

Joint Planning Board Meeting
January 9, 2024

The meeting of the Joint Planning Board of LeSauk Township and the City of Sartell was called to order by Chairman Dan Heim at 5:30 p.m. at the Sartell Community Center, Liberty Room.

PRESENT: LeSauk Township Supervisors Dan Heim, Jeff Westerlund and Paul Wagner, City of Sartell Joint Planning Board members Ryan Fitzthum, Tim Elness, Recording Secretary Marlyce Plante and 10 interested parties.

AGENDA: PAUL WAGNER MOTIONED TO APPROVE THE AGENDA ADDING THE BRIAN DONNAY SITE PLAN AFTER AGENDA ITEM #5 DONNAY RESOLUTION AND ERIK FAUE SITE PLAN AFTER AGENDA ITEM #9 UDERMANN RESOLUTION, SECOND BY DAN HEIM, MOTION CARRIED 5-0.

APPROVAL OF 11-28-23 JOINT PLANNING BOARD MEETING MINUTES

DAN HEIM MOTIONED TO APPROVE THE MINUTES OF THE NOVEMBER 28, 2023 JOINT PLANNING BOARD MEETING AS AMENDED, SECOND BY JEFF WESTERLUND, MOTION CARRIED 5-0.

Brian Donnay, 476 19th Ave. So. – Variance Public Hearing – Chairman Dan Heim read the public hearing notice filed by Brian Donnay requesting a variance to place an accessory building in his front yard. The hearing was open to the floor.

Mr. Donnay stated he would like to construct a 40 x 60 square foot accessory building in his front yard which will have matched color and kind siding to his present home, as well as matching asphalt shingles. His parcel is 10 acres and the placement of the building would meet all setbacks. The parcel is zoned U-1 (Urban Service District) requiring the public hearing be held at the Joint Planning Board meeting for recommendation for approval and final approval is made by the Sartell City Council.

No comments were heard from the floor and no written or oral testimony was received. DAN HEIM MOTIONED TO CLOSE THE PUBLIC HEARING, SECOND BY RYAN FITZTHUM, MOTION CARRIED 5-0.

RYAN FITZTHUM MOTIONED TO RECOMMEND FOR APPROVAL RESOLUTION 2024-01 FOR BRIAN DONNAY TO CONSTRUCT A 40 x 60 SQUARE FOOT ACCESSORY BUILDING IN HIS FRONT YARD WITH THE BUILDING HAVING MATCHING SIDING OF LIKE KIND AND COLOR TO HIS HOME, SECOND BY TIM ELNESS, MOTION CARRIED 5-0.

PAUL WAGNER MOTIONED TO APPROVE THE BRIAN DONNAY SITE PLAN FOR THE DONNAY ACCESSORY BUILDING WHICH MEETS ALL NECESSARY SETBACKS, SECOND BY DAN HEIM, MOTION CARRIED 5-0.

Kari Theisen, Sartell City Project Planner, informed the board the variance will be placed on the January 22nd, 2024 city council meeting for review.

Steven & Kayla Carlson, 2013 35th Street No. - Minor Subdivision Plat & Rezone Public Hearing – Chairman Dan Heim read the public hearing notice filed by Steven & Kayla Carlson requesting a rezone and minor subdivision plat named Fenlason Woods Plat. The hearing was open to the floor.

Mr. & Mrs. Carlson own a 9.81-acre parcel in the Fenlason Woods Plat. They are applying for a minor subdivision and rezoning of the parcel into Lot 1 – 6.47-acre parcel zoned A20/RO5 (Town Agricultural to Residential Overlay – 5 acres minimum) and Lot 2 - 3.34-acre parcel zoned A20/RO 1 (Town Agricultural to Residential Overlay – 30,000 square feet minimum size). The Carlson's plan to construct a new home on the larger parcel in the future, selling the smaller one when they are ready to do so.

No comments were heard from the floor and no oral or written testimony was received. DAN HEIM MOTIONED TO CLOSE THE PUBLIC HEARING, SECOND BY RYAN FITZTHUM, MOTION CARRIED 5-0.

Dan Heim received a recommendation from township engineer, David Blommel, recommending an installation of a 15-inch corrugated pipe culvert with aprons when constructing the driveway. When the Carlson's are ready to construct their new home, the site plan will need to be approved.

PAUL WAGNER MOTIONED TO RECOMMEND APPROVAL OF RESOLUTION 2026-02 GRANTING A REZONE AND MINOR SUBDIVISION FOR THE CARLSON PROPERTY LOCATED AT 2013 35TH STREET NORTH, SECOND BY RYAN FITZTHUM, MOTION CARRIED 5-0.

