

Planning Board Minutes 2005

December 15, 2005

On December 15, 2005 the Planning and Zoning Committee held a meeting at the Scambler town hall at 7:00 p.m. Attending the meeting was Mike Ostbye, Gary Hart, Stuart Restad, Chris Selvig, Dave Kerr and Vicky Arntson. Mike Ostbye called the meeting to order and Dave Kerr moved to accept the agenda and protocol with a second by Stuart Restad and all approved. Gary Hart moved to accept the minutes as written with a second by Chris Selvig and all approved.

Don Solga called to ask about the bond issue. We will send a letter requesting more information from the city on where they will dump the sludge in relationship to the well, wetlands, and buildings.

We discussed sign and we will review the changes at our next meeting.

Gary Hart moved to adopt the definition of a wetland defined as: A wetland is defined by presence of (a) hydric soils, (b) surface or subsurface hydrology, and (c) hydrophytic vegetation (Minnesota Rules, part 8420.0110, subpart 52). Wetlands are delineated using procedures in the 1987 U.S. Army Corps of engineers Wetlands Delineation Manual. Seconded by Chris Selvig and all approved.

Next meeting will be held on January 19, 2006 at Stuart Restad Repair and we will finalize the sign and storage issue and will send recommendations to the town board.

Unapproved minutes

November 17, 2005

The planning and zoning committee held a meeting on November 17, 2005 at the Scambler Town Hall at 7:00 p.m. attending the meeting was Mike Ostbye, Dave Kerr, Gary Hart, Chris Selvig, Stuart Restad and Vicky Arntson. See attached sheet for public attendance. Stuart Restad moved to accept the agenda and protocol with a second by Chris Selvig and all approved. Gary Hart moved to accept the minutes as written, seconded by Dave Kerr and all approved.

Discussion on Eric Howard's place he has too many vehicles in the line of site for neighbors and it is in violation of our nuisance ordinance. We will contact him until December 3, 2005 to take care of this matter or we will have to take action.

Aggregate industries brought forth a ruff draft of there conditional use application and will bring the final draft to the zoning board's February meeting to be ready for the impact study to be done in March and then possible to have it done shortly there after.

There was many questions asked of Aggregate Industries and they answered and that they are

assuring the board that they will use the good neighbor policy.

City of Pelican Rapids brought to the board a sludge application and we will look at this and will be in communication with them and we would like to know the quantity and the composition make up of the sludge.

Ron Wical was in to talk to us about signs. He has a sign business.

Discussion was made on home based business.

Next meeting we will discuss signs and wetlands and the next meeting will be held on December 15, 2005 at 7:00 p.m.

We reorganized the planning board and are as follows: Mike Ostbye Chair, Chris Selvig vice Chair, Stuart Restad Treasurer.

The planning board wishes to pass on the definition of a storage building to the town board.

Definition for dwelling is a dwelling must be permanently a fixed to the ground and must have an approved sewer, water and electricity provided by a utility. We will place this in section 2020.040 #2

Meeting adjourned

Unapproved minutes

October 20, 2005

The Scambler planning and zoning committee held a meeting on October 20, 2005 at the Scambler Town Hall; start time was 7:05. Attending the meeting was Mike Ostbye, Dave Kerr, Chris Selvig, Gary Hart, Vicky Arntson and Stuart Restad was late.

Dave Kerr made a motion to adopt the agenda and protocol with a second by Gary Hart and all approved. Gary Hart made a motion to accept the minutes as written with a second by Chris Selvig and all approved.

Mike Ostbye said that the board members should read the entire ordinance and then we should clean up some of the language.

There was a very long discussion on storage buildings, and on where they should be located in the township. The ordinance already has requirements for the storage buildings and that they must be located with in the commercial district. [Section 2020.030 point 8]
Suggestion for other storage buildings: Non-farm storage buildings are prohibited in the agriculture preservation district unless they are on or adjacent to the property owners dwelling parcel. We would define dwelling then as: dwelling a dwelling must have an approved sewer, water and electricity provided by a utility.

On our next meeting we will discuss dwelling and review the ordinance language and clean it up. The part of signs needs to be in all locations in the ordinance where it is needed. We will also reorganize the planning board.

Next meeting will be held on November 17, 2005 at 7:00 p.m.

