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AGENDA
TOWN OF MAY
PLANNING COMMISSION
January 30, 2025 at 7:00 p.m.

13939 Norell Ave. N.
Stillwater, MN 55082

- 1. Call to order**
 - a. Review and approval of meeting minutes from December 19th, 2024.

- 2. Rural Residential District Study - continued**

- 3. Adjourn**

TOWN of MAY
WASHINGTON COUNTY, MINNESOTA
OFFICIAL PLANNING COMMISSION MINUTES
December 19th, 2024

The Planning Commission for the Town of May held its regular monthly meeting on Thursday, December 19th, 2024 at the May Town Hall. Members in attendance were Chair Chad Nelson, Vice Chair Walt Peterson, Mitch Otterson, Lester Rydeen, Ted Nesse, and Dave Langer. Also present was Town Planner Nate Sparks and Town Clerk Bobbi Hummel. Member Dave Ubel was absent. Chad Nelson called the meeting to order at 6:59 p.m.

Minutes from November 21st, 2024, Planning Commission Meeting.

Rydeen requests that a change to his comments on the November 21st meeting minutes be changed from “he *heard* of a house in Lino Lakes” to “he *helped clean out* a house in Lino Lakes”.

Motion by Langer, Second by Nelson to approve the minutes from the November 21st, 2024 meeting. All in favor. Motion passed.

Rural Residential District Study

Nelson would like to open public comment at the end of the presentation by Mr. Sparks. A large May Township colored zoning map is displayed for reference. Tonight’s focus is the specific permitted uses in the rural residential zone with a conditional use permit. Currently, there are several permitted uses that are out of character and may not fit the current township. The goal is to make it through the entire list of currently allowed uses and have conversation about what might be removed, what might stay, and/or what might need further discussion. Performance standards may also be a part of the conversation. The comprehensive plan must also be considered as decisions are made about each use.

As a reminder for tonight’s discussion, Liberty Classical School site is located in Hugo. The septic system for the school is located in May Township.

The currently allowed conditional uses are below.

Animals-Commercial Training. Currently undefined. The recommendation is to strike this use.

Antennae or Towers over 35 Feet in Height Except Wind Energy. Perhaps clarity around these as being accessory to a residential use is suggested. Recommended for further discussion.

Conservation Systems (WECS). This needs to be clarified as being an accessory use to a residential use.

Care Facility. The current definition is outdated and unclear. The township is not allowed to regulate this use, it is mandated by the state. The recommendation is to strike this use.

Cemeteries. This use makes sense. The recommendation is to allow it.

Churches. The current definition is not legal and it must be changed if churches are kept as an allowed use. There are no churches currently in May Township. The recommendation is to establish performance standards if the use is allowed. Conversation around where they are allowed, what roads could support the traffic, access to county roads, property size allowance to mitigate the impact. Wording is important and consideration around fit in the rural residential must be considered.

Essential Services-Government Uses Buildings and Storage (as defined in Section 702.01). This would allow for a large government facility (public works buildings, office buildings, fire stations) be built as a stand-alone unit. The recommendation is to strike this use.

Essential Services-Transmission Services, Building and Storage (as defined in Section 702.01). This is referencing public utility uses, transmission services, solar panels. Some of these uses are regulated by the state and the township is required to make allowances for them. The definition needs to be narrowed significantly, there must be clear parameters.

Feed Lots-Commercial (see section 705.19). The term “commercial” is a bit unclear. The PCA regulates feed lots, in tiers. A permit is required. There is feed lots in the township. The current code allows 1 animal for every 2 acres of grazable land. Greater allowance is an option with a CUP. The recommendation is more in-depth conversation with more analysis.

Grading. The definition just needs to be modified and possibly presented tiers of grading with clear thresholds and requirements. This should be an interim use permit, not a conditional use permit.

Home Occupations (Meeting Criteria) (as defined in Section 702.01). This should be more clearly defined; the definition needs to be modernized. Outside storage of business equipment is very impactful while someone completing a desk/office job creates very little impact. Perhaps a threshold for a small business permit should be considered. This is of high importance as the township deals with complaints and questions about this on a regular basis.

Incidental Repair. This appears to be related to farmers repairing their own equipment on their property and an accessory use in agricultural districts. Sparks is unsure how/why this is in conditional use permitting. The recommendation is to strike this use.

Land Reclamation (See Section 705.13). This use should be lumped in with grading and as an interim use.

