

# PLANNING & DEVELOPMENT MEETING

## September 28, 2016 – 7:30pm

### Minutes

*Present: Supervisor Jim Kelley, Supervisor Burl Ives, Supervisor, Dennis Kortekaas, Supervisor Ken Haubrich, Supervisor Pat Medure, Treasurer Becky Adams, Clerk Cari Alleman*

#### 1. Pledge to the flag

#### 2. Business from the Floor

- Mike Erickson- resort- no show
- Speed Bump on Isleview; tabled from the Aug. P & D meeting- let it go until we hear anything more from the resident, discussion: resident wanted to have a speed bump in and we were going to check with the sheriff office to have more patrols going down the road, numbers on the flasher signs approximate price on the radar sign about \$3000 dollars and is battery operated, suggested we let the resident know what is going to be done and see what the regular meeting is and get back to the resident.
- Mary Ives- presented Burl with 50 roses for his birthday

#### 3. Consent Agenda

- Swearing in of Supervisor "C" - Pat Medure

#### 4. Roads

- Twp. Construction Updates- Not much from the last meeting: mail boxes notices have gone out to the 2 residents, mail boxes with paper slot redone so water does not come in there. Striping is being done on Isleview and Sunny Beach; invoice and some of the items are not done so we are not signing pay request. Email from a resident about cracking in the pavement on Sunny Beach around the fire number 30191. Washouts are better, not much of them, one small spot on Sunny Beach Road and they are small but will be fixed.
- Davis Road-nothing we can do, outside our jurisdiction fencing and the gate that are there are not with in our justification... (Resident put up a gate outside out Right of Way... resident asked if we can put up signs.)
- Schmidt Road Magnet- Resident concerns, know it has been brought up before has been talked about that Casper has made a mistake that ended up with the metal in gravel, doesn't see why we (Township) should pick up the bill if they have admitted that they are at fault. Metal in the road that, contact Casper Construction about what they can do and about getting the metal out of the road, Casper laid class five in 2012-2013 issues in the road from history with the road and what the statues are communicate with them sitting down and having a conversation. Chat to see a resolution Motion to talk to Casper Construction made by Supervisor Ives seconded by Supervisor Medure, Supervisor Ives will talk to Casper Construction, agenda for the regular meeting passed by all.
- Culvert replacement on Weselyen and communication has broken down with the contractor, and the qualities and no bill as of yet and they are trying to get a bill by our regular meeting.

#### 5. Recreation

- Hale lake access and letter to county Roger from the county will address this: Roger Clark from the County Land department- tax forfeited Hale lake and is a carry in only site, extremely steep and 79 feet on the lake side and 106 on the road side: asked the same question back in 2000 and that is the same result as it is not feasible to put in a back in boat landing. The water depth is very shallow in the area and is the only area they can have one, there is no dredging the lake and not conducive to a back in site. If it's coming in from lake owners and see if there is residents who would let other lake home owners use their landing to put in their boats. The county strongly discourages vacating any area's on any lakes that the township or county have. Undeveloped platted access the lowest form of government gets to develop them. First step would be with the township and the county could possibly partner with them, carry in style, numerous ones on Pokegama and some are used as boat landings, and some use like they are on personal back yard. We have gone through whatever it takes to keep an eye on those vacating, so it doesn't become a problem.

- Unrelated to Hale Lake has 4 other boat landing in Harris, second busiest on Pokegama Lake, there is a parking problem that is something fierce, the Township might have the opportunity to buy land next door and land across the street, but the township can't afford to purchase the land. Are there grants or financial help to get these done? Usually an opportunity to acquire park related item, that helps a lot to help with park like things, but just a parking lot or a parking access is hard without some kind of park included in the plans. We are not doing it just for us, is also for the future lots of people come out to use the boat landing that are not residents of Harris Township, and our budget doesn't go that far.

## 6. Town Hall Report

- Review town hall report as prepared by town hall caretaker, dated 8/9/16- Supervisor Kortekaas hasn't had a chance to look at them report, the Amber is having problem with the key on the door to the cleaning closet is not working right. Have the maintenance guys look at it. Amber our cleaning person would like to take 12 days off during October 8-20, Supervisor Medure was asked to do the job and do we have a calendar of what renters are going to be here. Motion to accept the town hall report made by Supervisor Medure seconded by Supervisor Haubrich passed by all

**7. Maintenance Report:** 8/1-8/31/2016- Motion to approved by Supervisor Kortekass seconded by Supervisor Ives passed by all

