

**Town of May  
Washington County  
Planning Commission  
June 28, 2018**

The Planning Commission of the Town of May met for their regular meeting on Thursday, June 28, 2018 at the May Town Hall. Members in attendance were: John Arnason, Steve Magner, Chad Nelson, and Jyneen Thatcher. Jeff Chase, Lester Rydeen, Don Rolf, Mitch Otterson, and Jason Husveth were absent. Also present was Planner Alan Brixius from Northwest Associated Consultants and Board Chair William Voedisch. Chairman Arnason called the meeting to order at 7:02 pm.

**Minutes – May 31, 2018**

Arnason moved to approve the May 31, 2018 minutes, Nelson seconded. Motion carried 4-0.

**Public Hearing – Wilder Forest CUP Amendment- Marine Mills Folk School.**

Brixius presented the development application and the Planning Memorandum dated June 20, 2018 outlining the original 2017 Township CUP approval that allowed the introduction of a Marine Charter School –Elementary School into the Wilder Forest site with limits on people and cars that could visit the site. He also described the current requested CUP amendment to allow the introduction of the Marine Mills Folk School to collocate within the Elementary school facilities. The application indicates that the new Folk School would operate within the capacity limits of the approved elementary School. Brixius stated that the proposed use was consistent with the Township's comprehensive plan and the purpose of the Conservancy Zoning district. The Folk School is consistent with the definition of an Educational Retreat Center which is a conditional use in the Conservancy Zoning district. Brixius also outlined the conditions that should be applied if the planning commission recommended approval of the CUP application.

Motion by Arnason to open the public hearing, second by Nelson. Motion carried 4-0. Public hearing opened at 7:15 pm.

Magner questioned if proper notification was published and notices sent to adjoining properties. Board Member Voedisch indicated that all proper notices were sent out.

Magner asked if the Elementary School CUP allows 7 day a week activities. Chris Steiment, the School Chairperson, stated the CUP allows for 7 day a week activities.

Board Member Voedisch, stated there are additional requests from the Elementary School regarding bus storage, maintenance and fueling on the site. However, this needs to be a separate application, with more information. The Folk School request is not related to this future issue and should be consider on its own merit.

Robin Brooksbank, Chair of the Marine Mills Folk School, provided a description of the Folk School mission, purpose and activities. She explained the benefits of collocation with the

elementary school and the advantages of the Wilder site in their proposed operations / activities. Brooksbank provided a list of Marine Mills Folk School Board Members.

Arnason asked about the current operations and the people and car counts and the projected people and car counts with the new application. The Applicant provide current count reports and projected counts to demonstrate that they can fall within the approve limits of the Elementary School CUP.

Magner noted that the Folk School will add operations and events beyond the Elementary school and will bring traffic into the site in evenings and weekends. He asked if there have been any complaints related to traffic from the Elementary School. Voedisch stated that they have not received any complaint. Voedisch also outlined the need for some additional maintenance on certain nearby street segments that need to be address on a more frequent basis.

Brooksbank stated that the Folk School is in the process of securing its nonprofit status. They have been approved by the state, but have not received the IRS approval.

Board Member Voedisch stated that the board will likely wish to have a more defined quarterly reporting from the school and Folk school related to number of people and cars visiting the site, special events and other activities to insure that the approved limits are maintained.

Arnason asked if there is a need to amend the zoning code to specifically address Folk Schools. Mr. Brixius stated that Folk Schools fits within the definition of Educational Retreat Center. No change in necessary, however, this can be investigated when future code updates are considered.

Brooksbank asked if the approval process will allow the Folk School to open this fall. Voedisch indicated that the planner will draft a resolution outlining the planning commission recommendation and this application will proceed to the next town board meeting for final action. The Folk School can begin operations upon satisfying the requirements of the CUP amendment conditions.

Motion by Arnason to close the public hearing, second by Nelson. Motion carried 4-0. Public hearing closed at 7:40 p.m.

Motion by Arnason to approve the Conditional Use Permit to allow the Marine Mills Folk School to locate with the Marine Area Charter School at the Wilder Forest subject to the six conditions outlined in the June 20, 2018 Planner's Memorandum and the following two additional conditions:

7. Applicant provides proof of approved nonprofit status for the Marine Mills Folk School.
8. All parking for the Elementary School and the Folk School shall occur in approved parking locations. If parking occurs in driveways or non-approved locations the applicant shall provide additional parking that meets Township code standards when directed by the Township.

## **Adjournment**

Motion by Arnason to adjourn, second by Nelson. Motion carried 4-0. Meeting adjourned at 7:45 p.m.

Respectfully submitted,

Nate Sparks  
Town Planner