

**STILLWATER TOWNSHIP PLANNING COMMISSION
TOWN HALL – JUNE 7, 2012 – 7:00 P.M.**

PRESENT: Chairperson Marilyn Cummings, Planning Commissioners Lois Cutler, Doug Galler
Troy Schifsky and Carole Yoho, Town Board Liaison Jim Hiniker and Planner Sherri Buss.

PUBLIC HEARING – ZONING ORDINANCE AMENDMENT – DETACHMENT AREA

Pursuant to notice in the Stillwater Gazette and to surrounding property owners, a public hearing was held to consider an amendment to the Zoning Ordinance in the Detachment area. Made a part of the record are the names and addresses of attendees (3) at the hearing.

Chairperson Marilyn Cummings opened the public hearing and introduced Sherri Buss who summarized the background of this area which recently detached from Lake Elmo to Stillwater Township. It is about 57 acres. She reviewed the four zoning districts currently in Stillwater Township.

There were the following questions and comments:

- Jim Bradshaw –He has no involvement with this property, but he owns property on the other side of Highway 36 and was wondering about the former Bergmann property. Would that zoning change? Sherri Buss – That property is in the Transition Zone and is still in Stillwater Township. The zoning classification of the Bergmann property would not change.
- Walter Longacre – He is just south of the detachment area. Has the city said anything about the area south of the detachment area? Sherri Buss – No. Jim Hiniker – They have not said anything but they have asked their staff to study it. Longacre – He was not aware of the detachment and he thinks he should have been. He enjoys the rural character where he lives. Lake Elmo tries to continue the rural character. He would not like to see the area changed. He strongly feels this should keep its rural residential character. He is opposed to any development. He asked who was notified about this. Sherri Buss – The Township notified residents within one-half mile, using addresses provided by the County surveyor.

The public hearing closed at 7:15 p.m.

REGULAR MEETING – 7:15 P.M.

1. AGENDA – M/S/P Galler/Schifsky moved to adopt the agenda as written. (5 ayes)
2. MINUTES – M/S/P Galler/Yoho moved to approve the May 3, 2012 Stillwater Township Planning Commission Public Hearing and Regular Meeting minutes as written. (5 ayes)
3. ZONING ORDINANCE AMENDMENT – DETACHMENT AREA – There was discussion of the reasons for the detachment. Sherri Buss explained that she understood that they did not want to remain as agricultural zoning as Lake Elmo had them and thought there would be more opportunity elsewhere. This area is not included in the original orderly annexation agreement. The Lake Elmo agricultural area is similar to ours. There was discussion of the difference between the Agricultural Zone and the Transition Zone.

Planning Commissioners asked the two landowners present about their preferences for future zoning. Both landowners suggested that they would like the area to remain in Agriculture Zoning (one within the detachment area; the other landowner abuts the area to the south).

Commissioners noted that the key difference between the Transition Zone and the Agricultural Zone is the maximum density allowed. The Agricultural Zone allows a maximum of 4 units per 40 acres. The Transition Zone would allow up to 4 units per 10 acres if a master subdivision plan is submitted and approved showing how each lot could be re-subdivided into lots meeting minimum lot standards for municipal services.

Commission members concluded that the Transition Zone would allow more intense development than is currently allowed in the area, and desired by landowners who attended the meeting. They suggested that the Agricultural Zone designation fits the existing area. If the area is annexed by the City of Stillwater or Oak Park Heights in the future, the zoning designation could be changed to allow development at that time. The majority of Commission members concluded that Agricultural Zoning is a better fit with current and long-term use while the area is within the Township.

M/S/P Galler/Cutler moved to recommend zoning the detachment area as Agricultural District. (4 ayes, Yoho nay)

4. OUTING LODGE PUD AMENDMENT – Planner Sherri Buss reviewed the changes the Outing Lodge has applied for.

M/S/P Galler/Yoho moved to recommend adoption of the Planner recommendations No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12 and 13 per the TKDA Memorandum dated May 31, 2012. (5 ayes)

With respect to amplified music, there was discussion of a starting time and whether amplification for the ceremony should be allowed. It was suggested that the PUD Amendment could include a start time of 7 p.m. for the eight events to be permitted in 2012. Commission members indicated that surrounding property owners had not had a chance to speak on the issue of amplification for ceremonies only. The applicants asked if a survey could be completed to surrounding residents on this issue. Sherri Buss indicated that she could complete a survey of the neighbors to get their input on the ceremony being amplified. The survey should include those previously noticed for the public hearing, and anyone who spoke at the public hearing. A commission member asked about whether the Township would pay for the cost of the survey. Sherri indicated that applicants pay for the cost of processing their applications. In this case, the applicant would pay for the cost of the survey.

M/S/P Galler/Yoho moved to recommend approval of amplified music for the 8 events scheduled for 2012 which shall start no earlier than 7:00 p.m. (4 ayes, Schifsky nay)

M/S/P Galler/Schifsky moved to recommend leaving non-amplified music as in the original PUD. (5 ayes)

5. WEBSITE/NEWSLETTER – Lois Cutler volunteer to serve as the liaison from the Planning Commission to the Communication Committee for the next year.

6. NEW BUSINESS – The Clerk will email the Planning Commission to determine if a quorum would be present for the July 5 regular meeting. The Township may receive an application for a minor subdivision in the St. Croix District that could be schedule at that meeting.
7. TOWN BOARD LIAISON REPORT – Jim Hiniker reported on recent Town Board activities.
8. ADJOURNMENT – M/S/P Cutler/Schifsky moved to adjourn the meeting. (5 ayes)

The meeting was adjourned at 8:45 p.m.

Submitted by: Kathy Schmoeckel
Stillwater Township Clerk