

**STILLWATER TOWNSHIP PLANNING COMMISSION  
TOWN HALL – NOVEMBER 5, 2009 – 7:00 P.M.**

PRESENT: Chairperson Lynne Murphy, Planning Commissioners Lee Busse, Lois Cutler, Robert Ranalla and Richard Robbins, Supervisors Linda Countryman and Sheila Marie Untiedt, Town Board Liaison Jim Hiniker and Planner Sherri Buss.

**PUBLIC HEARING – COMMERCIAL KENNELS AND  
INTERIM USES – 7:00 P.M.**

Pursuant to notice in the Stillwater Gazette a public hearing was held to consider an update to Section 1 Chapter One and Section 2 of the Performance Standards related to Commercial Kennels and Interim Uses. There were no members of the public present. The record will remain open for 10 days for written comments.

**PUBLIC HEARING – ZONING ORDINANCE AMENDMENT  
ADMINISTRATIVE DEVIATIONS FOR CERTAIN ZONING STANDARDS**

Pursuant to notice in the Stillwater Gazette a public hearing was held to consider minor changes to update Chapter One to allow Administrative Deviations to certain zoning standards, provided that they are consistent with other elements of the Zoning Code. There were no members of the public present. The record will remain open for 10 days for written comments.

**PUBLIC HEARING – ZONING ORDINANCE AMENDMENT  
INDIVIDUAL SEWAGE TREATMENT SYSTEMS AND  
SUBSURFACE SEWAGE TREATMENT SYSTEMS**

Pursuant to notice in the Stillwater Gazette a public hearing was held to consider minor changes to update several chapters of the Zoning Ordinance to change references to the County's ordinance for Individual Sewage Treatment Systems (ISTS) to the County's revised ordinance called Subsurface Sewage Treatment Systems (SSTS), adopted by the County in 2009. There were no members of the public present. The record will remain open for 10 days.

**REGULAR MEETING – 7:05 P.M.**

1. AGENDA – M/S/P Robbins/Busse moved to adopt the agenda as written. (5 ayes)
2. MINUTES – M/S/P Ranalla/Busse moved to approve the October 1, 2009 Stillwater Township Planning Commission Regular Meeting and Public Hearing minutes as written. (5 ayes)

3. COMMERCIAL KENNELS AND INTERIM USES – Planner Sherri Buss reviewed the issues involved. Proposed changes are to use an Interim Use Permit (IUP) rather than a Conditional Use Permit (CUP) and to change the minimum lot size from 5 acres to 10 acres.

M/S/P Busse/Cutler moved to recommend approval of the ordinance amendment with the following changes:

- ? Under 8.2 Standards it should read “The Planning Commission may recommend an Interim Use Permit and the Town Board may issue such Interim Use Permit only if it finds that such use at the proposed location:...
- ? Under 8.2 Standards(1) change “Conditional” to “Interim”.

(5 ayes)

4. DEVIATIONS FOR CERTAIN ZONING STANDARDS – Sherri Buss reviewed the issues involved and reviewed the criteria to be considered if the Planner were to approve a deviation. There was some discussion as to whether this would create a “slippery slope”. Another option would be to allow this, but require that the decision be made by the Board or require that the Board be notified of such deviation approval.

M/S/P Cutler/Robbins moved to recommend the Town Board approve the ordinance amendment with the following change:

- ? Section 14.3 Allowed Exceptions should read “The following deviations may be approved by the Zoning Administrator with notice to the Town Board: (1) A single family lot located within the Township which deviates by 5% or less from the minimum lot size may be considered to be the minimum lot size for the purposes of the Stillwater Township Zoning Ordinance.

(5 ayes)

5. INDIVIDUAL SEWAGE TREATMENT SYSTEMS – Sherri Buss reviewed the changes proposed. Our ordinance needs to be updated in order to be consistent with the State and County ordinances.

M/S/P Ranalla/Cutler moved to recommend approval of the Ordinance Amendment. (5 ayes)

6. WIND ENERGY ORDINANCE – Sherri Buss gave an update on our ordinance. The County had approved our recent application and suggested that our minimum lot size be changed to 5 acres. Woodbury had recently approved ordinances for Wind Energy, Geothermal Systems and for Rooftop Solar Systems. The Planning Commission may consider a field trip to look at a wind system at a future meeting.

7. AGGREGATE MINING – There was discussion as to whether any follow up was needed from the presentation at last month’s meeting. The Planning Commission will receive information on the Raleigh mining permit renewal.

8. WEBSITE/NEWSLETTER – The next newsletter will be out next week. Lynne Murphy suggested that the titles selected by Valley Reads be posted on the website.
9. NEW BUSINESS – There was none.
10. TOWN BOARD LIAISON REPORT – Jim Hiniker reported on recent Town Board activities.
11. ADJOURNMENT – M/S/P Busse/Cutler moved to adjourn the meeting. (5 ayes)

The meeting was adjourned at 8:10 p.m.

Submitted by: Kathy Schmoeckel  
Planning Commission Clerk