

Draft
PLANNING COMMISSION MEETING
March 2, 2011

The meeting was called to order at 7:02 p.m. by Chairman DeLovely.

Members Present: Jack Ezell, Doug Suhonen, Tom Hill, Dave DeLovely, Willard Quiram, Paul Davidson, and John Manninen.

Members Absent: None.

Ex Officio Member Present: Bruce Benson.

Ex Officio Member Absent: Bob Olean.

Motion by Manninen, seconded by Quiram and supported by all yeas votes to approve the minutes of February 2, 2011.

Chairman DeLovely called the Public Hearing to order at 7:03 p.m.

Preliminary Plat #811001 Mary Jacobson
Mary and Calvin Jacobson represented the applicants.

Calvin Jacobson indicated the proposed plat consisted of 13 lots and two blocks and 78.38 acres of area. They would like to develop the property. The Planning Commission has seen the plat previously.

Hill asked how it has changed.

Calvin Jacobson indicated in Block One the road and cul-de-sac has been removed as well as one lot due to the cost of constructing the road.

Suhonen asked if all lots would then be on existing roads.

Calvin Jacobson indicated they are.

Hill asked about Lot 4, Block 2 and access to the road.

Calvin Jacobson indicated the road can go in between the lots on the east or along the west property line.

Benson explained the Designer has proposed the septic systems between the west property line and the wetland and he is concerned that this may affect the placement of an access without impacting the wetlands.

Calvin Jacobson indicated he is confident they can install the septic systems and have a place for access without impacting the wetlands. The south part of the lot is actually higher.

Suhonen asked what transpired that this is back again.

Benson indicated Preliminary Plats had been submitted three times prior by two different developers who had purchase agreements with Jacobson's. The first two times the Final Plat was not submitted within one year of the date of approval of the Preliminary Plat.

The third time the applicant had not submitted a Final Plat and now Jacobson's are proposing a revised Preliminary Plat without the road and one less lot.

Calvin Jacobson indicated Block One changed, but not Block Two.

DeLovely asked if he had reviewed the Twin Lakes Township letter regarding his Plat.

Calvin Jacobson indicated he was at the meeting and briefed them on the proposal. He has spoken with Chris Rousseau.

Chairman DeLovely asked if he had seen the letter from Kris Basilici, County Recorder.

Calvin Jacobson indicated he had.

Randy Willie of Twin Lakes Township Board introduced himself, but had no comments.

Benson indicated that in the past, Carlton County has waived their requirements for a Developers Agreement when they have one with Twin Lakes Township.

Ordinance #10-A

Benson explained this is an Amendment to Ordinance #10 that would rescind Ordinance #10.

Ordinance #10 is a little used ordinance for the regulation of Land Application of Biosolids in unorganized townships only. This ordinance pertains to only 3% of the population of the county. It is a duplication of services as the MPCA approves all land application sites within the state.

The County Board has asked the Planning Commission to hold a hearing to consider rescinding Ordinance #10.

No one spoke regarding Ordinance #10.

Chairman DeLovely closed the Hearing at 7:21 p.m.

Preliminary Plat #811001 — Mary Jacobson

Motion by Suhonen, seconded by Hill and supported by all yea votes to recommend approval of the Preliminary Plat to the Carlton County Board of Commissioners provided they comply with the following issues addressed by Twin Lakes Township:

Prior to the approval of the Final Plat the Township requests that the following information and clarifications be provided:

- Completion and Execution of an approved Development Agreement with Twin Lakes Township;
- Prepare and obtain: NPDES Construction Activity Permit from the MPCA for the project – provide copy of permit documentation to the Town Board, including Storm Water Pollution Prevention Plan (SWPPP);
- Provide Design of Stormwater Management Facilities on the site as required by the MPCA – provide design plans and specifications to the Town Engineer (MSA) for review prior to approval;
- Provide Letter of Concurrence from the US Army Corp of Engineers for the completed and approved wetland delineation;
- And a letter for the Project Developer that no impacts either temporary or permanent will be made to the areas identified as wetland on the approved delineation.

Ordinance #10-A

Motion by Quiram, seconded by Davidson and supported by all yea votes, except Ezell who abstained, to recommend approval of Ordinance #10-A to the Carlton County Board of Commissioners.

Motion by Quiram, seconded by Manninen and supported by all yea votes to adjourn at 7:25 p.m.

Respectfully submitted,

Bruce E. Benson
Zoning Administrator

