

Joint Planning Board Meeting  
December 10, 2024

The meeting of the Joint Planning Board of LeSauk Township and the City of Sartell was called to order by Chairman Dan Heim at 5:00 p.m. at the Sartell Community Center, Liberty Room.

**PRESENT: LeSauk Township Supervisors Dan Heim, Jeff Westerlund and Paul Wagner, City of Sartell Joint Planning Board member Alex Lewandowski, Recording Secretary Marlyce Plante and 4 interested parties.**

**AGENDA:** DAN HEIM MOTIONED TO APPROVE THE AGENDA REMOVING THE EXTRA NUMBER "7" THAT WAS ON THE AGENDA, SECOND BY JEFF WESTERLUND, MOTION CARRIED 4-0.

#### **APPROVAL OF 9-24-24 JOINT PLANNING BOARD MEETING MINUTES**

DAN HEIM MOTIONED TO APPROVE THE MINUTES OF THE SEPTEMBER 24, 2024 JOINT PLANNING BOARD MEETING AS PRESENTED, SECOND BY JEFF WESTERLUND, MOTION CARRIED 3-0. ALEX LEWANDOWSKI ABSTAINED SINCE HE WAS NOT PRESENT.

**David & Judy Traut – Diamond T Farm Plat – Public Hearing** – Chairman Dan Heim read the public hearing notice filed by David and Judy Traut requesting approval of the Diamond T Farm Plat which will split the 95+ acre parcel into two parcels, Lot 1 will be 45.23 acres and Lot 2 will contain 40.39 acres. The hearing was open to the floor.

Judy Traut was present at the meeting and she stated they (herself and husband, David) have worked through all aspects with the city of Sartell since this parcel is located near the city limits. The parcel can be split since both new parcels will contain 40+ acres which is required in the township sub-division regulations.

Clerk Plante has not received any communication from the public regarding the plat and split of the property. Dan Heim has been in contact with Kari Haakonson, city of Sartell project planner, who has reviewed this plat and worked with David Traut throughout the process.

DAN HEIM MOTIONED TO CLOSE THE PUBLIC HEARING, JEFF WESTERLUND SECOND, MOTION CARRIED 4-0.

Discussion was held by the board with no concerns for recommending the permit. PAUL WAGNER MOTIONED TO APPROVE THE PRELIMINARY AND FINAL PLAT OF DIAMOND T FARM AT 26 19<sup>TH</sup> AVENUE NORTH SPLITTING THE PARCEL INTO TWO LOTS; ONE WITH 45.23 ACRES AND THE OTHER WITH 40.39 ACRES, SECOND BY ALEX LEWANDOWSKI, MOTION CARRIED 4-0.

**MS4 (Minnesota Stormwater) Ordinance Amendments Public Hearing** – Dan Heim opened the public hearing explaining the township has recently been audited by the MPCA (Minnesota Pollution Control Agency) reviewing the townships MS4 Permit. Several areas of the township ordinances regarding stormwater needed to be updated in the ordinances. The township has worked with Wayne Cymbaluk of the Central Minnesota Water Education Alliance updating the ordinances and adhering to all necessary areas as requested by the MPCA. No further comments were heard from the floor.

DAN HEIM MOTIONED TO CLOSE THE PUBLIC HEARING, PAUL WAGNER SECOND, MOTION CARRIED 4-0.

ALEX LEWANDOWSKI MOTIONED TO RECOMMEND APPROVAL OF THE MS4 ORDINANCE AMENDMENTS AS WRITTEN, SECOND BY PAUL WAGNER, MOTION CARRIED 4-0. Dan Heim

**Solar Ordinance Amendments Public Hearing** – Dan Heim opened the public hearing explaining the township recently have had inquiries from several township residents regarding the township's solar ordinance regulations. Only solar panels on private township resident's homes were allowed, but after some research and discussion by the town board, it was decided to pursue drafting a solar farm/garden ordinance in the township but they would also only be allowed in A20 zoning areas.

The solar garden will be no more than 1 megawatt and a solar farm will be larger than 1 megawatt. A limit of 25 megawatts throughout the township will be allowed.

DAN HEIM MOTIONED TO CLOSE THE PUBLIC HEARING, JEFF WESTERLUND SECOND, MOTION CARRIED 4-0.

Discussion was held on the decommissioning of a solar garden/farm, monitoring of the garden/farms etc. These items are all addressed within the ordinance. Township attorney, Troy Gilchrist, has drafted the ordinance, reviewing and working with other area jurisdictions who allow solar gardens & farms. Also discussed were various fees charged by different area jurisdictions. The town board will decide what will be charged when someone may apply for a solar garden/farm permit.

ALEX LEWANDOWSKI MOTIONED TO RECOMMEND APPROVAL OF THE SOLAR ORDINANCE AMENDMENTS, SECOND BY JEFF WESTERLUND, MOTION CARRIED 4-0.

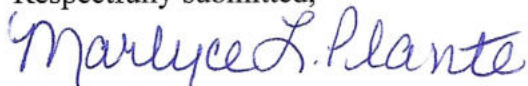
**Sub-Division Ordinance Amendments Public Hearing** – Dan Heim explained the amendments to the townships sub-division ordinance will clean up wording regarding the allowance of a certificate of survey to split property without the need to plat the property and other wording changes. The public hearing was held at a previous township meeting and the town board recommended approval.

ALEX LEWANDOWSKI MOTIONED TO APPROVE THE SUB-DIVISION ORDINANCE AMENDMENTS, SECOND BY PAUL WAGNER, MOTION CARRIED 4-0.

#### **ADJOURNMENT:**

JEFF WESTERLUND MOTIONED TO ADJOURN, SECOND BY ALEX LEWANDOWSKI, MOTION CARRIED 4-0.

Respectfully submitted,



Marlyce L. Plante

Joint Planning Board Recording Secretary