Mobile Home – Care Facility (Section 709.02 (B)(3)). This is a duplication. The current definition allows a temporary mobile home on a property that houses an “infirm” family member and allowed with a doctor’s note only. This was common in the 1950-1960’s. It is not currently used anywhere else.

Mobile Home - Temporary Farm Dwelling (Section 708.01 (G)). Similar to above, allows for a temporary mobile home for a family member working on the farm. It requires a minimum of 75 acres. If kept, it should be an interim use in the agricultural district and match the 40-acre allowance of the zoning district. It is also out of date and not commonly found.

Parks. This needs to be defined, it is unclear.

Recreational Areas – Commercial. This is directly in conflict with the comprehensive plan and should not be allowed in this zoning district.

Recreational Areas – Private or Semi-Public. Lacks clarity and distinction. Recommendation is to strike this use.

Resorts. There is currently one grandfathered in “resort” on Square Lake. This use is commercial in nature and could be viewed as incompatible with the district.

Roadside Sales Stand (Seasonally Operated). The township cannot require a CUP unless it is allowed away from a farm – it is allowed by state law on a farm. This does not need to be included and could be removed.

Schools – Public and Private. The definition needs to be clarified and is currently inconsistent with the comprehensive plan. An elementary school is defined in the conservancy district but that allowance may not make sense for the rural residential district. In the rural residential district, the comprehensive plan states institutional uses are inappropriate. Schools are thought to be an institutional use. At minimum, Sparks recommends performance standards as well as scaling the use with the lot size. Need to consider churches and schools as similar allowances, either take both out or create performance standards around both. There is also a federal statute that needs to be considered.

Peterson would like to see a proposal from Planner Sparks.

Using the comprehensive plan as the guiding principle, Otterson could eliminate many of the uses. Applicants can go through the re-zoning process and performance standards could be discussed at the time of consideration.

Nelson sees some commonality between the higher impact uses.

All points are valid, perhaps the school/church discussion should include an option for adding another zoning district. Perhaps performance standards could also include a threshold of use. Options thus far seem to indicate a couple options. 1. Create a zoning district that allows these uses. 2. Create performance standards for the uses. 3. Not allow the use at all.

Regardless of the direction, the definition of rural residential must be changed in the comprehensive plan. Uses must not conflict.

Nesse wonders if the township may be creating further problems if a zoning change is denied down the road and/or a precedent is set that creates more and more pushback in the future.

Storage – Open (Section 705.10). Exterior storage. Recommended to strike.

Storage – Accessory to a Permitted Principal Use (Section 705.10). This seems to be referencing something that is no longer in our code. Recommended to strike.

Structure Temporary or Interim Use. This seems to be related to temporary mobile home use, as mentioned earlier. Recommended to strike.

Temporary Farm Dwelling (See Section 708.01 (G)). Duplication. Recommended to strike.

Wildlife Reserves, Public or Private. Unclear what this is. Recommended to strike.

The currently allowed interim uses are below:

Agri-Entertainment, limited to corn maze, hay rides and “pick your own” produce. Similar to a commercial use with unlimited access to property. This is also referenced in the general business district. It is somewhat inconsistent with the comprehensive plan and probably inconsistent with the district. The interpretation is open, it needs to be better defined. The potential issue is someone opening up a busy/large apple orchard without any performance standards.

Kennels (private and business/commercial). Consider allowing private kennels, and not allow commercial kennels. They must be clearly defined. It is a semi-commercial use that is somewhat allowed. We could tie this to the small business permit or limit the number of dogs – seems to be a gap. This is a big topic in the township. This topic may need deeper thought, it can be complex.

Kennels and Agri-Entertainment may be both stricken and list them under small business and consider them on an individual basis as an IUP. Listed as an accessory to a residential use.

Mobile Homes, Recreational Vehicles or Trailers. This should be considered only to allow someone to have a temporary structure for emergency purposes, for example, a fire, or building a new house.

Small Businesses. This usually is centered around having people coming to a property. If this isn't something the township is open to, it should be stricken. Needs consistency.

Currently agreed uses to strike are: Animal Commercial Training, Care Facility, Essential Service (Government Use Buildings and Storage), Incidental Repair, Interim Uses, Recreational Areas (commercial, private, semi-public), Resorts, Storage (open, accessory to a Permitted Principal Use), Structure (temporary or Interim Use), Temporary Farm Dwelling, Wildlife Preserves (public and private).

All Planning Commissioners agrees that these uses should be removed.

Other listed uses warrant further investigation that could result in removal or approval, as is or with performance standards.

