

Town of Frankfort Plan Commission 6/24/2020 Minutes

Commission Chair Don Gisch called the meeting to order at 2:03 p.m. Due to precautions being taken for the Covid 19 virus pandemic remote attendance for this meeting was an option.

Don Gisch attended the meeting remotely.

Commission members Maureen Manore and Donna Gates were present in the Town Hall and were signed into the meeting by Zoom.

Town Board Chair Bryce Black and Supervisor Curt Stine attended remotely. A quorum of Board members was not present.

Also joining remotely was the Town Zoning Administrator Dan Fedderly and Dairyland Power representative Rob Maly.

Public Hearing on Dairyland Power Cooperative Use Permit Application

Chair Gisch opened the public hearing. Topics of discussion included the planned route of the transmission lines, signed permission from each landowner and the required DNR and Pepin County Highway Department permits. Rob Maly stated that he had the DNR permit and was waiting for the Highway Department permit which Interim Commissioner Brent Bauer assured him was signed and mailed.

No citizens made an appearance or submitted any remarks.

Chair Gisch closed the public hearing at 2:12 p.m.

Commission Recommendation on Conditional Use Permit to the Town Board

The Plan Commission went through the list of standards applicable to all conditional uses and standards applicable to conditional uses within the AG, AG/Residential and Rural Residential districts.

The standards considered were:

- The location, nature, and size of the proposed use.
- The location of the use with respect to existing or future roads giving access to it.
- Its compatibility with existing uses on land adjacent thereto.
- Its compatibility with any future land use maps and the Comprehensive plan.
- Existing topography, drainage, soils types, and vegetative cover.
- Its relationship to the public interest, the purpose and intent of this Ordinance and fairness to all parties concerned.
- The potential for conflict with large or small-scale agricultural use.
- The need of the proposed use for a location in an agricultural area.
- The availability of alternative locations.
- Compatibility with existing or permitted uses on adjacent lands.
- The productivity of the lands involved and effects of the use proposed on the productivity of the land.
- The location of the proposed use so as to reduce to a minimum the amount of productive agricultural land converted.
- The need for public services created by the proposed use.

- The availability of adequate public services and the ability of affected local units of government to provide them without an unreasonable financial burden.
- The effect of the proposed use on water or air quality, soil erosion, and rare or irreplaceable natural resources.

The Commission discussed the standards and found no discernable negative impact in replacing the existing power lines either along the existing route or in the new areas. The environmental impact was addressed by avoiding the steepest areas of the existing route. The landowners whose land would be affected had all been contacted and signed easements. The impact on agricultural land is minimal. There will be no need for new Town Roads and existing roads used will be inspected before and after the project. Dairyland has agreed to pay for the cost of any required repair.

Dan Fedderly, Town Zoning Administrator, said that they have meet all our standards in their application.

Motion by Maureen Manore, seconded by Donna Gates, to recommend approval of the Conditional Use Permit to the Town Board. A roll call vote was called: Donna Gates – yes; Don Gisch – yes; Maureen Manore – yes. Motion carried.

Commission Recommendations for Further Conditions

There were no further conditions recommended.

Commission Recommendations on Zoning Ordinance Amendments

The Commission examined the proposed amendments to the Zoning Ordinance that the Town Board had agreed on at their June meeting. This amendment is mainly to update the various districts' permitted and conditional use regarding power transmission lines. There was some discussion on if 69kV limit on power lines would be high enough for future projects. Dairyland Representative Rob Maly stated that he thought it would be sufficient. Zoning Administrator Dan Fedderly had examined the proposed changes found them satisfactory.

Motion by Maureen Manore, seconded by Donna Gates, to accept the proposed changes and to recommend to the Town Board that the amendment be granted.

A roll call vote was called: Donna Gates – yes; Maureen Manore – yes; Don Gisch – yes. Motion carried.

Approve Minutes – 5-13-2020/5-27-2020

There were changes suggested for the May 13th minutes, mainly for spelling out abbreviations. The May 13th minutes were accepted as changed and the May 27th minutes were accepted as submitted.

Future Meeting Date and Agenda

The next Plan Commission meeting was not set at this time but was tentatively scheduled for September. The agenda will include: Minutes, Vice-Chair Election, Review Comprehensive Plan.

The Chair adjourned the meeting at 2:50 p.m.

Maureen Manore
Town of Frankfort Clerk