

**TOWN of MAY**  
**WASHINGTON COUNTY, MINNESOTA**  
**OFFICIAL PLANNING COMMISSION MINUTES**  
**May 29<sup>th</sup>, 2025**

The Planning Commission for the Town of May held its regular monthly meeting on Thursday, May 29<sup>th</sup>, 2025 at the May Town Hall. Members in attendance were Chair Chad Nelson, Ted Nesse, Dave Ubel and Lester Rydeen. Also present were Town Planner Nate Sparks, and Town Clerk Bobbi Hummel. Members Mitch Otterson, Dave Mandel, and Dave Langer were absent.

Chad Nelson called the meeting to order at 7:00 p.m.

**Minutes from February 27<sup>th</sup>, 2025, Planning Commission Meeting.**

Motion by Rydeen, seconded by Nelson to approve minutes from the February 27<sup>th</sup>, 2025 meeting. All in favor. Motion passed.

**Preliminary Plat. 14926 Paul Ave. N. Estate of David Johnson. Trustee, Glenn Johnson**

The application is a request to divide property at 14926 Paul Ave. into two lots. The current property is 19.69 acres. The yield plan on this property calculates two lots, noting that the lot size just short of the 10-acre per lot minimum. This is due to many lots within the township being just under the exact 10 or 20 acres due to antiquated measuring techniques used long ago throughout Minnesota. There is nothing on this land that is unbuildable so deductions were few. The northern lot does contain several accessory buildings, and the applicants are proposing now to make the lot with the buildings over 10 acres so the buildings can remain standing. Planner Sparks has provided a new diagram indicating a split of the lot with the northern lot greater than 10 acres.

The owner is working on the right of way dedication and the access points with the county. There is currently a shared access point for these lots. Right of way dedication is subject to county approval. The current house is currently located on the right of way line.

The park dedication still needs to be paid.

No comments from the Planning Commission members.

Public Hearing opens at 7:11p.m.

Daniel Thurmes, Cornerstone Land Surveying, Inc. comments that if the new owner of the lot with the house on it and wishes to move the house, additional right of way property would need to be dedicated to Washington County. That will be specified with Washington County. If the house is removed, that will also be discussed with the County. A driveway easement agreement may be needed for the lots as well.

Nelson asks if moving the house is a concern for the township. Sparks notes that if the house is moved to the back of the lot (behind the buildings) the applicant will have to apply for a certificate of compliance. If not approved, the buildings would have to be removed.

Chris Brandt, resident. Commends the work that has been done to the site.

Rydeen motions to close the public hearing, seconded by Nesse. Public Hearing closed at 7:14pm

Nesse motions to recommend approval as presented to the Board for a preliminary plat at 14926 Paul Ave. N. Seconded by Nelson. All in favor. Motion passed.

This matter will be reviewed at the Town Board next Thursday, June 5<sup>th</sup> for final approval.

**Subdivision, Minor Preliminary Plat. 16420 Orwell Rd. Annette Glamos**

This land is the rural residential district and is approximately 60 acres. A new 10-acre lot will be created with this subdivision. Part of the property is separated by the Canadian National Railroad and it is currently under one legal description; with this request the portion separated by the Canadian National Railroad and will now be described as an outlot, it is about 16 acres. The yield plan calculation shows 6 sites could be allowed on the site, but the applicant is seeking to create one additional lot of 10 acres to build a home on in the future. All information was been received and is complete, it meets all code requirements.

It is possible that in the future someone may be able to find a way to get a road to the outlot, but at this time, it is not a consideration.

Nelson opens the public hearing at 7:20p.m.

The applicant states that the only intent with the subdivision is to provide a buildable lot for a family member.

Public hearing is closed at 7:21p.m.

Nesse motions to recommend approval as presented to the Board for a subdivision, Minor Preliminary Plat at t 16420 Orwell Road. Seconded by Ubel. All in favor.

This matter will be reviewed at the Town Board next Thursday, June 5<sup>th</sup> for final approval.

**Public Hearing. Lot Averaging, Overlay & Minimum Lot Comprehensive Plan and Ordinance Amendment.**

This change stems from the recent moratorium in the rural residential district. There were items identified in that process that were outside the scope of that work, but require amendments and further discussion at this time.