## 8. Old Business

- Town Hall lighting- recommendations- all information was sent in an email- go with the local business bid from Ace Hardware, two reasons one buying local and if we have a problem and go talk to them. Our maintenance people should be able to handle installing the new fixture- without baliss and replacing all of them or 60 bulbs every other of the light fixture we currently have in the town hall. Go from 4 bulbs in a fixture to 2 bulbs per fixture these are retrofitting and rewiring them to the bulb connectors and the maintenance crew has already done a couple. Motion to go with Ace Hardware with a total of \$865.69 by Supervisor Kortekaas seconded by Supervisor Haubrich discussion: asked why we are going with the new bulbs, cut down on lights to be change and passed by all
- Comp Plan- Talking in our discussion to revise one part in our comp plan to (see attached amended) property must touch the highway, can they purchase a slot and bring access to their property that does not touch discuss at looking at doing the comp plan again and maybe getting a grant to help with the cost, if we are going to be going for grants and if require the comp plan to be up to date and look at it in the budget to upgrade the comp plan and see what that might cost. The IRRRB there is money to get in a 1 to 1 match to upgrade the comp plan and there might not be a huge cost to this, if someone is already set up and familiar with the comp plan, the grant approved and issues updating the comp plan to accommodate the business that wants to come in. Residents came to us asking if they can get their land on a residential or commercial property and they are already in a conditional use permit. If one is to apply for the grant and how long do we have to use the money and there fiscal year is 7/1-6/31. It's on a first come first serve basis.
- The wording for the comp plan puts at a little more risk and this amendment would help the parcel in question they can apply for a zoning change and then a finding of fax would come to the board and then the board would make a recommendation to the county to make sure it fits with our plan. The verbiage in the comp plan does not bind us to anything and they already know it's not spot zoning because it already abuts the industrial piece. If that is what we want to do. It's up to the business owner to go to the county to get the zoning redone and then it come to the Harris Town board. IT will not be going against the comp plan because its already attached to another piece of industrial commercial, first step would be going to the county and then came to us to redo and worth looking at the property and the five questions we have to answer the questions favorable it would go then to the planning commission then to the county board, and then to come back to us. Conditional use is for certain amount of time and not in the commercial zone in the 2012. One suggestion is to send a letter to put it in the favor of this business to come into the township and then come back to the comp plan after we have figured out the land use for the incoming business. Reach out to the property owners to let them know what is happening and on this particular property if there needs to be a public hearing and not here is not, because it is connected to the industrial piece. Could they apply for a conditional I use permit and the answer is no because corporate doesn't want to have that. Need to do something about the immediate land issue; yes Itasca County we are willing to have the land zoned commercial. Send the Residents about the other land a letter letting them know that we are working on the comp plan to amend and re-due the comp plan.
- Motion to send letter to the county about the board in favor of rezoning of the 11 acre parcel that we are Supervisor Ives, seconded Supervisor Kortekaas motion passed by all who is going to draft the letter to

the Itasca County. Created a paper trail for us and to everyone knowing that we are moving forward and lets the county know that Harris is in favor, Supervisor Ives to compose a letter: motion passed by all

- Public Hearing: October 25 2 pm will start at the town hall and go to the property and come back to the town hall

**9. New Business**

- Letters of support to Paul Bunyan and Media Com-our letter head, reworded to say asked to say on behalf of the town board and it was coming from the whole board and not just the chair. Motion to send letters by Supervisor Ives seconded by Supervisor Haubrich passed by all
- Letter from County about changing our Local Board of Appeal and Equalization- Letter sent back with a no change and we will continue to do the board here at Harris Township made by Supervisor Ives seconded by Supervisor Haubrich and passed by all

**10. Public Input**

- Careful on rezoning and looking at property owners who would like the property zoned commercial, but it has repercussions, can't have it both ways; conditional use permits come and as not a fix all but then they can't use their property the way they wanted in the future.

Employee handbook and Facebook October 5 at 7 pm

County is going to look at a section of property by the highway by Zorbas at the weeds and will call the county back to see when it will be done.

**11. Upcoming meetings/events**

- Mon, Oct. 3 Itasca County Township Association Meeting..... 7:00 PM Blandin Foundation
- Wed. Oct. 12 Regular Meeting..... 7:30 pm Harris Town Hall
- Tues Oct. 25 Public Hearing about vacating road.....2:00 pm Harris Town Hall
- Wed. Oct. 26 Planning & Development Meeting..... 7:30pm Harris Town Hall

**12. Adjourn motion to adjourn Supervisor Ives seconded by Supervisor Kortekaas passed by all**