Unapproved minutes

September 19, 2005

The Scambler Township planning and zoning committee held a meeting on September 19, 2005 at the Scambler town hall. Attending the meeting was Mike Ostbye, Stuart Restad, Gary Hart, Chris Selvig and Vicky Arntson was late. Dave Kerr was absent. The meeting was for the property on the south side of Pete Lake which was for a development road approval. The question the board had was who was going to own the center of the loop? The developers comment was that he would attach it to one of the lots. John Anderson was in also for a piece of property that he would like to develop with 4 house units. Stuart Restad's opinion was that it could not be done but that 2 houses could be. The development was then decided that it could not be done.

Terms of each member would be talked about next meeting and terms would be voted on.

Stuart Restad only wrote 2 permits since the last meeting.

It was decided that we need to look at storage shed buildings and get some regulations on this. Chris Selvig made a motion to send to the town board Resolution 2005-04 whereas the Scambler Planning and Zoning Agency sees a need to control prulififition of non-ag storage buildings that are not adjacent to the permit applicant's primary residence. The Scambler Township Planning and Zoning Agency recommends a moratorium on the issue of a site permit for non-ag storage buildings that are not adjacent to the permit applicants primary residence until April 15, 2006 thus allowing the Scambler Township Planning and Zoning Agency to write and ordinance governing non-ag storage buildings with a second by Gary Hart and all approved.

Next meeting will be held on October 20, 2005 at 7:00p.m.

Meeting adjourned

Unapproved minutes

Vicky Arntson, clerk

June 21, 2005

Attending the meeting was Mike Ostbye, Dave Kerr, Stuart Restad Gary Hart, Chris Selvig and Vicky Arntson. Mike Ostbye called the meeting to order at 7:00 p.m. Stuart Restad moved to

accept the protocol and agenda with a second by Dave Kerr and all approved. Dave Kerr would like to see the removal of Paul Gubrud's name off the planning board minutes. Dave Kerr moved to accept the minutes as written with a second by Chris Selvig and all approved.

Finding of Facts for Richard Herbrandson driveway approach off of 205th ave.

Finding of Facts on the development on Sand Lake.

Developer has supplied a driveway to the service road for each lot.

The ordinance states to restrict the number of driveways to a township road

His request does comply with section 3040.000 line of sight is o.k.

Stuart moved that we grant Mr. Herbrandson to put in a driveway to access his property from 205th ave. seconded by Chris Selvig. Mike Ostbye called for the vote: yes vote was Chris Selvig, Gary Hart, Stuart Restad; No vote was Dave Kerr and Mike Ostbye. The motion passed.

Old Business:

Nuisance ordinance change subdivision 4 to 3. Gary Hart moved that we recommend the town board to adopt the nuisance ordinance as written with a second by Dave Kerr and all approved.

Stuart Restad moved that we forward the resolution #2005-02 for the Scambler Township Nuisance Ordinance to the town board with the planning and zoning board's approval seconded by Gary Hart and all approved.

Dave Kerr met with aggregate industries on June 2, 2005 Dave reported on the meeting.

Meeting adjourned

Unapproved minutes

May 16, 2005

The Scambler Planning and Zoning Committee held a meeting on May 16, 2005 at 7:00 p.m. attending the meeting was Dave Kerr, Chris Selvig, Vicky Arntson and Stuart Restad with Mike Ostbye absent. See attached sheet for public attendance. Stuart Restad called the meeting to order at 7:15 p.m.

There will be a meeting at Cormorant on May 19, 2005 for Aggregate and Becker County.

The clerk will publish in the paper and ad that the portable sign has been removed from Hwy 9 and that the sign may be claimed from Stuart Restad.

Dave Kerr moved to accept the minutes as written with a second by Chris Selvig and all approved.

Jon and Nikki Anderson attended the meeting to get information on a residential district.

Next meeting will be held on June 21, 2005 at 7:00 p.m.

Unapproved minutes
Vicky Arntson, clerk

April 19, 2005

The planning and zoning committee held a meeting on April 19, 2005 at 7:00 p.m. Attending was Chris Selvig, Dave Kerr, Stuart Restad and Vicky Arntson. See attached sheet for public attendance. Stuart Restad was late. Stuart Restad called the meeting to order. Dave Kerr made a motion to accept the minutes as written with a second by Chris Selvig and all approved.

Old business: Portable sign is still there on.

Pelican Hills Park conditional use:

Dave Kerr made a motion to adopt Resolution #2005-01 form to recommend or denial of conditional use applications with a second by Chris Selvig and all approved.

