

Florence Township Planning Commission Minutes

April 12, 2021

Call to Order 6:01

Pledge of Allegiance / Pass until next onsite meeting

Attendance: Clara has decided to stay on the PC but is not present tonight.
Kristen Beth Amy Ben, Ed, Ryan, Mark with - Claire and Kate.

Review and Approval of March Minutes Amy moves, Beth seconds- approved

Zoning Reviews of Permits —Amy

1.) Ben Meyer. 31483 Vista Path, Lake City. PID # 321350010. Permit application for new home construction. Site plan does meet our requirements, but future shop which is not approved in this review, siting is too close to property line, requires a 40 ft. setback (Staeble Park is a major thoroughfare, Claire confirms)

Ben moves, Ed seconds - approved to go to town board

2) Amy and Ryan Olson are requesting approval at 31549 County 2 Blvd. Red Wing. of an above ground pool with deck for access 16x16 with 9 footings at 4'. Set back 40'. Bluff setback 100 feet from deck.

Ed moves, Ryan seconds - approved to go to town board. Amy abstained from voting

Preliminary Reviews or Inquiries —Amy / Kate

Jeff Svihel. 31007 Ida Path, Lake City. PID# 320132700. Preliminary Permit Inquiry and discussion for addition and detached garage. Variance required for A-2 zoning concerning bluff land setback ordinance. House is non-conforming with our bluffland ordinance. He is in A2. He wants to turn his garage into a living space, and add a detached garage. Remove the garage adding a garage Cost: 350.00 variance and 2500.00 escrow. Distance of the proposed structures from the slope?@30'. He is zoned A2 and neighbors are R1.

Kathleen Herron. 29198 Leroy Ave, Frontenac. PID # 321301660. Preliminary Inquiry for parcel split to build house on parcel less than one acre. This would require a variance from both the county and township and also replatting. Also, contingent on HPC design review and county requirements for replatting. Kate recommends that the applicant look at Goodhue requirements for platting. Contact a surveyor and check out the costs. Florence does not have a subdivision ordinance, the work is done by a surveyor and the application is submitted to Goodhue and Florence has to review it and to judge whether it will conform to our ordinance.

Larry Hunecke. 28815 Wood Ave, Frontenac. PID# 321301470. Preliminary Inquiry for home addition and raising of roof. Existing home does not meet setbacks and will need a variance and

HPC design review. He is thinking about this for next year. He will be talking with HPC tomorrow night. We will need an application for permit and variance. His setbacks are only 4 feet from the property line on two sides.

Mike & Rose Decklever. 29282 Lake Avenue Way, Frontenac. PID#321300190.

Preliminary Inquiry for second level addition to existing garage. Existing garage does not meet setbacks and will need a variance and HPC design review. Property is also in the floodplain and shoreland overlay district. It is only 4 ft from the property line. Non conforming structures can continue but not expand. This is required at all levels. Question: Is it footprint or height that determines expansion?

Fall Ridge Properties III, LLC. Mark O'Sell. xxxxx Hill Ave. PID#. 320040300.

Preliminary Inquiry for Shed/House for hunting group. Zoned A-1. Use for A-1 is prohibited. Possible rezoning request to A-2. Across from state park on top of bluff. Kate had a conversation with him about bunkhouse, hunting shed or dwelling is not allowed in A-1. It is not allowed, so it is prohibited. He would have to have a zoning amendment as a use (which would pertain then to the whole district). A-1 and A-2 dwelling sites are full in the density requirements of the County. So changing the zoning would not work. Conditional or interim use for campground or RV site is another option. No more than 4 sites before you trigger regulations. A storage structure without residence is allowed. 3 parcels, 2 parcels A-2 and one A-1. There has been a lengthy debate at the county about hunting sheds. No application at this time.

Violations

Jeff Zimmer. 31320 Hill Ave, Red Wing. PID# 320050102. Zoning Violation regarding grading and removal of trees from side of bluff off of Hill Ave. Goodhue County has been working with property owner and has a stamped Land Alteration Permit Application. A copy of this land alteration application was just received at the last town board meeting. Next steps for Township: We will want a permit application from him to go to Amy, can attach the county application. Mark will ask Joe to watch this process. Amy will send an application to him tomorrow.

MSA Septic Update (all in the written update that Kate sent) Claire: update on community septic. MSA engineer has completed the community assessment report. And all setback requirements to determine what is compliant. 4 of 91 are compliant. 38 are too small to meet existing requirements for a sub-septic system - will require a holding tank, permitted by county which would likely be too many The 49 sub-septic would fail to protect the groundwater and would require a mound system. Next tasks: to reach out further to existing residents with a community wide flyer with a survey attachment. Presentation at the next meeting by an engineer. Send out notification to properties that were part of the study. We could push this timeline forward, pause or create a page on the website with a presentation and survey. 104 properties were involved. MSA will develop the presentation and post it. Stimulus money for infrastructure is starting to come through. MSA applied for a grant to do this study on subsurface solutions. This is the extent of the study and so that is why we want to do this education and engagement now. We are headed to doing community septic. How it will be funded is the big question. Funding could be through grants using some of the language that will be used in the

presentation. We will need a champion to move it forward. The PC likes the idea to put the presentation and survey onto the website first and push it out, with a summer meeting.

New Business / Old Business

Review and Approval of Final Draft of Zoning Ordinance. Adding deck to 5.10. And at page 16. 9.7. Question of legal review? Check with the town board on this.

Rural Broadband for Florence Township. We could be seeing funds coming for financing this for the whole township. Is there anything that we need to do? Check with our representatives? Reach out to whom. Cathy (HPC) we have been talking about this and anticipating that the opportunity will arrive. HPC would like other commissions and citizens to write letters. Jan had heard that they were reluctant to bring it through the park. This could be the hang up. A lot of areas are covered, it's all around us but not in the district. Request to write letters, contact Barb Haley?

Short Term Rentals / Vacation Rentals—discussion of drafting rules for ordinance. And preliminary public discussion. A number of residents are in attendance over Zoom. There are 18 attendees on the call, not all identified. There have been a variety of complaints particularly for the new rental on Lake Ave. Way. If it is non-owner occupied, call the sheriff and start documenting this. The owners need to be the regulators. The PC will form a subcommittee to work through the ordinance examples to pick from the best examples and modify: Afton, Two Harbors, Prior Lake (banned). Anything that is not an allowed use is technically prohibited. So the hard stance is on one end, they weren't allowed to do it so it's not allowed, but that would be challenging. A slow and steady in approach is advisable. The challenge will be the enforcement. Timeline, a couple months - latest July with public hearing. Amy advises using a IUP.

Factors:

- Is there an option to do a moratorium? Existing and not existing.
- Number of bedrooms needs to be addressed
- Issue of shoreland septic requirements
- First house we've had in this community that has a distant owner

Comments from neighbors:

Lynn Staker. There is a big difference between this party house, and the traditional rentals in the village where the owners are nearby or living in the property. The owners of this property do not have any idea of what the culture is here. It is important to look at individual situations. That makes some good sense. I have 3 generations living here. And we chose this place because of the tranquility. Our weekends are now lost, because of the type of short term rental this is. I have spoken with the homeowner 3 times and one email. The email was never acknowledged and the direct communication was acknowledged but things got worse. And the partying going on was R (or X)-rated.

Jane: Any ordinance written or license that needs to be applied for is that there needs to be teeth. There are fines connected with violations, increasing with incidents. The message needs to be given that this is serious and if you can't abide by this you can't have a rental. Smaller

rentals have been managed very well. But this property has tipped the apple cart and made it clear that we need to do something. It has changed the quality of life for Old Frontenac.

Kate: Open communication on this with Goodhue County. Township can't be less strict. Mark will check in with the county. Ask about the moratorium process too.

Moratorium on new short term rentals. Beth moves that FT initiates a moratorium on short term rentals while we investigate a process for managing them into the future and writing rules and regulations for them. 6 months? Or Dec. 31, 2021. Mark seconds. All in favor. Kristen will try to get language to Mark before the town board meeting.

Potential Mapping Site -- Beth. ESRI conversation about their Small Government mapping program. Primary expense would be to buy the GIS software and install it on a system of our own. It is a perpetual license with 400 a year/ for one person. It does require some expertise long term. Beth sent him 4 of our files, and within an hour he sent back this customization was sent back. It does not take much time to translate files. But it is a technically complex situation because information and boundaries change so there is a maintenance issue. There is free training available. There is some support that we can pay for.

- Is it possible to have a test version for us to try? (The MSA map needs updating)

MSA Charges / How to proceed with remainder of the year?

We're looking at 5,000.00 for the first three months of the year. We need to figure out cost savings that we can do as a group to offset these expenses or we will run out of budget even sooner than we did last year. Mark will let Mike know that we don't understand the billing and would appreciate it if the board would ask for a breakdown.

8:37 Mark moves to adjourn, Beth seconds. All approve.