

**Hampton Township  
Planning Commission Meeting Minutes  
July 8th, 2013 7:30 P.M.**

Attendance:

Jeremy Irrthum  
Mike Tix  
CaSondra Schaffer  
Larry Runyan  
Dave Peine

The meeting was called to order at 7:30 pm by Jeremy Irrthum.

Brad & Annette Werner, currently living at address 815 Hoffman Street West Cannon Falls, MN- 651-307-1797 requesting a variance for changing the distance from the road to the front of the house on Hogan Avenue, Hampton, MN 55031. The Board of Supervisors reviewed Ordinance 402 as 240 feet of road frontage or more, you can build anywhere you want beyond the right-of-way. Addendum to Ordinance 402 dated March 27, 2007 changed the minimum frontage to 140 feet. The Board of Supervisors interpreted 140' -239' feet of frontage road requires the house to be built 300 feet or more from the right of way.

The Commission read the March 27 addendum which states, "A 140 foot road frontage is required if a house is built 300 or more feet from the road right-of-way." The addendum only defines 140 feet of road frontage and 300 feet from the right-of-way. It does not indicate the allowed setback for frontages between 141 and 239 feet. The amendment, in essence, reduced the minimum 240 feet frontage requirement to 140 feet. **Dave Peine stated the board recommended that a variance is not needed, there is a grey area of the ordinance from 141 feet to 239 feet of road frontage that does not lay out what setback is needed for lot frontages in this range, and that they would allow the house to be moved forward 50 feet and a building permit be granted, seconded by Larry Runyan and unanimously passed.**

Letter from Troy Gilchrest, attorney, was read regarding James McKenzie's property. Discussion was had on the contents of the letter. Mike Tix questioned how the County granted an address to a property with no road frontage. The Board has tabled this issue.

**A motion was made by Larry Runyan to adjourn the meeting, seconded by Mike Tix and unanimously passed.**

Meeting was adjourned at 7:58 P.M.

Melissa Timm  
Hampton Township Deputy Clerk