

# MOWER COUNTY

## AUSTIN, MINNESOTA



October 6, 1981

### MINUTES OF THE MOWER COUNTY PLANNING COMMISSION SPECIAL MEETING

MEMBERS PRESENT: Ray Capelle, Jen Ulwelling, Roger Peck, Conrad Stemson, Joe Monson, John Hill

MEMBERS ABSENT: Robert Finbraaten

OTHERS PRESENT: Dave Olson, Julie Lewon

Chairman Peck called the meeting to order at 8:00 p.m., Tuesday, October 6, 1981 in the Commissioners Room of the Mower County Courthouse.

Conditional Use Permit #163-Renewal/Gravel Pit - Clarence May: A petition from Mr. May for the renewal of his permit allowing a gravel pit in the NW $\frac{1}{4}$ , Section 28, Marshall Township, was read to the commission. Mr. Monson was on the investigation committee and reported that gravel pit was well taken care of. All conditions were being met with the exception that the "No-Trespassing" sign was not visible and the gate appeared to be open all the time. After further discussion, Mrs. Ulwelling made a motion to recommend approval of the petition with the same required conditions plus the condition that the entrance gate be checked periodically to see that it is closed when the pit is not in operation. The motion was seconded by Mr. Monson and passed unanimously.

Conditional Use Permit #175-Renewal/Farm Machinery Sales - Charles Kelm: A petition from Mr. Kelm for the renewal of his permit allowing the farm machinery sales operation, in the NE $\frac{1}{4}$ , SE $\frac{1}{4}$ , Section 16, Lansing Township, was read to the commission. Mr. Monson was on the investigation committee and reported that the site was clean and all the conditions were being met. After further discussion, Mr. Stemson made a motion to recommend approval of the petition with the same required conditions. The motion was seconded by Mr. Capelle and passed unanimously.

Conditional Use Permit #180-Renewal/Auto Wrecking Yard - Mike Stock: A petition from Mr. Stock for the renewal of his permit allowing an auto wrecking yard in the SW $\frac{1}{4}$ , SW $\frac{1}{4}$ , Section 36, Le Roy Township, was read to the commission. Mr. Monson was on the investigation committee and reported that the gates were solid and kept closed and the yard was kept up. The rows of cars started about 200 feet back from the road. All the required conditions were being met. Mr. Monson stated that he would like to see a good fence along the road to keep kids out. Mr. Stock said that he had never had a problem with kids and not many lived in the neighborhood. There was discussion on whether to require a performance bond and it was decided to require it as most other wrecking yards must have one. After further discussion, a motion was made by Mr. Monson to recommend approval of the petition with the same required conditions plus the condition that a \$2,500 performance bond be filed with the County Auditor. The motion was seconded by Mrs. Ulwelling and passed unanimously.

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Conditional Use Permit #208-Renewal/Automotive Repair - Arnold Wiste: A petition from Mr. Wiste for the renewal of his permit allowing a vinyl top repair shop on Lot 5, Country Club Addition, W½, SE¼, Section 31, Red Rock Township, was read to the commission. Mr. Monson was on the investigation committee and reported that the site was very clean, everything being inside a double garage. Mr. Wiste said that he would be putting up two signs, one on the garage and one by the road. The sign ordinance was checked and no problems were seen with the signs. Mr. Wiste also asked vinyl repair shop be changed to vinyl installation as no repair work was done, and that the condition limiting the number of cars on the property state customers cars as he has several cars of his own. A motion was made by Mr. Capelle to recommend approval of the petition on a permanent basis with the same conditions, making the changes asked for by Mr. Wiste. The motion was seconded by Mr. Stemson and passed unanimously.

Conditional Use Permit #83-Renewal/Automobile Wrecking Yard - Roger Crews: A petition from Mr. Crews for the renewal of his permit allowing an automobile wrecking yard in the NE Corner, SE¼, NW¼, Section 22, Waltham Township, was read to the commission. Mr. Monson was on the investigation committee and reported that there were only a few cars and a huge pile of tires. Mr. Crews was not present at the meeting. Mr. Olson said that he had some questions for Mr. Crews regarding the wrecking yard and suggested that the petition be tabled until the questions could be answered. There was some discussion on increasing the performance bond to \$2,500 but no decision was made. A motion was made by Mr. Monson to table the petition. The motion was seconded by Mr. Stemson and passed unanimously.

Conditional Use Permit #181-Renewal/Millwork Shop - Marlow Aswegan: A petition from Mr. Aswegan for the renewal of his permit allowing the operation of a millwork shop in the SE¼, NW¼, Section 10, Pleasant Valley Township, was read to the commission. Mr. Monson was on the investigation committee and reported that the site was very neat and everything was inside a new building. All the conditions were being met. A motion was made by Mrs. Ulwelling to recommend approval of the petition on a permanent basis with the condition that the permit be non-transferable. The motion was seconded by Mr. Capelle and passed unanimously.

Review of Preliminary Plat - James and Agnes Rush: Mr. and Mrs. Rush are proposing to subdivide a lot from their 17 acre parcel in the NW¼, NE¼, Section 6, Windom Township, to construct a non-farm dwelling for themselves. They then plan to sell the remaining land. Mr. Olson reported that the staff has reviewed the preliminary plat and it meets all requirements. A motion to approve the preliminary plat was made by Mr. Monson, seconded by Mr. Stemson and passed unanimously.

Mr. Olson told the commission that the staff was considering an amendment to the zoning ordinance which would require that petitions denied by the commission have a waiting period of one year before that same petition could go before the commission again. After discussion on the length of waiting period, a motion was made by Mr. Hill and seconded by Mr. Monson to have the staff draft the amendment. The motion passed unanimously.

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A letter from Mr. Buckley, County Sanitarian, to Donald Tostenson was read to the commission. Mr. Buckley was informing Mr. Tostenson of the commission's decision that the septic system be brought up to standards by October 31, 1981. No reply has been received from Mr. Tostenson.

The Commission discussed initiating the rezoning of property directly east of the Terrace Park Mobile Home Park from Commercial to Rural. Mr. Kraft, County Attorney, had been contacted and saw no problem with the commission initiating the rezoning. A motion was made by Mrs. Ulwelling to have staff commence proceedings on the rezoning. The motion was seconded by Mr. Monson and passed unanimously.

There being no further business, a motion was made by Mr. Monson, seconded by Mr. Hill to adjourn. The motion passed unanimously and the meeting adjourned at 9:30 p.m.

Respectfully submitted,

*Julie Lewon*

Julie Lewon, Secretary  
Mower County Planning Commission