

Public Hearing

On Monday, July 2, 2007, at 7:15 p.m., Chairperson Eric Minks called a Public Hearing to order. Other members present were Carl Sanford, Tom Braun, Eugene Stoeckel, Larry Ziebarth and Greg McBroom. John Moosbrugger was absent. The purpose of the Public Hearing was a Conditional Use Permit for a site plan to add an addition to the Bethel Reform Church in Section 21. Miller Architects & Builders and members of the church were present to discuss the plan. There were no residents who wished to speak. A motion was made by Greg McBroom and seconded by Eugene Stoeckel to close the Public Hearing at 7:28 p.m. Motion Carried.

Regular Meeting

At 7:30 p.m. Planning Commission Chairperson called the Regular Monthly Planning Commission Meeting to order.

A motion was made by Eugene Stoeckel and seconded by Greg McBroom to approve the minutes of June 4, 2007 as printed. Motion Carried.

A motion was made by Eric Minks and seconded by Eugene Stoeckel to amend the agenda to include discussion of the Public Hearing for the site plan at Bethel Reform Church. Motion Carried

The Planning Commission discussed the Conditional Use Permit for a Site Plan at Bethel Reform Church. After some discussion a motion was made by Tom Braun and seconded by Greg McBroom to recommend approval to the Town Board with the following conditions:

1. Review of CUP in 2 years to assess parking and parking lot.
2. Parking lot and driveway paved to minimum 5 ton standard.
3. Drainage and retention pond reviewed and approved by Township Engineer.
4. All lighting on site and building to be down cast only. Fixtures enclosed on all sides except bottom with globe and light source not visible.
5. Light poles maximum height of 20' and candela unit to be "0" at property lines.
6. Garbage containers to be enclosed in structure built of materials same as building.
7. Septic System designed and installed to meet MPCA Rule 7080 and sized for the total number of occupants of total buildings. Primary and alternate sites must be identified.
8. Plans should be submitted to the local fire chief for comment.
9. Any roof top equipment to be screened.

Motion Carried. The Planning Commission requested the Church to bring a plan to the Town Board meeting on the lighting of the Cross.

Mike Trunk was present representing John & Gurnea Lombard, Section 27, requesting to straighten out the property lines where Mille Lacs County platted and are installing an extension on County Road 1. A motion was made by Greg McBroom and seconded by

Tom Braun to recommend approval to the Town Board calling the request a "Certificate of Survey property adjustment". Motion Carried.

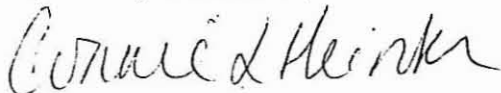
The Planning Commission discussed the Township Road Plan that Todd McLouth submitted to the Township about 5 years ago. After some discussion the Planning Commission stated they would like Mr. McLouth to contact MNDOT to discuss what plans they might have. A motion was made by Greg McBroom and seconded by Tom Braun to table this discussion until Mr. McLouth has talked to MNDOT and gathered information. Motion Carried.

The Planning Commission discussed the River Conservation District recommendation. After much discussion a motion was made by Greg McBroom and seconded by Carl Sanford recommending the Town Board leave the West Branch River Conservation (RC-1) the way the current Ordinance reads. The only change to the West Branch current Ordinance would be to change the minimum lot standard to read 4 buildable acres rather than the Ordinance reading 4 acres. The motion also included to table the Main Branch (RC-2) until the next Planning Commission meeting when Mark Riverblood gathers more information for the Planning Commission. Motion Carried with Larry Ziebarth and Tom Braun opposed.

A motion was made by Tom Braun and seconded by Carl Sanford to table the Comprehensive Plan discussion until the next Planning Commission meeting. Motion Carried.

A motion was made by Carl Sanford and seconded by Eugene Stoeckel to adjourn the meeting at 9:18 p.m. Motion Carried.

Respectfully submitted,



Connie L. Heinks
Clerk/Treasurer

Attendees: Loren Kohnen, Todd McLouth, John A. Roxbury, Jr., Mark Riverblood,
Mike Trunk, John & Gurnea Lombard