludenia

Present from the Planning Commission (PC): James Kantor, Jeff Westrum, Greg Halvorson, Monte Helget, Gary Stang. Clerk Schmidt was also present. Plaggerman called the meeting to order at 6:04 p.m.

This is a joint informational meeting with Board and the PC to review the Preliminary Plat Application from Jeff and Lori Johnson, Plat: JCUBED Addition, Lot 1, Block 1, and OutLot A of Nicole Kristeen Addition, PID #19.10820.0000 19.10820.0001, address: 19564 Co Rd 145.

Plaggerman spoke with Twp Attorney Couri just prior to this meeting and was informed this meeting was not posted correctly. Publication is required at least 10 days prior to the public hearing. No notice is required to adjacent property owners but Westrum recommends sending mailed notice anyway. A public hearing was set for August 21 at 6:00 p.m. Clerk will publish, post and mail notice. We can proceed with the informational meeting tonight which is part of Lynden Twp Ordinance #8, which circles back to Stearns Co Ordinance #?, which requires a public hearing.

It is noted that the PC conducted a site visit on Monday June 17, 2024. Jeff Johnson was present. Discussions included easements and land layout, which includes an easement which needs to be vacated. Applicant wishes to combine the two (2) existing parcels and then separate the whole piece in to three (3) lots. At that meeting, the planning commission unanimously recommended approval of the preliminary plat application and recommended three (3) individual driveway approaches on to the county road. Stang did note that each individual lot would have its own access on to the county road but upon sale it would be optimal for each culvert to have the access point preapproved. Halvorson indicated shared driveways makes sense now as this will be family owned but as parcels gets sold off, safety, fire, and rescue access to each individual driveway need to be considered. The footprint of the outbuildings and setbacks were also discussed on June 17 and the owner is aware of those limitations. Stang made a motion to approve the PC June 17 minutes, seconded by Helget, all in favor, motion passed.

Kantor indicates holding ponds and storm water management plans are not required as impervious surface coverage is not triggered. Septic design plan will be provided by applicant.

Couri recommends we submit the plat and suggested access points to Stearns Co Hwy for review as there are currently two (2) existing approaches (one to the farthest south and the existing one to the shed - Lot 1. The new middle parcel would need a new access point. Clerk will submit to Hwy. Couri also recommends an independent planner review this to ensure everything is complete. The Twp Engineer should also provide his recommendations on the property lines, holding ponds, storm water mgmt. plan, and impervious surface. SCES should also be consulted. The vacation of the easement should not take effect until the preliminary plat is approved.

Halvorson makes motion to close the informational meeting, second by Stang, all in favor, motion passed.  
Meeting adjourned at 6:34 p.m.

Respectfully submitted:

Jenny Schmidt, Clerk

Tom Plaggerman, Chair