

ZONING AND PLANNING MEETING
Regular Meeting
March 18, 2019, 7:00 p.m.

Roll call: Brandvold, Luebbe, Barbeau

Absent: Quiring, Rosenbaum

Also in attendance: Administrator Welti, Lois Nelson, Ethan Wilkie, Chad Langeslag, Simone Hellevik

Regular meeting called to order by Vice Chairman Barbeau at 7:35 p.m.

Agenda – Motion by Luebbe, seconded by Brandvold, to approve the agenda, motion carried.

Minutes from the November 19, 2018 meeting and public hearings were read.

Motion by Luebbe, seconded by Brandvold to accept the minutes, motion carried.

Election of Officers

Motion by Luebbe, seconded by Brandvold to elect the slate of officers noted below, motion carried.

Chair – Richard Quiring

Vice Chair – Rob Barbeau

Secretary – Mathew Rosenbaum

Chairperson Report From Council Meeting – Administrator Welti reported that at the November Council meeting, Chair Quiring informed Council of the recommendation to approve the conditional use permits and the vacation of utility easements. Council approved all conditional use permits and the vacation of utility easements.

Concerns from General Public-none.

Old Business- none

New Business- Administrator Welti presented a memo regarding the review of orderly annexation agreement with Medford Township.

In 2009, the City of Medford and Medford Township adopted the most recent version of an annexation agreement between both entities. The annexation agreement is to be reviewed within ten years.

Luebbe stated he was supportive of recommendations in the memo and the area designated on the map to be proposed to the township for inclusion in an orderly annexation agreement. Luebbe felt it is important for the City and Township to work cooperatively and continue to have an orderly annexation agreement.

Motion by Luebbe, seconded by Brandvold to recommend to Council its consideration of appointing two representatives of the City to meet with two representatives of the township to discuss modifications and that the following modifications noted below be proposed to Medford Township. Motion carried.

Consideration of modifications to the current agreement:

2. “The Designated Area is appropriate for designation for orderly annexation because the City’s comprehensive plan identifies this area...” Past prospective developers approached the City about possible developments that included areas outside of the current comprehensive plan. In addition, the current

comprehensive plan does not align 100% with the "Designated Area." The City may want to propose the language not restrict the designated area to only that which is included in the comprehensive plan.

5. Upon review and a majority vote of the respective bodies, this agreement shall be extended for 5 years. I would suggest changing the extension to a period greater than 5 years, possibly 8-10 years.

8 B. This provision should be revisited to determine the intent. Did the township intend for this provision to be as restrictive as it is written? It could be interpreted to read that if a property owner near Medford city limits has a horse and a horse barn or a building that was used to house livestock or a farm animal, a new home could not be built within City limits if it is within 1,000 feet of the property. Current undeveloped land annexed into the City and designated as a residential district is within 1,000 feet of a horse barn.

10 B. The City may want to suggest changing the phrase "The City and Township shall establish a Joint Planning Board..." to "The City and Township may establish..." During the recent annexation of the bus garage parcel, the township was notified of the proposed annexation. The township did not request establishment of a Joint Planning Board to review the annexation. In the future, there will likely be small parcels annexed that neither the Township nor the City requests review by a Joint Planning Board.

Map of Designated Area

The yellow shaded section illustrates the Orderly Annexation area. The area highlighted in pink should be considered for inclusion in the Orderly Annexation Agreement.

Adjourn the meeting- Motion by Brandvold, seconded by Luebbe to adjourn the meeting at 7:58 p.m., motion carried.

Next Regular Planning & Zoning meeting is Monday, May 13, 2019 at 7:00 PM