Determining what guide to use when making these decisions is critical. Making a decision that is in conflict with the comprehensive plan may open the possibility for more debate and significant long-term changes. It is important to have a baseline for all decisions.

Rydeen sees the potential legal issues as the most important consideration when moving forward.

Peterson believes it is difficult to see into the future, would like to stick with the comprehensive plan and revise our ordinances to match the comprehensive plan and eliminate contradictions. The only allowable commercial use is the Withrow Ballroom, it should remain that way.

Nesse is not inclined to modify the comprehensive plan and weaken its insistence in preserving the rural character of the area. Implying more rigorous performance standards and changes in the ordinances so that whatever is allowed fits with the requirements of the comprehensive plan.

Otterson would like to strike mobile home uses. Rydeen sees there may be situations where a mobile home would be OK. Langer lists it as a maybe, switching the use from a CUP to an IUP. As it currently reads, this defined use is probably illegal because we cannot gather individual medical records as part of a zoning discussion.

Sparks suggests that the “maybe” list could warrant discussion/thought and if it becomes clear that there is no good way to allow them without changing the comprehensive plan, they should be stricken. A deeper and broad discussion could be a future task.

Otterson suggests the Antennae or Towers have a separate ordinance. Also combining grading and Land Reclamation into a single ordinance.

The Feed Lot ordinance is old, the discussion is lengthy. Sparks will bring current feed lot info. to the next meeting.

Nelson suggests parks be moved into a different zoning district.

Roadside stands would be allowed legally by owning a farm. The township can create performance standards and leave them in the code. We should not make someone get a CUP for it. It can be eliminated but it will still remain as an ordinance.

9:30 p.m. Public comment is received: Nelson requests comments be focused on the discussion tonight.

Shelly Ovre. 13270 Lynch Road, May Township. Appreciates the work and positive comments.

Kimbery Flishner. 21 Hilltop Lane, Wisconsin. Works at Liberty. Liberty fits within guidelines of comprehensive plans. The plan requires post 2040 growth with cost efficient and effective urban

infrastructure, the land is managed to prevent demand for urban services, stating wastewater be a priority, the effect of liberty is insignificant in the land use table. LCA falls in the category of existing and necessity uses. She hopes K-12 schools will be allowable in the rural residential zoning district.

Danielle McClellan. 14271 Kirby Ave. N. Hugo. Is there more information on Kelley Farms? How can she get information about changes there? Sparks notes that there will be more information soon.

Nicole Holm. 14210 Norell Ave. N. Sent letter. Appreciates clarification on the mobile home care facility. Would like to look at scaling schools and feels it could fit within May Township. Would like to see a clear definition between corn mazes v. someone growing pumpkins for purchase.

Russ Holm. 14210 Norell Ave. N. Churches and schools are the backbone of communities and is an advocate for both-public or private. River Grove and Liberty are a part of the community. How do we embrace growth of schools?

Michael H. 3715 Prairie Road, White Bear Lake. Schools, places of worship, public safety, law enforcement were cornerstone of community. What do education, places of worship look like in a rural community?

Mike Ripley. 12098 Parade Ave. N. Stillwater. Understands the need to keep the township rural. Also wants everyone to know LCA is a great school, he does not want to see anything impede the possibility of expanding from K-6 to K-12.

Brian Ovry. 13270 Lynch Road. May Township. Does the PC have the power to override the CUP denial for LCA or is that a decision for the court? Nelson explains that the PC provides recommendation, the Town Board is the governing body. He is concerned about pressure on the aquifers and the general development in Washington County. As a resident, we depend on wells. If the pressure continues, where do they get clean water, who rectifies that?

Rebecca Hagstrom. 14770-130th St. N. 67% of May Township is rural residential, if not allowing churches/schools in rural residential, where would you allow them? Rural residential is the least restrictive zone, it is where people live and where they want schools. Churches and schools go hand in hand. We need to be able to protect an unlimited K-12 private school experience, especially when the public school is no longer serving this area.

Ms. Hagstrom read comment from resident: Mary Jo Cress. 14770-130th St. N. May Township. Supports LCA, we all deserve respect and kindness, cherishes area and supports the need for grounding the rural community with schools. The school serves the community in several other ways as well. Hugo has approved the building site, do we as neighbors of Hugo want to stand in opposition to something a neighboring community as approved over a septic system because it sits in our township. It defies logic that we could allow multiple homes on that parcel in leu of this system. I trust the leadership and standards of LCA.

9:50 p.m. Public comments closed.

Otterson motions to strike mobile home usage, roadside stands, and modify grading/land reclamation. Seconded by Langer. All in favor. Motion passed.

Otterson comments that May Township is a unique area. It is not Grant, Scandia, Hugo, or Withrow. The overarching purpose has been about how to preserve May Township for the next 100 years. Let the world go up around us, but preserve May. The discussion is about protecting the township, not about liking/disliking schools. The discussion is about our rural residential district.

Motion by Nelson, seconded by Langer to adjourn. All in favor.

Meeting adjourned at 9:58 pm.

Respectfully submitted by Bobbi Hummel.

A handwritten signature in cursive script that reads "Bobbi Hummel".

Bobbi Hummel
Clerk/Treasurer

PLANNING MEMO

To: Town of May Planning Commission

From: Nate Sparks, Town Planner

Date: January 24, 2025

Re: Rural Residential District & Land Use Study – Proposed Ordinance Amendments

BACKGROUND

The Planning Commission held an open listening session at the November meeting, then reviewed the code in detail at the December meeting. Now, the Planning Commission is tasked with proposing the structure of ordinance amendments for the Town Board to consider.

PROPOSED AMENDMENTS

Based on the previous discussions, it appears that the general intent is to maintain consistency with the current Comprehensive Plan. This includes generally removing most non-residential and non-agricultural uses from the district. However, this also results in a few other necessary modifications. The general direction being followed results in the following changes:

- Remove incompatible uses from the RR District
- Clarify allowances for agriculture (roadside sales stand, equine uses)
- Clarify allowances for feedlots (registered vs. permitted)
- Create new zoning district for parks, government buildings, and other public/semi-public uses
- Refocus essential services on allowances for necessary infrastructure
- Move grading, land reclamation, temporary dwellings, and antennas into separate sections
- Make home occupations no longer a CUP
- Revise small business permits to reduce impacts/limit employees

Rural Residential Conditional Uses:

~~Animals—Commercial Training~~

~~Antennae or Towers over 35 Feet in Height Except Wind Energy Conservation Systems (WECS)~~

~~Care Facility~~

Cemeteries

Churches

~~Essential Service—Government Uses Buildings and Storage (as defined in Section 702.01)~~
~~Essential Services - Transmission Services, Buildings and Storage (as defined in Section 702.01)~~
~~Feed Lots—Commercial (See Section 705.19)~~
~~Grading~~
~~Home Occupations (Meeting Criteria) (as defined in Section 702.01)~~
~~Incidental Repair~~
~~Interim Uses (See Article 709)~~
~~Land Reclamation (See Section 705.13)~~
~~Mobile Home—Care Facility (Section 709.02 (B)(3))~~
~~Mobile Home—Temporary Farm Dwelling (Section 708.01(G))~~
~~Parks~~
~~Recreation Areas—Commercial~~
~~Recreation Areas—Private or Semi Public~~
~~Resorts~~
~~Roadside Sales Stand (Seasonally Operated)~~
~~Schools—Public and Private~~
~~Storage—Open (Section 705.10)~~
~~Storage—Accessory to a Permitted Principal Use (Section 705.10)~~
~~Structure—Temporary or Interim Use~~
~~Temporary Farm Dwelling (See Section 708.01(G))~~
~~Wildlife Reserves, Public or Private~~

Rural Residential Interim Uses:

~~Agri Entertainment, specifically limited to corn maze, hay rides and “pick your own” produce~~
~~Kennels (business/commercial),~~
~~Mobile Homes, Recreational Vehicles or Trailers~~
~~Small Businesses~~

POTENTIAL ALTERNATIVES/DISCUSSION

The Planning Commission discussed some alternative options that could be considered for certain uses.

Institutional Uses

These uses were proposed for removal due to the noted incompatibility with the Comprehensive Plan, which states “institutional uses are inappropriate” in this designation. It is also noted that these types of uses have large parking lots, additional lighting, different traffic generation, large gatherings of people, and other such impacts which are not technically compatible with the purpose of the Rural Residential designation.

One concept was to allow churches and schools (institutional uses) as conditional uses provided the uses were scaled to the property size. This could take two forms: allowing only “small assembly uses” or allowing this use provided it had a similar impact.

One such approach would be to limit the size of the uses to “small assemblies.” This would limit the size of churches, for example, to a capacity of about 250 people. There would still be a parking lot, lights, and other such impacts, but the size of the facility could theoretically be limited. Schools could be limited to demonstrate that the number of students was the equivalent of this number in terms of traffic generation/septic size. This is a fairly common approach to regulating the size of institutional uses in residential areas.

