

CARVER COUNTY PLANNING COMMISSION
Regular Meeting – August 21, 2018
Minutes

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

Members Late: None

Members Absent: Frank Mendez

Staff Present: Emily Schmitz

Pursuant to due call and published notice thereof, the August 21, 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 from the July 17, 2018 meeting. All voted aye. Motion carried.

File #20180015 – David Crown – Chairman Burns called the public hearing to order at 7:01 p.m. to consider a request by David Crown. The purpose of the public hearing was to consider a request for an accessory structure pursuant to Chapter 152 of the County Code. The property is in Section 5 of Benton Township.

The following were present: David Crown, Gary Widmer

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 dated July 25, 2018

Exhibit E – Site map

Exhibit F – Letter to the Planning Commission and Benton Township dated August 15, 2018, and attachments

Schmitz explained the applicant's request to construct an approximate 40' x 60' pole shed on his 5-acre parcel for personal storage. The property currently has approximately 2,033 square feet of personal storage space. Construction of this structure would exceed the maximum personal storage allowed by the Zoning Code by approximately 433 square feet. The structure would be used to store maintenance equipment, hobby vehicles and recreational items. The structure would be placed on the east side of the house and would meet all required setbacks. Schmitz used an aerial map to illustrate the location and proposed access to the structure. Benton Township heard the request at their August 9th meeting and recommended approval, with the comment that the access on the easterly

side of the property remains a field access with no improvements. Schmitz read the proposed conditions if the request is approved.

Mr. Crown stated that he has recently purchased the land adjacent to this property and has additional maintenance equipment that he would like to store indoors.

Gary Widmer, representing Benton Township, confirmed the Township's recommendation for approval.

Burns asked if the easterly access issue had been satisfied.

Mr. Crown explained that field access will be used only to gain access to the 70 acres of alfalfa surrounding this property.

Ische asked if the proposed 40 x 60 shed will offer enough storage for equipment and other items, or if the applicant would need additional space in the future. He suggested that it be clarified now to save a potential application in the future.

Mr. Crown stated he had thought about a possible 40 x 80 shed and would certainly be agreeable to have that flexibility to build a larger structure.

A motion was made by Fahey and seconded by Theis to conclude the public hearing. All voted aye. Motion carried. The public hearing was concluded at 7:08 p.m.

A motion was made by Fahey and seconded by Ische to **approve and issue Order #PZ20180015** incorporating the findings of fact and staff recommendations, including the option to increase the size up to 40 x 80 (3200 square feet), approving the Conditional Use Permit for an accessory structure. All voted aye. Motion carried.

Adjournment

A motion was made by Willems and seconded by Theis to adjourn the meeting. All voted aye. Motion carried. The meeting was adjourned at 7:09 p.m.