Conditional Use:

4030.000

4030.010 The planning board looked at this section and found no problems.

4030.020 The planning board looked at this section and found no problems.

4030.030 # 1,2,3,4,5,6,7,8,9 The planning board looked at this section and found no problems.

2050.040 Commercial /Industrial Lots #5, 6, The planning board looked at this section and found no problems.

2050.060 Ingress and egress The planning board looked at this section and found no problems.

2050.090 #2 The planning board looked at this section and found no problems.

All conditions that applied to residential housing in the agricultural preservation district will apply. Attachments: The residence shall not be used for routinely conducting campground business with the public.

Dave Kerr made a motion to forward the Resolution #2005-1 for Pelican Hills Park to the town board with the planning and zoning board's approval, seconded by Chris Selvig and all approved.

Mention to the town board to have the town board and planning board members volunteer to go through and organize the file cabinets.

Next agenda:

Becker County Environmental review board

Nuisance ordinance

Review of present applications and permit forms

Dave Kerr moved to adjourn the meeting with a second by Chris Selvig and all approved.

Unapproved minutes

March 22, 2005

The Planning and Zoning Committee held a meeting on March 22, 2005 at 7:00 p.m. at the Scambler Town Hall. Attending the meeting was Mike Ostbye, Dave Kerr, Chris Selvig, Stuart Restad and Vicky Arntson. Mike Ostbye called the meeting to order at 7:00 p.m. Stuart Restad moved to accept the protocol and agenda with a second by Dave Kerr and all approved. Stuart Restad moved to accept the minutes as written with a second by Chris Selvig and all approved. Dave Kerr reported that he will start having meetings with Aggregate Industries with the first meeting starting on March 30, 2005.

Pelican Hills Park: Len Thompson would like to build a house at Pelican Hills Park located about 70 yards north of the storage shed. The approach is already there and the shell of the home will be done by freeze-up and hoping to move in come spring. The board agrees that a house on the property is ok to build. The property is conditional use.

Stuart Restad Repair: 24x64 addition to repair shop, the building was permitted as an agricultural shop. This was a home-based business in 1980.

Attachments: a condition attachment will be screening with trees. 1 row of fast growing trees and 2 other types of trees on the east side, a wall screening will be placed on the south side
Finding of Fact:

2020.030 #5 and #12 Agricultural Preservation District

4030.010 Conditional Uses – General Provisions

4030.020 Conditional Uses- Applicability

4030.030 Criteria for Granting Conditional Uses #2,3,4,5,6,7,

4080.010 Application #3 a,b,c,1,2,3,4,d,e.

Attachments will be:

The signs will meet all regulations.

Screening of vehicles with 1 row of hybrid trees and 2 rows of any other variety of trees east of car storage area and screening on south side as visibility permits

Signage will meet all applicable township specs.

Completion of all attached conditions will be met by September 1, 2005.

Long term road plan: Stuart Restad moved that we turn over the long term road plan back to the town board with a second by Chris Selvig and all approved.

Dave Kerr made a motion to recommend to the town board to accept Stuart Restad's conditional use application with attached conditions. Seconded by Chris Selvig and all approved.

Next meeting will be held April 19, 2005 at 7:00 p.m.

Unapproved minutes

February 15, 2005

On February 15, 2005 the Scambler Planning and Zoning Committee held a meeting at 7:00 p.m. Attending was Mike Ostbye, Paul Gubrud, Stuart Restad, Dave Kerr, Chris Selvig and Vicky Arntson. See attached sheet for public attendance. Mike Ostbye called the meeting to order at 7:00 p.m. Stuart Restad moved to accept the agenda and protocol for the evening with a second by Paul Gubrud and all approved. Stuart Restad moved to accept the minutes as written with a second by Dave Kerr and all approved.

The Planning and Zoning Committee received an application for conditional use site permit from Brent Jenkins. The permit was discussed in great length. The name on the conditional use is for the Lucky Lady Ranch LLC. Brent Jenkins is one of the applicant's names on the permit. Findings of fact in determining the conditional use were:

Does it meet the goals of the comprehensive plan? {000.010 1&2}

We the committee has reviewed the goals and has found no conflict.

Does it meet the objectives and policies? {000.020}

We the committee has reviewed this section and feels it meets all the criteria in the comp plan summery.

We the committee would like to see a condition placed on the permit stating that all items be place inside and not standing outside.

Agricultural Preservation {2020.030 #8}. We as a board feel that this permit meets all the requirements.

