

Town of Oulu
Regular Plan Commission Meeting
Town Hall
May 2, 2016 ~ 6:37 p.m. – 6:54 p.m.

The May 2, 2016 regular Plan Commission meeting was called to order at 6:37 p.m. at the Town Hall by Chairman Fred Strand.

Members present: Jonathan Hamilton, Tonya Koehler, Marjorie Lahti, Sandra Rantala, Frederick Strand, and Diana Reijo, clerk. Absent: None.

Motion by Rantala, second by Hamilton to approve the agenda as printed and posted. Motion carried unanimously by voice vote.

Motion by Lahti, second by Koehler to approve the minutes of the April 4, 2016 regular board meeting and April 23, 2016 meeting as presented. Motion carried unanimously by voice vote.

Community Members as Pre-Registered – Oral and/or Written.

*No community members registered at this time.

New Business:

Election of Officers:

Chairman: Motion by Lahti, second by Rantala to nominate Fred Strand as chairman.

Motion by Hamilton, second by Koehler to close nominations and cast a unanimous ballot for Fred Strand. Motion carried by voice vote.

Vice-Chair: Motion by Lahti, second by Koehler to nominate Jon Hamilton as Vice-Chair.

Motion by Rantala, second by Lahti to close nominations and cast a unanimous ballot for Jon Hamilton. Motion carried by voice vote.

Special Use Application:

Review Erland Lindelof's Special Use application request to construct a two bedroom house. Legal Description PIN: 04-038-2-48-09-31-1 04-000-20000; SE¼ NE ¼ Volume 174 page 638 of Deeds Par 200' X 400' in NE corner SE NE in Volume 433 Page 331 562A S31T48NR9W. Acreage: 2 acres

Special Use Permit application:

- Construct a 2 bedroom house
- Convert existing house into a storage facility
- Location is in the SENE, section 31; 70715 Oulu Rock Road
- Parcel size is 2 acres
- Parcel is zoned Agriculture 1
- Owner: Erland Lindelof

Findings:

- Ag 1 Zoning District minimum parcel size is 4.5 acres
- The 2 acre parcel is a 'lot of record', hence a legal substandard lot
- The applicant purchased an adjacent 3 acre parcel
- The 3 acre parcel is an illegally created parcel for the Ag 1 Zoning District

- Future Land Use Class for both parcels is Rural—Moderate Residential which allows for 1 building unit complex per 5 acres
- The two parcels should be combined into one tax parcel.
- Combining the two parcels would make one legal parcel for both the Zoning District and for the Future Land Use Plan
- There should only be one house on this parcel. After construction of the new house the existing house should not be used as a house.

Plan Commission Recommendation:

- Approve the Special Use Permit application with the following conditions as supported by the Findings.
- Conditions:
 - In order to bring the two parcels into compliance with the Zoning District the two parcels must be combined into one tax parcel.
 - The existing house maybe used by the applicant as a residence for up to 1 year while the new house is being built. After 1 year the existing house may not be used as a residence. This temporary two house approval may be extended for 6 additional months at the request of the applicant
 - No change to the project construction type (new construction, mobile house, manufactured house, recreational vehicle) is allowed without review by the Town Plan Commission and approval of the Town Board.
 - The Town may periodically review the Special Use Permit to assure compliance with the permit conditions and the Town’s Comprehensive Plan.

Plan Commission Recommendation:

Motion by Hamilton, second by Koehler to approve Erland Lindelof’s Special Use application as supported by the Findings and recommendations. Motion carried unanimously by voice vote.

Agenda item/s for next meeting:

None

Next meeting date/s:

Regular Plan Commission meeting scheduled for June 6, 2016, beginning at 6:30 p.m. at the town hall.

Motion by Strand, second by Hamilton to adjourn. Meeting adjourned at 6:54 p.m.

Respectfully Submitted,

Diana Reijo, Clerk

APPROVED: