

TOWN OF FARMINGTON PLAN COMMISSION MEETING MINUTES

PLAN COMMISSION REGULAR MEETING
TUESDAY, FEBRUARY 15, 2022
FARMINGTON TOWN HALL

Attendees: Dan Heidel, Paul Lash, Mike Raabe and Dr. Michael White
Minutes Prepared by: Crystal Sbraggia

CALL TO ORDER:

Chairman, Dan Heidel called the regular monthly Plan Commission Meeting to order at 7:30PM.

Mmsp: Lash / White Motion to approve minutes from January 18, 2022. **4/0/0 Passed**

Mustang Estates, LLC & Cedar Corporation

Request cancelled. No Decisions.

Maureen Mooney | Parcel 5-855-2

Ms. Mooney was in attendance to present her request that a CUP be granted to allow for a portable yurt to be constructed onto land parcel 5-855-2, which is located on Hwy T, is 10.98 acres in size and currently zoned Exclusive Ag.

Mooney, a traveling health care worker, is requesting to install a portable, 180 square foot yurt or tent-like structure with collapsible framework onto her parcel of land that does not qualify for residential rezoning. She explained that she plans to occupy the yurt during times when she is not traveling, but assured the commission that she will be staying at the yurt no more than 6 months or 50% of the year. She shared a map to illustrate the proposed placement of the yurt and noted that it would be built outside of the floodplain and compliant with all county setback requirements. Mooney explained that water would be transported to the site and that she would be working with the county to obtain proper wastewater privy or disposal permits.

The commission compared the request to a similar CUP granted to Steven Lechnir for land parcel 5-836-5 in 2016. Both requests involved the placement of a portable structure onto Exclusive Ag land that would allow occasional occupancy totaling less than 50% of the time. Proper wastewater disposal permits would need to be approved through the county, as would any other permits for additional attachments or structures.

Mooney will be placed on the March 1, 2022 Town Board meeting agenda. The commission suggested that Mooney seek further clarification regarding county approvals / meeting requirements and dates to ensure that her request can be addressed at that level following the town board meeting.

Mmsp: Raabe / Lash Motion to recommend approval for a CUP to be granted to Maureen Mooney that would allow for the placement of a portable yurt onto land parcel 5-855-0. This recommendation is contingent upon the following conditions including <50% occupancy, proper permitted wastewater disposal and fire number creation. **4/0/0 Passed**

Comprehensive Plan

1. Vision Statement – Heidel shared the proposed vision statement for the CP. No changes were suggested.
2. Cell Phone Tower Map – Heidel noted completion.
3. Land Descriptions (ensure same as county) - Heidel will be meeting with the county this week to review and discuss their updated land use definitions.
4. The commission attempted to review the 2050 future land use map, however, was unable to determine feedback due to the quality of the map. Heidel will be requesting a higher resolution map with reference points and parcel lines during his county meeting.
5. Heidel shared a draft of a new document that could help streamline the land use requests. The commission reviewed the document and suggested additional information be included to help further simplify the process.
6. Fee Structure – the commission discussed possibly recommending a fee structure be implemented and included into the CP for land use agenda items / requests.

Public Concerns

No public input received.

Mmsp: Lash / White: Motion to adjourn at 8:55pm. 4/0/0 Passed