

PLANNING AND ZONING MINUTES
Maine Prairie Township
June 12, 2018

The meeting was called to order at 7:00 p.m. by Chair Kuechle with the pledge to the flag.

Motion by Supervisor Wicker/Zoning Administrator Froehling to approve May 8, 2018 Planning and Zoning meeting minutes. All in favor, motion passed.

New Business:

David Waltzing- Permit Request: Motion by Supervisor Loewen/Supervisor Wicker to grant approval for a permit request by David Waltzing for an approach on 75th Avenue. All in favor, motion carried.

Richard Eckman – Certificate of Compliance: Richard Eckman was present to request Board approval to grant a Certificate of Compliance to move boundaries on his land. Richard wants to take all the land north and west of his plats, and east of his house, and make it into one parcel. The current parcel is about 8 acres and it will be about 21 acres when done. Motion by Supervisors Loewen/Wicker to approve a Certificate of Compliance for this split. All in favor, motion carried.

Right-of-Way Utility Permits: Right-of-Way Utility Permits were discussed amongst the Board. Clerk Hunt and Deputy Clerk Robinson to work together to present more information on this matter at the July Meeting.

Zoning Administrator Froehling presented five (5) permits for approval as follows:

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|-----------------|--|---------|
| Kurt Krippner | 34' X 40' Shed w/12' Sidewalls | \$50.00 |
| Duane Faber | 24' X 30' Shed | \$50.00 |
| David Waltzing | Driveway Approach off 75 th Avenue | \$50.00 |
| Jeff Jacobs | 20' X 24' Addition on House | \$50.00 |
| Robert Buermann | Move in a 24' X 24' Shed & a 20' X 32' Shed | \$50.00 |

There were (2) two County permits as follows

Charles & Constance Schiff – 15' X 24' Shed Addition.

Dennis Libbesmeier – Revision to feedlot permit issued in 2017 as the proposed cattle shed/lean will have an under barn concrete LMSA.

Motion by Supervisor Wicker/Zoning Administrator Froehling to approve permits as presented. All in favor, motion carried.

Old Business:

Subdivision Ordinance: Attorney Mike Couri reported back to the Board on questions and concerns regarding a subdivision ordinance. Couri reported that the County has approved two developer's agreements for other townships between the County, Townships and developers this year. This type of agreement would provide that the developer has to build the roads to the Township's standards, and requires the developer to give a letter of credit to the Township to cover the cost of the road improvements, engineering, legal fees, etc. A separate letter of credit would be issued to the County to cover the items the County requires. Couri reported that the Township does not need to adopt a subdivision ordinance in order to participate in this process, but it will need to have a developer's agreement either drafted or reviewed by an attorney to make sure the Township is covered for all things needed to be covered. The Township does not need to adopt a road standards ordinance, since one has already been enacted, but will have to make sure the Townships needs are addressed in the County's approvals. No formal action needs to be taken by the Township to be included in this process with the County. When a plat is proposed, the Township will simply need to contact the County to confirm that a three-way developer's agreement will be created for the plat, then at that point the Township would need to notify its attorney and engineer and they will take over the document process until the documents are ready for final review and approval by the Town Board.

Clerk Hunt or Deputy Clerk Robinson to follow up with Heidi Winskowski, Stearns County Environmental Services to confirm that these developer's agreements are only used when a subdivision requires a new road or other new facilities are to be built.

Supervisor Wicker made a motion to adjourn at 7:40 p.m. Seconded by Zoning Administrator Froehling, all in favor, motion carried.

Respectively submitted,

Lori Hunt/Clerk/Treasurer