Open space subdivisions need to be updated. It has created situations with small lots and is inconsistent with the vision of the township in certain areas.

Lot averaging is a concept that allows larger lots (20 acres) to be near the road-side of the land and a street that then leads to a cluster of smaller lots behind the larger parcels. Currently, this is how any minor subdivisions are done. The township would like to eliminate this as an option with in these changes.

This ordinance change here is to make the minimum lot size more closely match the density requirement. Currently, the code is one (1) dwelling unit per 10 acres, with a minimum lot size of 2.5 of continuous buildable soils. In this situation, a lot could be 2.5 acres if the entire lot was buildable. (no wetlands, no slopes). If there were a 20-acre lot, it could allow for a 17.5-acre lot and another 2.5-acre lot. The 17.5-acre lot would not be dividable again and creates confusion.

The proposal tonight is to keep the required 2.5 acres of buildable soils (enough land for a house and 2 septic systems) and change the minimum lot size to 7.5 acres. For example: In a forty-acre lot that was 100% buildable, lots could vary in size, but the smallest could be 7.5 acres. This increases the minimum lot size allowed in the township. Yield plans will still be calculated with each request.

The lot averaging subdivision ordinance is removed from the code to eliminate the creation of smaller lots. All subdivisions are either a minor subdivision or major subdivision. Subdivision applications would go through the yield plan process, resource inventory, and must meet minimum standards (300 ft. wide, public road, 7.5 acres with 2.5 acres of continuous buildable soils).

This request also makes changes to the Mining Overlay District. This is the only area where properties are eligible for permits to operate mines. At this time, there is currently no text to describe and farther explain what the mining overlay area is. The proposal here is to add text that mining is allowed in the mining overlay district as an interim use permit. It does not change any policies in the township, just makes it clear. This gives the township discretion when/if applications for a new mine are received. Mining can have significant impacts neighboring properties and township roads.

Old standards are also updated according to current statutes with these changes.

Nelson asks how much time this will take to put in place. Sparks comments that it will go before the Board next week, and hopes to get it completed soon.

Public Hearing opened at 7:45p.m.

Zach Cole, 14980 May Ave. would like clarification on exactly where the mining overlay district is and what it means. Sparks explains that the mining overlay has always been on township maps. It is the area where the two BTG (now Cemstone) operate and the Washington County mines are located. The change is only that there is text in the code to support that. A request for a new mine outside of the mining overlay district would require a comprehensive plan amendment, rezoning, and an interim use permit. This gives the township Board and residents more discretion with a new mining request.

Marcus Brandt, 13130 Manning Ave. Would the lots that are currently less than 10 acres per lot be grandfathered in and wonders if accessory dwelling units (ADU's) are allowed. Nelson responds that that is true and further explains that a previous lot that was platted at 17.5 acres would not be eligible for further division. Sparks confirms that ADU's are not allowed in the township.

Nelson closes the public hearing at 7:53p.m.

Rydeen motions to recommend approval of the draft changes at the Board meeting next week. Seconded by Nesse. All in favor. Motion passed.

Nesse notes a lot owned by Golden Acres at the intersection of Partridge and Square Lake Trail is seeking to develop the area for trailer storage. There are 4 trailers being stored there currently and he has heard that some tree clearing had occurred. He would like the building inspector to inspect the site and ensure the township land use rules are enforced. Sparks notes that the primary zoning authority on that property is Washington County. The township can reach out to the county and request our building inspector to take a look and see if violations are occurring. Because it is in the shoreland district, the county supersedes the township authority.

Nelson comments recent meetings have had a lot of public input and that there are months that meetings are cancelled because nothing is on the agenda. He would like to entertain the idea of forming a workshop for the Planning Commission members, it may allow them to stay ahead of agenda items that might come up in the near future. It would give everyone a chance to better understand and process a request. The Board was open to this idea and he would like all PC members to consider the idea of forming a workshop in the future.

Meeting adjourned at 8:01 p.m.

Respectfully submitted by Bobbi Hummel.



Bobbi Hummel  
Clerk/Treasurer