

Town of Oulu
Regular Plan Commission Meeting
Town Hall
August 6, 2018 ~ 6:30 p.m. – 6:38 p.m.

The August 6, 2018 regular Plan Commission meeting was called to order at 6:30 p.m. at the Town Hall by Chairman Fred Strand.

Members present: Tonya Koehler, Duane Lahti, Marjorie Lahti, Sandra Rantala, Frederick Strand and Diana Reijo, clerk. Absent: None.

Motion by D. Lahti, second by Rantala to approve the agenda as printed and posted. Motion carried by voice vote.

Motion by M. Lahti, second by Koehler to approve the minutes of the July 2, 2018 regular board meeting as presented. Motion carried by voice vote.

Community Members as Pre-Registered – Oral and/or Written.

*No community members registered at this time.

New Business:

Special Use Application:

Review Special Use Application:

Calvin & Cheryl Ruska's request to build a new house; PIN: 04-038-2-48-09-31-3 03-000-20000; Tax I.D.# 27238; Legal Description: A parcel in SW $\frac{1}{2}$ SW $\frac{1}{4}$ S31 T48N R9; Acreage: 18.51; Zoned: Forestry 1

Special Use Permit application:

- SW $\frac{1}{2}$ SW $\frac{1}{4}$ S31
- 18.5-acre parcel
- Construct a new house with an attached garage
- Parcel is zoned Forestry 1

Findings:

- Parcel size is 18.5 acres
- Parcel is zoned Forestry 1, which requires a minimum parcel size of 4.5 acres
- Parcel Future Land Use Class is Forestry Core
- Forestry Core is for parcels 35 acres and larger.
- The Plat Book shows this parcel as being part of a larger, 73-acre parcel.
- However, this parcel was a parcel of record when the Town's original Comprehensive Plan was adopted. Hence the Plan Commission and Town Board made an error by designing the Future Land Use for this parcel as Forestry Core, since it did not meet the Forestry Core standard.
- The Future Land Use designation for this parcel and the other parcel in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of section 31 should be changed to Forestry-Limited Residential the next time the Comprehensive Plan is revised.
- Forestry-Limited Residential allows for 1 dwelling unit complex per 10 acres
- The Special Use Permit application to build a new house with an attached garage is consistent with the Zoning Classification and the needed correction of the inappropriate Future Land Use designation from Forestry Core to Forestry-Limited Residential for this parcel.

Motion by D. Lahti, second by Koehler to approve Calvin & Cheryl Ruska's Special Use Permit application with the following conditions as supported by the Findings.

- Conditions:
 - No change to the project construction type (new construction, mobile house, manufactured house, recreational vehicle) is allowed without review by the Town Plan Commission and approval of the Town Board.
 - The Town may periodically review the Special Use Permit to assure compliance with the permit conditions and the Town's Comprehensive Plan.

Motion carried by voice vote.

Agenda item/s for next meeting:

None.

Next meeting date/s:

Plan Commission regular meeting is scheduled for Tuesday, September 4, 2018, beginning at 6:30 p.m. at the town hall.

Motion by Lahti, second by Rantala to adjourn. Meeting adjourned at 6:38 p.m.

Respectfully Submitted,

Diana Reijo, Clerk

APPROVED: