

MINUTES

Pursuant to open meeting notice, the Hay Creek Planning Commission met on September 12, 2012, 7:00 p.m., at the Town Hall.

Members present: Keith Fossen, Scott Halverson, Pat Schafer, and David Tincher.

Keith Fossen, Chairperson, called the meeting to order at 7:10 p.m.

New Business: Keith Fossen gave an update that the Hay Creed Township Board has authorized \$5,000 to employ an attorney to help the Hay Creek Township Planning Commission develop and write up a proposed ordinance and/or comprehensive plan.

Another update from the town board was their desire that the planning commission answer the questions submitted by our attorney to help frame our work in progress and also give the board some input.

Keith Fossen also informed us of a meeting he had with Lisa Hanni and Mike Wozniak from the Goodhue County staff concerning resources available to us, i.e., maps, and the general gist of their discussion.

Scott Halverson submitted a report concerning his conversation with Brian Peterson from the Red Wing City planning staff and that city's efforts to map and define areas for mining.

It was felt we would read through the questions submitted by letter from our attorney with an eye to understanding the questions. We would then later e-mail Keith Fossen with more detailed answers and discussion, which he would then e-mail to Scott Halverson to catalog and/or put in a more summary form. The questions were then discussed generally as follows:

- Would the town intend to develop or adopt a comprehensive plan?
(Quite a bit of discussion ensued on the advantages of having just a land use plan or both a comprehensive plan and land use plan and how to relate that back to our resident survey.)
- If you want to develop a comprehensive plan, would the town like to develop and adopt a land use plan?
(It was felt we understood the question and had covered it in our discussion of the previous question.)
- What are the goals the town would like to achieve by adopting a zoning ordinance?
(Some items mentioned were control mining, regulate growth, regulate and/or encourage small businesses, and protecting scenic bluffs.)
- The town is responsible for administering and enforcing any regulation it adopts. So would the town want to adopt a full spectrum of regulations, similar to the county ordinance, or adopt regulations only on a limited number of specific issues or uses?
(It was felt we were leaning toward the last part of the question. David Tincher handed out a bluff ordinance where he had identified points of "no change" or "review.")
- What specific issues does the town believe are not being adequately addressed by the county ordinance? The answer to this question will help determine whether it is worthwhile for the town to adopt its own regulations.
- What regulations that are strict or stricter than the county's would be is the town interested in adopting?

- Are there any uses the town does not want to regulate itself thus leaving it to the county?
(Agriculture was mentioned.)
- To what extent does the town want to be responsible issuing permits, whether it be land use, building permits, conditional use permits, interim use permits and variances?
(Discussion was had on the general process to obtain permits.)
- Would a town want to require an applicant to obtain a permit from the town even if the county requires the applicant to go through a duplicate process for the county permit?
(It was felt the township should just concentrate on land use and not permitting.)
- Who would be responsible for administering and enforcing the ordinance locally, a town officer or would you hire a zoning administrator?

There was discussion of the township's website and putting information and documents into folders (like the Brian Peterson report).

Motion: David Tincher moved to accept the minutes of the August 8, 2012, meeting. Keith Fossen seconded the motion and the motion passed.

There was discussion that the next meeting would be held October 10, 2012, with the agenda of a possible joint meeting with the township board and our township attorney.

Out time line was discussed, and the feeling was that our previous six-month goal for completion may have been optimistic.

Meeting Adjourned: 9:00 p.m.