Procedure meeting requirements {4020.020 #2}. We as a board are recommending the buildings be drawn to scale when being presented to the town board and for the public hearing. Conditional Uses {4030.000}. We as a board reviewed this section and found nothing to be contrary to this section.

Application {4080.010}. We as a board reviewed this section and found nothing contrary to this section.

Conditions that we would like to see on the permit are as follows: 1} no outdoor storage, 2} attach a 5 year time frame for completion of additional buildings, 3} after 5 years subject to review by the planning board.

Chris Selvig made a motion to recommend to the town board to write the notice for the public hearing and have the Lucky Lady Ranch LLC mail the same notice to the land owners that are required to receive this letter with a second by Stuart Restad and all approved. Mail a copy of the minutes to Lucky Lady Ranch LLC 26271 Ottoson Road Detroit Lakes Minnesota 56501.

Dave Kerr reported no meetings with Aggregate.

Road inventory

Dave Kerr talked to Becker Counties road engineer John Cousins. We talked about traffic count, safety, and road conditions. Chris Selvig made mention that there is a class coming up on how to establish long range road planning. Paul Gubrud made a Scambler Township Road Analysis sheet and we will use this sheet for our Road Analysis drive in April.

The next planning meeting will be held on March 22, 2005 at 7:00 p.m. at the town hall.

Meeting adjourned – unapproved minutes

January 18, 2005

Call To Order

Chairman Mike Ostbye called the meeting to order at 7:10 PM with Dave Kerr, Chris Selvig, Stuart Restad, and Paul Gubrud present. A special welcome was extended to Chris Selvig as the newest member.

Approval of Agenda

Motion by Dave Kerr, second by Paul Gubrud, and unanimously carried to approve the Planning & Zoning Agenda of January 18, 2005.

Approval of Minutes

Motion by Stuart Restad, second by Dave Kerr, and unanimously carried to approve the Planning & Zoning Minutes of December 16, 2004.

Communications and Bills

Stuart Restad reported that he had a response from a representative of Olive Bratlie concerning the removal of the abandon trailer house on her property. They indicated they were willing to comply with the request and clean up the property by June 30, 2005.

New Business (1)

Bruce Qvammen presented his proposal to develop lots in section 36 on the northwest side of Sand Lake. This proposal would require a permit to build an approach on 470th street with a non-dedicated driveway and cul-de-sac on the east side serving two lots. The proposal would also require the building two approaches, one on 470th street and one on 205th avenue to make a thruway of approximately 1650 feet serving seven lots. Furthermore the proposal would be for the removal of an existing approach on 205th avenue. Discussion was held concerning a safe line of sight and the potential need for culverts. Mr. Qvammen indicated that this would all be planned as appropriate by his design engineer.

Stuart Restad made a motion to issue a permit to build two approaches on 470th Street, one on 205th Avenue, and remove the existing approach on 205th Avenue, second Dave Kerr, all approved.

New Business (2)

Stuart Restad presented a petition to the township from a group of landowners on the south side of Sand Lake requesting that the township accept Sand Lake Road for township maintenance. It was felt by the Planning and Zoning Commission that this issue needs to be brought to the next Town Board meeting as only they have the authority to act on it. The P&Z recommends that the Town Board deny the petition based on §6.1,13 of the Scambler Road Policy and Standards and respond to the petitioners by registered mail.

Reports

Dave Kerr reported that there has been no activity concerning the environmental impact statement meetings for the Aggregate Industries proposal in section 5.

Old Business (1)

The road mileage numbers were partially collected for updating Section 9, Scambler Roads Inventory, to be done by Paul Gubrud.

It was decided that plans for long-term road improvements would be based on the following criteria:

1. Usage numbers
2. Number of residents abutting the road.
3. School bus usage
4. Public safety
5. Heavy truck usage
6. Existing condition
7. Maintenance cost
8. Traffic pattern

Paul Gubrud will establish a matrix worksheet to aid in assessing these criteria.

Chris Selvig will contact the Ottertail County Engineer to ask what criteria the county uses.

Discussion was held about traffic counters. Les Rotz reported that the Ottertail County Highway Department would conduct a one-counter survey for one week for \$200, with a two-counter survey being slightly more.

Next Meeting

February 15, 2005 at 7:00 PM at the town hall.

Meeting adjourned at 8:50PM

Unapproved minutes

Respectfully submitted by Paul Gubrud, acting secretary.