

Planning & Zoning Minutes
Maine Prairie Township
March 7, 2017

Planning and Zoning meeting opened at 7:00 p.m.

Motion by Zoning Administrator Froehling/Supervisor Kuechle to approve February 14, 2017 Planning and Zoning meeting minutes. All in favor, motion passed.

New Business:

Brian Dietman – Brian Dietman is requesting to have AHE Granite's 3 ½ acres rezoned from Ag-A80 to Commercial zoning to allow for expansion of the business. Taxes are paid as commercially zoned rather than agriculturally zoned at present time. Commercial zoning would allow Dietman to utilize more lot coverage going forward with future construction projects. After Board discussion, Supervisor Kuechle moved to approve Dietman's Zoning Recommendation Request. Seconded by Zoning Administrator Froehling. All in favor, motion carried.

Tom Krupke – Requesting a Variance for Setbacks:

Mr. Krupke was present to ask the Board for variance approval of two setbacks on his property. His property is located on Pearl Lake in the Shoreland Overlay Zoning District which permitting is governed by Stearns County Environmental Services. One of his variance requests is for building a 26' x 38' garage with a setback of 41' from the centerline of East Shore Drive rather than the required 63' setback from the centerline. His second variance request concerns a property line setback of five feet (5') instead of the required ten foot (10') setback. Both the 63' setback and the 10' setback are as set forth in Stearns County Land Use and Zoning Ordinance No. 439. Being that Mr. Krupke's property is in the Shoreland Zoning District, the County handles all property line setback variances. He has been directed by the Board to contact Stearns County in regards to the property line setback variance. Clerk Hunt to send Mr. Krupke a variance application form for the road setback variance. A road setback Variance hearing is scheduled for April 11, 2017.

Tatiana Westbur – Resolution/Moving Building Entitlement from Maine Prairie Twp to Wakefield Twp: Ms. Tatiana Westbur owns property in Wakefield Township (68.81 acres) and has asked for a land split. Westbur already has one residential Building right used with the existing farm. In order for her to do a land split and build another home, she needs to add the 11.27 acres in Maine Prairie to her existing 68.91 acres which will allow this to happen. The total acreage would then be 80.08 acres which allows her to then have another residential building right.

Ms. Buckentine, Stearns County indicated that a resolution allowing this to go forward from Maine Prairie Township would be what they would need in order to allow Ms. Westbur to move forward. This means that the 11.27 acres would be restricted for farming and she would not be able to use it for a home unless it is platted in the future. Therefore, if the Township would approve, there would be a deed restriction on the property.

Supervisor Loewen moved to authorize the building entitlement transfer from Maine Prairie Township to Wakefield Township, with the condition that Westbur pay attorney fees associated with preparing this resolution, if one is deemed necessary. Seconded by Supervisor Kuechle. All in favor, motion carried.

Zoning Administrator Froehling presented one (1) permit for approval as follows:

Larry Krippner	New Addition on home	\$50.00
	16' X 22' Remove 10'X 22' Room	

There was one (1) County permit reviewed:

John and Sandra Spoden Feedlot Extension Permit

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

There being no further business, Motion by Zoning Administrator/Chair Wicker to adjourn Planning and Zoning at 7:35 p.m. and reconvene to Board meeting. All in favor, motion carried.

Respectfully submitted,,Lori Hunt,Clerk/Treasurer