

MOWER COUNTY PLANNING COMMISSION
County Court House
Austin, Minnesota 55912

The regular Mower County Planning Commission meeting, called to order by the chairman, April 27, 1976, found the following members present:

Richard Anderson	William Douty	Lee Thompson
Dale Braaten	Stella Jensen	Bill Rugg
Richard Buechner	John Kramer	
M. E. Chesebrough	Roger Peck	

Staff: James Harberts, William Buckley, Brian Peterson

Representatives of Lansing, Adams, and Austin Town Boards, Broken Spokes Bike Club, and concerned property owners.

Minutes were amended and approved as mailed. Motion: Dale Braaten. Seconded: Stella Jensen. Unanimous vote.

SP 117 & 118-Craig Farlinger for a platting waiver and permit to operate a commercial hog facility on less than 80 acres (3.5 acre farmstead). Investigating report and staff report both indicated approval. Adams Town Board not opposed to petitions. Motion to recommend approval by Stella Jensen, seconded by Wm. Douty, unanimous vote. Both petitions handled on same motion. A letter from Gene Pitzen (former owner) indicating that manure was to be hauled on his land was in contract. Stated favorable recommendation of Mr. Farlinger.

CU-87 - Continuation of request for rezoning from Leland Engens. Opening statements by Chuck French were that Soil Conservation Services office had indicated that 38,000 more feet of tile would probably be adequate for drainage of site. He also indicated that rezoning of Engen property would not have any greater effect on Mr. Peterson's feedlot than what development is now in the area. In fact, the land across the road is zoned industrial. PCA regulations concerning feedlots pertain primarily to new feedlots near residences. Mr. Peterson indicated opposition to the proposal because he felt that continued development would eventually force him to cease his livestock operations. The Lansing Town Board is opposed on the basis of the shape of their township road, and that it would have to be regraded to provide adequate access to the site. The Town Board felt that they could not carry the financial load of upgrading the road. Regrading would likely change water and sewage drainage patterns from the Engen property and the area to the south. Phil Richardson, representing the Engens took issue with some of the comments of the staff regarding the effect of this development on the City of Austin. He felt that Lansing Township was more affected by the development than was Austin. A question was asked of Mr. French concerning where water would go if the additional tile was installed and the site was developed which would generate increased run-off. The answer received was that modern technology would be able to dispose of it properly. Merrill Chesebrough summarized the petition saying that the staff report questioned the developable potential of the site in reference to the County 701 Plan, large lot rezoning has not developed to any extent and that there was a question as to when and if municipal water or sewer could be provided to the site. The Chairman asked a number of times for a motion one way or another. Finally, Lee Thompson made the motion to table. John Kramer seconded. The motion carried 8-2. Chesebrough and Braaten dissented.

SP-119 - Denis C. Flaherty for a special permit to operate an auto sales lot on his property (3.5 acres) located along 218 S in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 23, Austin Township. Investigation report was read with no recommendation on action to be taken. Staff

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report was read and recommended that Mr. Flaherty be given a reasonable time period to move his sales lot from the site based on the conclusion that the commercialization of the site was an infringement on the rights of the residential property owners in the neighborhood. Various neighbors voiced opposition and favor to the petition. Most that opposed felt that he should not be told to cease immediately but should have a time in which to phase the sales lot out. Seven conditions were recommended by the staff and the petitioner felt that he could comply with them. Austin Town Board voiced no opposition to the petition. One additional comment against petition was the continuing build-up of commercial type enterprises in this area. On a motion by Roger Peck and seconded by Stella Jensen, the commission unanimously voted to recommend a one year permit which would be reviewed in July of 1977 to determine whether the operation should continue. The commission attached the seven conditions to the recommendation but omitted the last sentence of No. 7 which indicated elimination of the lot at the end of the year. They added an eighth condition limiting the permit to Mr. Flaherty only.

Jim Harberts opened an informal discussion between the commission, the Broken Spokes Bike Club, Lansing Township Board, and interested property owners, concerning the apparent mis-understanding of the limits of the special permit granted the club to use Mr. Hyland's property for motorcycle races. Some complaints had been received by the Planning Department about noise coming from the area. It was the understanding of the neighbors that the track was to be used only on the day of races with allowable preparation and practice two days before. The Townboard and Planning Commission expressed the same understanding of the permit. The chairman indicated to the spokesman for the club (Mike Quinn) that if they wished to have practice at the track, they would have to submit another petition.

Staff presented three petitions for referral to the investigating committee. SP-22A renewal for Ernest Durst for Trailer Sales, SP-68 renewal for Arnold Wiste for Vinyl top repair and auto sales, and SP-120 Lois Jennings for waiver of platting. Motion by Dale Braaten Second by Richard Buechner . Unanimous

Mr. Buckley addressed the commission on the subject of pursuing illegal sewer outlets and what procedure the commission thinks he should follow. The commission felt that a draft letter should be presented to the commission before it is sent out.

Meeting adjourned at 10:15 . Motion: Dale Braaten Second: Wm. Douty.