



LINWOOD TOWNSHIP

ANOKA COUNTY
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Planning and Zoning Commission Minutes February 20, 2024

Meeting called to order at 7:00 pm by Joe Dolphy

Pledge to the Flag was recited.

Roll Call

Commission members present: Joe Dolphy, Lloyd Horton, Nancy Matson, Tom Sausen, Tom Searing

Commission members absent: Jim Garrison, Rory Paggen, Tom Pilla

Town Board members present: Carol Searing

Staff & Consultants present: Pam Matti – Deputy Clerk

Residents present: Andy Luedtke, Bob Millerbernd, Tom Murphy, Jonn Olson

Approval of Agenda

Motion by Nancy Matson, seconded by Tom Searing, to approve the agenda. Joe Dolphy commented that he would like to have one item added to the agenda, to include discussion on a complaint about chickens and roosters in Linwood Township. Nancy M. motioned to add the amendment to the new business section of the agenda. Tom S. seconded. All ayes, motion carried.

Approval of PZ minutes from January 16, 2024

Motion by Tom Searing, seconded by Nancy Matson, to approve the minutes. All ayes, motion carried.

OLD BUSINESS

None

NEW BUSINESS

County-Wide Housing Study Presentation – Karen Skepper, Director of Anoka County Community & Government Relations presented information from their recent county-wide housing study. Karen S. stated that about every 10 years they try to do an analyst of what the housing needs are in the county. Karen S. commented that the report is still in draft format and the Township will receive the full report once it is completed.

Karen S. presented:

Study recommendations for Linwood Township

- Linwood is the only remaining township in Anoka County
- Additional infrastructure needed in order to accommodate traditional high-density development.
- Low density or densities of less than 8 units per acre may be clustered together to satisfy demand from markets not being accommodated.
- Single family homeownership –
- Only 12 single family lots available
- Demand for 149 single family lots by 2023.

Linwood – Rental and Senior Housing

- Study showed demand for rental housing product in Linwood.
- 16 multi-family lots would facilitate detached villas or twin homes.
- Additional infrastructure would be required to facilitate this product.
- Senior housing demand is likely to rise as older households want to remain in community.
- Relocation to other housing product to better service amenities to accommodate needs.
- Consider how in the future the township could accommodate persons wanting to remain in community but need services.

Karen S. suggested that P&Z and the Linwood Town Board will be able to use this 250-page report as a tool for planning.

Preliminary Local Forecasts, Version 1 from the Met Council – Joe D. reported, the Met Council has recently completed their Preliminary Local Forecasts, in draft form. The forecasts describe likely and reasoned expectations of regional growth based on an understanding and modeling of regional dynamics. Joe D. commented, the forecast by 2040 for Linwood shows less people, but more employment. The Met Council is looking for comments and questions by February 29, 2024. Joe D. commented that he would look into working with the office staff to respond to the Met Council.

Joe D. asked if the Town Board Supervisors at a board meeting can give direction to the Planning and Zoning Commission on what they want the Commission to work towards in the future. In the meantime, P&Z will wait for further direction from the Board.

Addition to the Agenda - Tom Murphy, approached the P&Z concerning Linwood's Ordinance on chickens and roosters. The resident would like to see the Township regulate the number of

roosters allowed. Joe D. said, if the Town Board Supervisors choose to have the P&Z work on an ordinance, the Town Board would need to request that.

Resignation Announcement

Tom Sausen announced his resignation, effective immediately from the P&Z Commission.

STAFF AND ZONING ADMINISTRATOR REPORTS AND COMMENTS

Emily and Claire sent written updates from MSA:

Sketch Plan Updates

- 7100 Fawn Lake Dr NE (B District) Planning staff approved the sketch plan and is currently waiting for applications for the administrative subdivision and rezone (the resulting residential property will need to be rezoned from B to R-1).
- Sunrise Rd/217th Ave NE (R-A District) Request for a minor subdivision. Planning staff have recommended moving forward with one option; as of February 13, no preliminary plat application has been received.

Variance Updates

- 22718 E Martin Lake Dr (R-1 District) Planning and Township staff held a pre-application meeting with the homeowner to discuss potential variances needed to replace a noncompliant septic system on a shoreland (riparian) parcel. The property owner is currently working to obtain an official survey to determine whether variance(s) will be necessary.
- 5310 239th Ave NE (R-A District) Applicants withdrew their variance application following planning staff's concerns about the economic reasoning for the variance.

Lot Line Adjustment Updates

- 24464 Lyons St NE (R-1 District) Planning and Township staff held a pre-application meeting with the applicants on January 24; as of February 13, no administrative subdivision or lot line adjustment applications have been received.

Carol Searing commented that there will be a public hearing in March for the ordinance amendments.

Motion by Nancy Matson, seconded by Tom Searing, to adjourn. All ayes, motion carried.

Meeting adjourned at 8:11 pm.

Respectfully submitted by Pam Matti, Deputy Clerk

Minutes Approved: March 19, 2024

Chairman: _____
Joe Dolphy