

**Florence Township Planning Commission  
December 9, 2024, 6:00 PM**

**Present:** Commissioners Bill Bruce, Nathan Oppedahl, Justin Staker, Supervisor Ed Hruska

**Absent:** Commissioner Robert Carlson

**Attendees:** 13

The meeting was brought to order at 6:00 p.m. and the Pledge of Allegiance recited. Chair Bruce reviewed the agenda and Commissioner Oppedahl reviewed the minutes of the November meeting, which were then approved without changes.

**Open Comment Period** - none

**Zoning/Building Application Reviews**

Jeffrey Rohr – 33355 Territorial Road, Lake City – Parcel # 32.200.0320 – Rezone from A3 (Urban Fringe District) to R-1 (Residential District)

Mr. Rohr wishes to rezone his property, split it into two lots, and gift the new undeveloped lot to his son to build a new house. The Rohrs have submitted a rezoning application to the county and have a public hearing scheduled for Dec 16 with the county planning commission. Chair Bruce explained they must also apply for rezoning to Florence Township, which also requires a public hearing. Chair Bruce provided the Rohrs with the township form which they will submit along with payment of the \$500 rezoning fee. The commission agreed to tentatively schedule the public hearing during the commission's January 13, 2025, monthly meeting, pending submission of the application and payment.

**New Business**

Zoning/PUD Ad-hoc Committee Report

Commissioner Oppedahl reported the ad-hoc committee has been

- researching PUDs and obtaining various reference materials,
- in discussion with both the Afton city administrator and a city council member to learn how Afton approaches development (as the committee believes Afton is a community with similar comprehensive plan priorities and values as Florence Township), and
- planning a public information sharing and workshop which will focus on PUDs, the Commercial Recreational (CR) district, review the Florence Township Comprehensive Plan land use goals and priorities, and include an update on the Villa Maria property from Mr. John Rupp, the owner. The workshop is scheduled for Saturday, December 14 at 9:00 a.m. with notices published in both Lake City papers, as well as posted on the township website and at the Town Hall.

Commissioner Oppedahl then reviewed the draft workshop agenda and objectives. He noted the purpose is to share information, educate attendees, and gather community sentiment and feedback regarding development wishes and priorities associated with the Villa and CR zones in general. Outcomes from the workshop, along with research and information gathered by the committee, will eventually inform specific recommendations to the Planning Commission and Township Board. Supervisor Hruska suggested any specific recommendations should be reviewed by the township attorney as part of the process prior to coming before the Township Board.

#### Hometown Planning LLC Contract Renewal – Bob Oleson, consultant

Supervisor Hruska noted he received the annual contract renewal from Hometown Planning, for ad-hoc consulting services regarding zoning and other related matters. The contract is for hourly services on an as-needed basis and as requested by the commission or Township Board from time-to-time. Hometown Planning was engaged only a few times in 2024. The commission briefly discussed that having such a resource is helpful, especially when matters may require additional expertise, and **APPROVED recommending that the Township Board renew the contract with Hometown Services, LLC for 2025.**

### **Old Business**

#### STR Renewal Timeline

Chair Bruce updated the commission on the annual renewal process on interim uses for Short-Term Rentals as governed by the STR Ordinance. He mailed the application form to the five current STR owners and has not received any inquiries regarding additional STRs at this time. One application has already been received. The applications are due by December 31, 2024, and will be reviewed and approved or denied in the first two months of 2025.

Adjourned at 6:52

Next Meeting: Monday, January 13, 2025, 6:00 PM