

CARVER COUNTY PLANNING COMMISSION
Regular Meeting – July 17, 2018
Minutes

Members Present: Jim Burns, Jim Ische, Scott Smith, John P Fahey, Frank Mendez, Gabrielle Theis, Mark Willems

Members Late: None

Members Absent: None

Staff Present: Steve Just

Pursuant to due call and published notice thereof, the July 17, 2018, regular meeting of the Carver County Planning Commission was called to order by Chairman Burns at 7:00 p.m.

Minutes – A motion was made by Willems and seconded by Smith to approve the minutes, with a correction to the motion referenced on page 1-6, from the April 17, 2018 meeting. All voted aye. Motion carried.

File #20180013 – Reginald & Elizabeth Vinkemeier – Chairman Burns called the public hearing to order at 7:01 p.m. to consider a request by Reginald & Elizabeth Vinkemeier. The purpose of the public hearing was to consider a request for additional density ‘high amenity’ lot pursuant to Chapter 152 of the County Code. The property is in Section 11 of Watertown Township.

There was no one present for the public hearing.

The following items were entered into the record:

Exhibit A – Legal Description

Exhibit B – Proof of Publication of the Hearing Notice

Exhibit C – Proof of Mailing of the Hearing Notice

Exhibit D – Letter from the applicant

Exhibit E – Site map

Exhibit F – Board Order PZ20180011 – Reginald & Elizabeth Vinkemeier

Exhibit G – Letter to the Planning Commission and Watertown Township dated July 10, 2018, and attachments

Just explained the applicant’s request for one building eligibility as an additional density ‘high amenity’ lot under the One Lot Incentive option of the Zoning Code. The Vinkemeier’s received a variance at the July 11th meeting to place a house approximately 100 feet from the OHW of Oak Lake, and this conditional use permit would allow that eligibility. The original parcel size was 47.75 acres and 5 acres has been subdivided and used as a residential lot under the ‘1 per 40’ density. Watertown Township does allow

for high amenity additional density lots in the Comprehensive Plan. The DNR had no objection or comments concerning this request. The proposed house will meet the 50 foot bluff setback and the new septic system will meet the 150 foot OHW setback. The property will not be platted and a new road does not need to be constructed. The applicants would be able to subdivide and create a residential lot in the future, as long as the balance of the land remains in agricultural use. Just explained the variance request for reduced setback from the lake and also noted the 1,000 foot feedlot setback will not apply as the number of animal units is reduced to below 30. Watertown Township heard the request and recommended approval. Just read the conditions for consideration if the request is approved.

A motion was made by Mendez and seconded by Smith to conclude the public hearing. All voted aye. Motion carried. The public hearing was concluded at 7:06 p.m.

A motion was made by Ische and seconded by Mendez to **approve and issue Resolution #18-04** incorporating the findings of fact and staff recommendations in recommending the approval of one additional density/high amenity lot. All voted aye. Motion carried.

Adjournment

A motion was made by Willems and seconded by Mendez to adjourn the meeting. All voted aye. Motion carried. The meeting was adjourned at 7:07 p.m.