

# Florence Township Planning Commission Minutes May 9th, 2022

## Annual Meeting

Present: Ed Hruska, Chair, Kristen Eide-Tollefson, Secretary, Bill Bruce, Heidi Hartzell, Wendy Scofield (first mtg) Joe Ellingson, Town Board Liaison

Absent: Ben Boege, Ryan Langhans  
Call to Order – 6:00  
Pledge of Allegiance

- Welcome to new Planning Commission member – Wendy Albers Scofield – Wendy lives on Staehli Park Road on a 10 acre tract, with her husband and son. They have cows and other farm animals, and an STR on the bottom walk out floor of their house. It is approximately 25% of their residence. They have property in Red Wing and moved from Lake City to Frontenac @ 4 years ago. They also run portages and have some rental cabins in the Border region up north. She is looking forward to working with the PC.

Review and Approval of March Minutes Open Comment Period – No comments

### **Election of Officers :**

Nomination of Slate: Bill moves, Wendy seconds Ed Hruska, Chair  
Bill Bruce, Vice Chair  
Kristen Eide-Tollefson, Secretary

### MSA Update:

1. Grobe PID 320351300. 35522 Public hearing for variance for pre-existing non-conforming building – Ag zoned. He has sent copies of letters from Beau and County bluff person and has a plan for stabilizing bluff, 4 feet behind his house. The basis of variance is hardship, no other reasonable option for location. . Kristen moves to adopt staff report and recommend approval, Heidi seconds.

Mr. Grobe’s comments on process: “I had sent it in knowing I didn’t have everything I needed, and was looking for information about what I need. I didn’t hear back. Then I find out I’m up and I didn’t have anything ready. That’s when I came to the last meeting. Got denied. Got some help from Ben but when I sent it in to the FlorenceZoning, I was expecting more communication.” Joe will follow up. We would like MSA to tell people to come to the PC meeting?

2. Deitz PID 321460090 Exception for 100 foot bluffland requirement, written mitigation plan has been provided. Staff recommends approval. Solar panels on existing structure.  
Kristen moves to adopt staff report and recommend approval, Bill seconds
3. Munson – now has mitigation plans. Bill moves to adopt staff report and recommend approval, Heidi seconds.
4. PID - Hill Avenue – Sven Fleishhacker. Contingent on reapplying to Goodhue County for a building permit, for consistency with Florence Township. A1 Zone. 20 feet to the closest bluff in existing building. Confirms to A1 and accessory dwelling.

Tabled – To check in with the county and clarify what the use is and what is required for Vote to table: Kristen, Bill and Heidi for Wendy and Ed against.

## Preliminary Reviews or Inquiries / Violations

- Inquiries: Mikkell and Carol Gardner
- Inquiries: Darin Bruns - above ground swimming pool

## **Motion to remove from table the STR – ordinance for discussion.**

GOAL to identify items of agreement -QUESTIONS FOR ATTORNEY

1. Home based business – rental --- question how to apply to ordinance
2. Definition of Family – must be done – or eliminate requirement to rent only to a family?
3. Please clarify purpose of this requirement.

Request for Heidi to clarify – her position on conflict of interest. Heidi does not know if she will vote, but is not recusing herself at this time, and will be participating in discussion.

Discussion notes – questions and comments

Section 1 - Purpose – Value statements. Add to this To allow a limited number of residences to be consistent with existing zoning, and mitigating impacts on neighbors and community...

Definitions – section 2 --

1. Short term rental property – three or fewer bedrooms (consistent with Bysee recommendations; arguments against).
2. Designed for one family --- ?? See question for attorney above

Authorization discussion points – Length of IUP, for a period of 1 year, review, fee (for enforcement), Once very two years, could be called in if in violation.

Cathy – if its annual review is it a public hearing, notice to neighbors?

Fee for an IUP?

10 in Florence – no more than 5 in the historic district? – or is it a distance issue.

Property manager within so many miles.

A new short term rental property will need to apply. Who is grandfathered?

Clarity on status of each existing/type of STR

All existing non-conforming STRs to apply under new ordinance. And what they need to reapply.

## **New Business**

- PUBLIC HEARING: Variance – 35522 Pepin Vista Ave Request, submitted by Mason Grobe to apply for a Variance to allow for a garage addition within the required bluffland setback. Parcel 32.035.1300. 35522 Pepin Vista Ave, Lake City, Minnesota 55401. Agriculture Zoned District
- ALMQUIST REZONE REQUEST: Rezone from A-2 to R-1. The applicant has gone through the lot split process through the county and would like to rezone one of the parcels. A public hearing should be noticed and scheduled for June's Planning Commission Meeting.

## **Old Business**

- VILLA MARIA CONDITIONAL USE PERMIT: The letter from the Township Board of Supervisors was emailed to the applicant requesting an updated application on the township's form as required by law. A new public hearing will be held once the updated application has been submitted by the applicant to the Township.

Action item? If Mr. Rupp has not reapplied by June, we will need to send him a letter clarifying that we cannot approve his application, in order to stay within the additional 60 days. We could give it another month but we don't know when the initial 60 days began. Additional Note: it appears that Mr. Rupp did not submit the CUP escrow of 2500.00. Which is also required for a complete application.

Website update [Kristen] The website is updated quarterly. If we get changes in for a separate page for permitting by the end of June, there will be no extra charge. Otherwise it is 125.00. Could the commission please authorize a design for a permitting page to be reviewed by the chair and MSA?

#### **Other Business/ Tabled items**

- PUBLIC HEARING: Short Term Rental Ordinance Draft Language. The Planning Commission has written a short-term rental ordinance, which was reviewed and revised the Einar Hanson for the Town Board and provided for the April public hearing. Joe recommends that we hold an additional meeting to work through the provisions, as it there is not sufficient time in the regular meeting
- Review and discussion of by-laws, proposed amendments and existing member regulations

Adjournment - Bill moves, Heidi seconds Next meeting: Monday, June 13th, 6:00 PM