

**TOWN of MAY**  
**WASHINGTON COUNTY, MINNESOTA**  
**OFFICIAL PLANNING COMMISSION MINUTES**  
**February 27, 2025**

The Planning Commission for the Town of May held its regular monthly meeting on Thursday, February 27<sup>th</sup>, 2025 at the May Town Hall. Members in attendance were Chair Chad Nelson, Ted Nesse, Mitchell Otterson, Dave Langer and Dave Mandel. Also present was Town Planner Nate Sparks and Town Clerk Bobbi Hummel. Members Lester Ryden and Dave Ubel were absent. Chad Nelson called the meeting to order at 7:00 p.m.

**Minutes from January 30, 2025, Planning Commission Meeting.**

Motion by Nesse, seconded by Nelson to approve minutes from the January 30, 2025 meeting. All in favor. Motion passed.

**Public Hearing. Rural Residential District Study**

Nelson updated that overall framework of this ordinance was presented at the January Board meeting and he received positive feedback. The direction was to collect additional public input tonight and provide a final draft for the Board next week.

Sparks reminds the Planning Commission members about the path to get where we are tonight, including public comments and input, discussions and review of the current code, history of where some older allowable uses originated, structure of the district, and how certain uses influence other parts of the code. Several decisions were made and presented to the Board. With the approval from the town Board, the draft ordinance is presented tonight.

Some changes include a change to the zoning ordinance – incompatible uses need to be removed from the zoning district and perhaps moved into a new section. A new zoning district will be created. Terminology was changed, and 16 different sections were updated.

Otterson asks if the changes affect any existing CUP's upon renewal. Sparks indicates that it would be reviewed/addressed at the time of renewal and there may need to be modifications.

Otterson remarks that perhaps parks may need more detail to limit a potential commercial operation with the new zoning district. If this issue were to come up in the future, the township would look at the size of the land and consider the yield plan allowance for the request. The township has the ability to limit the size of the uses.

The reduction of home occupation/small business was limited to 2 employees due to complaints the township has received with active small business permits. Outside storage is also limited.

The current cemetery in the township is guided/zoned in the new public institutional zoning district.

Nelson motions, seconded by Otterson to open the public hearing at 7:58p.m.

Residents in attendance expressed needs for more requirements/limitations surrounding outdoor lighting and noise requirements, potential setback revisions, park uses, size of the cemetery, and dog kennel allowances.

For clarification, with the new zoning district, an applicant would be required to go through 3 different processes to get approval and ensure it aligns with the new criteria. Sparks confirms, that is true. It must be consistent with the comprehensive plan.

Nelson motions, seconded by Langer to close the public hearing at 8:25p.m.

The resort that is currently grandfathered/allowed in the township will be allowed to operate as a resort for as long as the license at county level is kept current.

This draft, with minor changes from Planner Sparks, will be presented at the March 6<sup>th</sup> Board meeting for consideration. Specifically moving the cemetery use out of the rural residential district.

Langer motions to approve this draft ordinance and present it to the Town Board next week. Seconded by Nesse. All in favor. Motion passed.

Meeting adjourned at 8:33 p.m.

Respectfully submitted by Bobbi Hummel.



Bobbi Hummel  
Clerk/Treasurer