

## FT Planning Commission Agenda June 14, 2021

Call to Order 6.03 pm

In attendance: Mark, Kristen, Amy, Beth, Clara, Ben, Ed and Ryan

Pledge of Allegiance

Approval of May Minutes

Amy moves to approve, Beth seconds

Public Hearing / Comments Richard & Kathleen Herron. 29198 Leroy Ave, Frontenac, MN 55026. PID# 321301660. Application for Variance to allow for a lot split under the required 1 acre. Split of 1.91 Acres Lot into two separate properties. The two lots would be .955 acres each. The county is not asking for variance. Staff recommends approval for slight variance. MSA has not recommended street vacation 'because there aren't all that many public streets and may be needed in the future'. MSA processed a variance for Herrons. The split will be even, with reference to the original plat.

The public hearing is opened 6:10 - with discussion of right of way, taxes, and road vacation. John Weich (former board member) is in attendance and claims that this section of LeRoy is already vacated, that it was vacated along with a number of other streets. According to Johnson Scofield, the street is already vacated. Other points of discussion:

- Leroy Avenue ends at the driveway with even number, on odd side (Jotse). Why? • There have been drainage issues, a driveway (across LeRoy) was put over a drainage ditch. There is existing culvert?
- Question about platted lots, that are not one acre. They are grandfathered per: the county.

Ed moves to adopt findings of fact, and recommend approval to the TB, Amy seconds The public hearing is closed at 6:20

### **MSA Update (Kate)— Septic Study -- Story map**

There was a Goodhue county evaluation several years ago. Frontenac Station is on the priority list for MN Dept Health. MSA wrote a grant to get concrete data on the Frontenac Station properties, non-compliance. Letters were sent offering pumping and evaluation. While several landowners chose not to participate, it is in the interest of residents to address their septic. Goodhue requires septic compliance or escrow for 1.5x of cost if you sell your property.

NEXT STEPS: Tom Dye, the MSA engineer, will be scheduled to report on technical matters to the TB and PC at the August TB meeting. A public informational meeting will be scheduled, pending board input, for September. Next steps would be for more study or moving ahead with a community septic solution. This grant was geared specifically to community septic system options. An August meeting with the TB and PC will address the options. [See report link](#)

- A mailing will then be sent to all Frontenac Station residents

- Public informational meeting in September.
- The report will go up on the website (when?).
- Kate recommends a survey be added to the letter and available online at the website. Survey questions to be discussed at the August TB meeting update with Tom Dye on the report from MSA.

### **Zoning Reviews of Permits —Amy**

Tom & Ann Johnson. 34906 Barton St., Frontenac, MN 55026. PID# 321460090.

Replace existing deck and add screened in portion at R-1 zoned residence. Meets all setbacks. Contingent on Florence Heritage Commission Approval.

Amy moves to recommend approval to the TB, Clara seconds.

### **Preliminary Reviews or Inquiries / Violations—**

1. Hill Ave. Zimmer property has asked for additional time. No township permit application has been received. County has extended his deadline to September 1st. Amy will resend the application we need from him. The county requires a permit from Florence to work in the township road right of way. This may require additional follow up.
2. Joe sent documentation of a violation in the minimum maintenance road, 335th St. Way of Territorial Rd. Grading has been done by a resident to accommodate semi traffic, and a new structure has been put up. All without permits. In addition a dry run (that is active) is being filled in. Clara also circulated pictures of cuts out of the embankment in the right of way, piles of dirt in the road and rough grading changes to the roadway.
  - (Kate) A driveway access permit is required by whoever owns the road, in this case the township (consulting with Isaacson at the county)
  - This parcel is A1, allowed use is the same as the county. A building permit is required.
  - Filling in a dry run will impact water flows and road drainage.
  - Joe recommends a STOP WORK letter.

### **Action Plan:**

1. Mark will contact Joe to contact the owner and tell him to stop work. You cannot grade in the road right of way.
2. Mark will talk with the board on Monday and request direction for Sue to send a letter clarifying that he has to stop grading, cannot fill the dry run, and needs a permit for the building (and the driveway). The road access changes need to be evaluated by township and county. She will send a permit application for the building (and driveway?).
3. Sue has templates from Kate for a letter. The PC feels the letter needs to be strongly stated (consequences?) and go out right away. County has been notified (?)

## **Amy New Business / Old Business —**

### **Short term Rentals** - discussion Mark, Ed & Jean

Issues are as discussed at the last PC meeting. The subcommittee

1. Do we want to ban or to make rules

There have been short term rentals through the years, existing rentals have all been small, 2-3 bedrooms. Now there is one that is much larger and activity is not being regulated. What are the terms that make it manageable. There will be additional interest both in terms of market and renters.

2. We have an ordinance for home businesses. The party house is a business.
3. Bed and Breakfasts in Old Frontenac are allowed.
4. Air BNB regulates who comes to your premises.

Parameters: How many people, How many vehicles, Ownership etc.

### **Additional potential provisions:**

IUP - Interim Use permit paid by property owner. 350.00 permit + escrow MN Dept of Health License

Septic and Well certification every 5 years (part of IUP)

2-3 rooms maximum 7 people - 2 people per room

No RVs -

No group events

Responsible manager within 30 minutes - contact

Link to their listing

Distance 1000 feet between each rental property

Off street designate parking -- No on street parking 3 cars

10pm to to 8am quiet - No fireworks.

Dark Skies downlighting.

No signage.

Business. Permit, IUP.

2 strikes come into public hearing or tow board meeting

6 mo to 1 year - to reapply

No amplified music

Limited number of IUPs available -- population 500 -- 5

Standardized review --- We need a township calendar to systematize

RULES TO BE POSTED -- with reasons -- required to be posted. Guests sign off. House rules must be included in their listing. Do these rules apply in other parts of the township? R1 for now. All R1

LeRoy Avenue residents raise - dust control issue -- chloride on North South streets except LeRoy. They will come to the regular board meeting to discuss with the board.

Adjourn 8:10 Amy, Ryan seconds