Udermann Minor Subdivision & Rezone, 2611 17th St. No. - Chairman Dan Heim read the public hearing notice filed by John Udermann requesting a rezone, and minor subdivision. The hearing was open to the floor.

Mr. Udermann owns a 198.11-acre parcel and would like to split off a 3.36-acre parcel to construct a new home. The new parcel will also need a variance from the 700-foot setback from an animal feedlot and a side yard setback from the proposed property line (1.8 feet) and an existing grain bin (1.1 feet).

Tom Skaj, 2655 17th St. No. – Mr. Skaj owns the parcel west and south of the new parcel Mr. Udermann wants to develop. Mr. Skaj is concerned about the possibility of standing water in his yard if the driveway Mr. Udermann intends to build is done 2 feet from his property line. He questioned the elevation on the survey – 10.70-foot elevation where his home is located and 10.68-foot elevation where the proposed driveway is to be placed.

Supv Heim stated the township engineer had no concerns with the elevation of either. Mr. Skaj stated that approximately 90% of water flows to the northeast which should be to the drain tile area near the grain bins located directly northeast of the driveway. If the elevation is basically the same, the water will not flow and if the Udermann's increase the elevation of the driveway, the water will not flow and remain pooled in his yard. The engineer also stated a 15-inch corrugated culvert with aprons should be placed at the beginning of the driveway on off of 17th Street.

Alex Udermann, 2611 17th St. No. – Mr. Udermann questioned the placement of the culvert since the area is the same elevation – wouldn't it create an inlet for water.

DAN HEIM MOTIONED TO CLOSE THE PUBLIC HEARING, SECOND BY JEFF WESTERLUND, MOTION CARRIED 5-0. Discussion was held by the Joint Planning Board members on how to address the concerns of the neighboring parcel owners.

The elevation of the properties, driveway etc. were discussed at length. Also discussed was how the new driveway could be constructed and what would be used for the base of the road to help with drainage. Kari

Theisen, Sartell Project Planner, suggested another addition to the resolution that would state that no negative drainage would impact the drainage of the neighboring property.

DAN HEIM MOTIONED TO RECOMMEND FOR APPROVAL RESOLUTION 2024-03 GRANTING A MINOR SUBDIVISION AND THE REZONING OF THE 3.36 ACRE PARCEL TO A20/RO1, LOCATED AT 2611 17TH STREET NORTH, SECOND BY JEFF WESTERLUND, MOTION CARRIED 5-0.

Udermann Variances, 2611 17th St. No. – Dan Heim read the public hearing notice filed by John Udermann requesting two variances, one from the 700-foot setback from an animal feedlot and the second would be a 1.8 foot and 1.1-foot setback from a neighboring parcel and grain bin. Mr. Udermann stated the home setback from the feedlot would be just over 300 feet and the driveway setback from the grain bin is approximately 2 feet. No further comments were heard from the floor.

DAN HEIM MOTIONED TO CLOSE THE PUBLIC HEARING, SECOND BY SUPV JEFF WESTERLUND, MOTION CARRIED 5-0. Discussion was held by the Joint Planning Board. Dan Heim researched what Stearns County has granted regarding feedlot setbacks and found they have granted variances for even less footage for a setback.

DAN HEIM MOTIONED TO RECOMMEND APPROVAL OF THE VARIANCES FOR JOHN UDERMANN FOR THE FEEDLOT SETBACK OF LESS THAN 700 FEET AND THE PROPERTY LINE SETBACK OF LESS THAN 2 FEET, SECOND BY JEFF WESTERLUND, MOTION CARRIED 5-0.

Erik Faue, 32101 61st Ave., St. Cloud – Site Plan Approval – Mr. Faue is constructing an accessory building on his parcel but had failed to get site plan approval. He stated he purchased the home as a foreclosure property which had an accessory building on it when they viewed the property, but when they came to move in, the building was gone. He assumed he could rebuild on the concrete slab that was in place.

The placement of the concrete meets the side yard setback of 10 feet, but the rear yard is only 14.8 feet, just short of the required 15 feet. The board will require a variance from the rear yard setback and will be an existing non-conforming building. Since this is in the R-1 zoning and Type 2 review procedure, the Town Board has the final approval.

DAN HEIM MOTIONED TO RECOMMEND APPROVAL OF THE SITE PLAN FOR ERIK FAUE, 32101 61ST AVE, SECOND BY RYAN FITZTHUM, MOTION CARRIED 5-0.

ADJOURNMENT:

PAUL WAGNER MOTIONED TO ADJOURN, SECOND BY RYAN FITZTHUM, MOTION CARRIED 5-0.

Respectfully submitted,



Marlyce L. Plante
Joint Planning Board Recording Secretary