The second approach would be to allow the scaling of a use to fit the size of the lot. The Town did this in the Conservancy District where uses were required to have the general same traffic/septic impact as it would if it were a single family residential development. With the smaller size of the properties in the Rural Residential District, this may result in conflicts. This would result in a traffic study for the use having to depict that it generates the equivalent number of trips as the number of houses that would fit on the lot.

With both approaches, it would seem that the Town would be frequently challenged. With both approaches the Town would likely be challenged on the grounds that adjacent roadways can handle the traffic and that the line being drawn was arbitrary. These lines would end up getting pushed. Therefore, it may be more prudent to utilize the lines drawn in the Comprehensive Plan. However, if the Commission wants to further explore these options, it can be done.

Public Uses

By removing parks and public uses from the Rural Residential, the Town should be creating a new Public/Semi-Public type zoning district. A rezoning puts the Town in a better position to say “no” to a use that would have unfettered public access than a conditional use permit. It would also require the use to be acknowledged by the Comprehensive Plan, which has a “public” designation. Institutional uses could also be placed in this district.

Essential Services

The Town currently has “essential services” as a broad topic from governmental buildings to electrical substations. This needs to be narrowed down to gas and electric substations and ones that require location in the area due to the presence of infrastructure. Governmental buildings would be in a separate district.

Proposed Section 702.01 (68):

(68) ~~Essential Services—(Public Utility Uses, Transmission Services, Buildings and Storage).~~

~~Transmission service such as electrical power lines of a voltage of 35 kv or greater, or bulk gas or fuel being transferred from station to station and not intended for en route consumption or other similar equipment and accessories.~~

Essential Services – Utility Substation – A utility use whose function is to reduce the strength, amount, volume, or configuration of utility flow from a bulk wholesale quantity to small retail quantities. These uses include electric or gas substations, telephone switching and relay facilities, water and sewage pumps, and lift stations. This does not include battery energy storage systems.

Home Businesses

The Town currently allows home based businesses in two forms: home occupations by a CUP and small business permits by an IUP.

“Home occupation” means any gainful occupation or profession engaged in by the occupant of a dwelling at or from the dwelling when carried on only within a dwelling unit and not in an accessory building and not involving exterior storage of equipment or additional parking or signage or exterior display of goods or drive-in traffic, which traffic is excessive in the sole discretion of the Town. Based on the ordinance requirements, it is hard to discern why this would need a CUP, as nobody would be able to tell this is occurring on site. It would be recommended that this be revised to be a simple registration with the Town.

Meanwhile, “small business permits” can be granted for almost any business, except those that fail the somewhat subjective ordinance review criteria and/or require non-livestock related sales. Up to 5 employees are permitted. It may be appropriate to revise this code to disallow any exterior storage and limit the number of employees to a lesser amount.

Agricultural uses are not included in these ordinances, currently.

These modifications would result in fewer conflicts.

Agricultural Uses

The Town allows feedlots as a CUP. There is also a CUP provision to exceed the number of animal units allowed for a property. The state requires a feedlot registration for over 50 animal units and a feedlot permit (generally) for over 1,000 animal units. The Town currently has three registered feedlots. One has 112 animal units, another has 501, and the third has 78.5. There are two others that are registered but currently have no animals. None of these are remotely close to exceeding their animal unit count, as they are all on large tracts of land.

The Town could state that feedlots that require a permit (not registration) from the PCA and/or are defined as confined animal feeding operations by the EPA are not permitted. Registered feedlots could still require the conditional use permit. Perhaps, this could be only when

exceeding the animal unit count on properties taxed as agriculture.

The roadside sales stand could be permitted simply as a permitted accessory use without the required setbacks and required to be near the front entrance of the property. To have the sales in another structure or the interior of the site could be allowed as a small business permit in the limited sales event periods permitted for livestock sales.

Historically, the Town has treated horse uses as agriculture. The only exception is when the horse use is offering a service such as “We Can Ride” on the site. In those instances, the Town has required a small business permit. However, if it is just boarding, training, breeding, etc, it was considered to be agriculture. The Planning Commission should confirm if this is still the intention.

Temporary Structures

There is intended to be an allowance for people to reside in a mobile home or similar type structure when their house had a fire or is in need of significant work. This should be permitted as either an IUP or just with a contract with the Town. This may be appropriate to have as a permit that goes to the Town Board without the need for a public hearing. If this is not possible, it would be appropriate to have as an IUP.

