

BALDWIN PLANNING COMMISSION MEETING MINUTES

January 24, 2024

Call to Order:

The Baldwin Planning Commission Meeting was called to order by Admin Assistant Marlene Nelson at 7:00 p.m.

Pledge of Allegiance:

All stood and recited the Pledge of Allegiance.

Present:

Commissioners present were Patty Miller, Joy Johnson, William McGowan, Vice Chair Sherry Newman, Chair Clarence Mattson, and Calvin Schmock

Richard Marshall arrived at 7:12

Also present were Town Board Liaison Bryan Lawrence, Town Board Liaison arriving at 7:32 and, Planner Dan Licht.

Claims: Claims were filled out and returned to the Admin Assistant.

Reorganization of Planning Commission:

Admin Assistant opened the floor for nominations for Chair.

Sherry Newman nominated Clarence Mattson for Chair, there were no other nominations. The nomination for Clarence Mattson as Chair was seconded by Calvin Schmock. All in favor motion passed and Clarence Mattson accepted the nomination.

Admin Assistant opened the floor for nominations for Vice Chair.

Patti Miller nominated Sherry Newman for Vice Chair, there were no other nominations. The nomination for Sherry Newman for Vice Chair was seconded by Calvin Schmock. All in favor motion passed and Sherry Newman accepted the nomination.

Chair Clarence Mattson continued the meeting.

Claim Forms:

The Claim forms were filled out and returned to the Admin Assistant.

Approve Agenda:

At the top of the agenda the meeting day was added.

Calvin Schmock made the motion to approve the agenda as amended. Joy Johnson seconded the motion, all in favor motion passed.

Approve Clerk Minutes:

On page (5) 3rd paragraph word should be repercussions instead of percussions.

Calvin Schmock made the motion to approve the Clerk minutes as amended. Patti Miller seconded the motion, all in favor motion passed.

Public Hearing:

Phillip Christensen – Three Sisters Lake Simple Plat

Dan Licht went thru the Planning Report and stated that this is a 17 acre property with Goose Lake to the South and Elk Lake to the North. The 3 driveways will be coming off Elk Lake Road and there are 8 conditions if approved. Planning Report made part of the minutes.

Applicant - Bill Christian – 20785 CR 30, Corcoran

Applicant did not have anything else to add and was ok with the 8 conditions.

Sherry Newman asked when he planned on building and if he was building one for himself. Applicant replied that he was going to build on the middle lot and would start next year and did not know when or who would build on the other two lots.

Richard Marshall arrived at 7:12

Clarence Mattson opened the public hearing at 7:15

Jolene Murray – 28415 Elk Lake Road East

Stated she lives on South side of lake and wanted to know who would be living on the other two lots, if applicant was building this year and how many accesses there would be to the lake.

Applicant replied that he did not know who would build on other lots and he would build next year. For now there will only be 1 access to the lake.

No one else had any questions or comments.

Cal made the motion to close the public hearing. Sherry Newman seconded the motion, all in favor motion passed. Public Hearing closed at 7:18

Calvin Schmock made the motion to approve the Simple Plat with the 8 conditions. Sherry Newman seconded the motion, all in favor motion passed.

Clarence Mattson reminded the applicant to attend the Town Board meeting on February 5th at 7:00 p.m. and to follow up with Dan Licht.

Public Hearing:

Oaks of Battle Brook Second Addition -

Dan Licht stated that this is an 80 acre property, showed where things were on the map and went over the Planning Report which is included in the minutes.

Jason Betzler -12222 – 313th Avenue

Clarence Mattson asked applicant if he was ok with the 13 conditions if approved and the reply was yes.

Sherry Newman said she would like to see a variety of homes built and if it was open to other builder?

Applicant replied that he builds what the buyer wants to build and it is open to other builders but right now it was just him.

Bryan Lawrence arrived at 7:32 p.m.

Clarence Mattson opened the Public Hearing

Donald Sheldrew – 29504 – 131st

The concerns that I have are, there is one owner on the North side that has no buffer between the 2 roads and I don't know what will happen to our values and taxes.

John Jondahl – 29820 – 108th

Replied that the lot values will be between 120,000 – 130,000. The homes will be between 750,000 and 800,000.

Mary Beth Torborg – 29522 – 131st

Who pays for extending the driveways to the street and can there be more speed limit signs put up.

Dan Licht – The speed is set by state law which on a township road is 30 mph or 55 mph which depends on the density of houses and cannot be lower than 30 mph, per the Town Engineer you can't just put up signs.

There were no other questions or comments.

Calvin Schmock made the motion to close the public hearing. Richard Marshall seconded the motion, all in favor motion passed. Public Hearing closed at 7:45.

Comments from Commissioners –

Richard Marshall – wants Dan Licht to find out if in basic speed law, child endangerment is in there. No traffic surveys are done. 9 and 169, what is going to happen with traffic and also CR 45

to Zimmerman? Time to look into what we are going to do with traffic. The Fire Department said to change cul-de-sac width, they can't turn around and here are 2 more cul-de-sacs.

Dan Licht – said he would check with Engineer. Capacities of roads are designed for 1000 cars per day. The County will look at the plat and check into turn lanes, the County review will determine.

Calvin Schmock made the motion to approve the preliminary plat with the 13 conditions. Patti Miller seconded the motion. Richard Marshall opposed. Motion passed with a 6 to 1 vote.

Sherry ~~Miller~~^{Newman} – as we progress and things change do the existing regulations apply or do the new regulations apply. Dan Licht replied that when the Board approves a plat they have a two year window to develop.

Clarence Mattson reminded the applicant to be at the Town Board meeting on the 5th of February

Old Business: None

Town Supervisor Liaison Update:

The Town has cut ties with HR Green and will be going with Hawken Anderson and they will be doing the plats. HR Green will finish 305th.

Commissioner Update:

William McGowan - asked about the election for Supervisor. Bryan Lawrence responded that there are 4 running for Jeff Holm's seat and 2 running for Jay Swanson's seat.

Richard Marshall – We have not presented anything to the Town Board yet. Cancelling meetings is not an option. We need to update the comprehensive plan.

Dan Licht – We do not want to do the comprehensive plan now, we have other things to do first. There are ordinances to look at, at the February meeting.

Calvin Schmock – Thankful that there are no more community septic's. Congratulated Clarence Mattson and Sherry Newman.

Sherry Newman – The January newsletter is out now. The next newsletter will be out in April.

Bryan Lawrence – The 169 & 4 projects got the green light because they have the funding now.

Clarence Mattson – Brought up that the rate for a Planning Commission Meeting is \$30.00. Bryan Lawrence said he would take it to the Town Board ^{for review} and thought this was a fair request.

Town Staff Update:

Dan Licht said that at the February 21st meeting motor cycles and ATV's would be discussed, and also ordinance for code enforcement.

Miscellaneous Information and Communications:

The approved meeting dates were in Commissioners packet.

Adjourn:

Calvin Schmock made the motion to adjourn the January 24, 2024 meeting at 8:34 p.m.

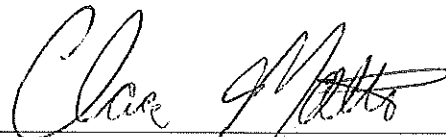
Richard Marshall seconded the motion, all in favor motion passed.



Respectfully submitted:

Marlene Nelson

Deputy Clerk/Treasurer



Clarence Mattson, Chairman



Date

Attendees: Phillip Christonson, Donald Sheldrew, Joss Jondahl, Mary Beth Torborg, Brad D., Maria Danna, Jolene Murray, Craig Wensmann, Jason Betzler