Grading/Land Reclamation

The Town currently grants grading permits administratively in some cases. Then there’s also “land reclamation” permits which require a CUP. The grading permit ordinance will include the definition of land reclamation and then state a threshold of the amount of area being disturbed, removed, or brought in where a permit is required.

Antennas/Towers

Staff is researching the required standards for antennas and towers for private communications.

NEXT STEPS

The Planning Commission should review the above proposed modifications and then provide a comment to the Town Board on the desired approach for these topics.

Potential Ordinance Language:

Essential Services Definition-

Section 702.01 (68):

~~(68) Essential Services—(Public Utility Uses, Transmission Services, Buildings and Storage).—Transmission service such as electrical power lines of a voltage of 35 kv or greater, or bulk gas or fuel being transferred from station to station and not intended for en route consumption or other similar equipment and accessories.~~

Essential Services – Utility Substation – A utility use whose function is to reduce the strength, amount, volume, or configuration of utility flow from a bulk wholesale quantity to small retail quantities. These uses include electric or gas substations, telephone switching and relay facilities, water and sewage pumps, and lift stations. This does not include battery energy storage systems.

Roadside Sales Stand -

On Agricultural property, one seasonally operated temporary roadside sales stand may be permitted as follows:

1. The sales stand shall be located on property with a residence.
2. The sales stand shall not exceed 320 square feet in floor area.
3. The sales stand shall may be placed in the front yard, provided it is not closer than 25 feet to the public right-of-way.
4. The sales stand shall not be greater than 100 feet from the front lot line.
5. The products sold at the sales stand shall be grown on the premises.
6. The sales stand shall be accessed via the legally permitted driveway to the property.
7. The sales stand shall be operated by the resident on site.
8. Parking areas shall be provided.
9. Sales from a permanent accessory building or residence or on a sales stand greater than 100 feet from the right-of-way shall require a Small Business Permit.

Small Business Permit –

Reduce the number of employees to one. State that agricultural sales not meeting the roadside sales stand requirements need to meet the livestock sales event standards.

Public Zoning District-

Add a Public Zoning District. Rezone the Town Park to this district. Move governmental buildings, parks, churches, schools, etc. from RR to this district all as CUPs. Ag would be a permitted use. Setbacks would be the same as the

PUBLIC/SEMI-PUBLIC DISTRICT

Section 708.05: Public/Semi-Public District Established (PSP)

The Public/Semi-Public District is established for the purpose of providing for public and semi-public uses in areas identified in the Comprehensive Plan.

A. Permitted Uses. The following Accessory Uses are permitted in the Public/Semi-Public District:

1. Agriculture

B. Conditional Uses. The following Conditional Uses are permitted in the Public/Semi-Public District:

1. Parks
2. Places of Assembly
3. Schools
4. Governmental buildings

C. Physical Standards. All construction in the General Business/Commercial District shall meet the following physical standards:

1. Height. The maximum height of all buildings shall not exceed the lesser of two and one-half (2 1/2) stories or thirty-five (35) feet. The height limitation shall not apply to farm buildings, grain elevators, silos, windmills, elevator legs, cooling towers, water towers, chimneys and smokestacks, church spires, or electric transmission lines.

2. Lot Area, Dimensions, and Restrictions. Lot Area shall be a minimum of 15 acres in size and adequate to provide for all expected improvements and for the installation of two on-site Sewage Treatment Systems.

(a) Minimum Lot Width at Front Yard Setback Line – 150 feet

(b) Setbacks. All buildings and structures shall meet or exceed the following setbacks:

Minimum Front Yard Setback 50 feet

Minimum Side Yard Setback 25 feet

Front Street in Case of Corner Lot 50 feet

Minimum Rear Yard Setback 50 feet

D. Performance standards for non-park uses within the Public/Semi-Public District

1. Minimum lot size is 40 acres.
2. The use shall be consistent with the Town Comprehensive Plan.
3. There shall be a screening belt of 50 feet in width to any public right-of-way.
4. The site shall not derive an impact greater than that of the equivalent of the impact the site would have as a single family residential subdivision in the Rural Residential District in terms of traffic generation, size of septic system, visual impact, and other such standards.

Feedlots –

The Town does not permit feedlots that require a permit from the MPCA (1,000 animal units) nor are considered to be “confined animal feeding operations” by the US EPA.

