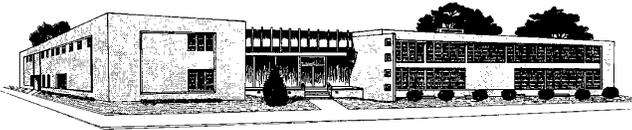


# MOWER COUNTY

## AUSTIN, MINNESOTA



January 26, 1982

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

MEMBERS PRESENT: Joe Monson, Conrad Stemson, Roger Peck, Robert Shaw, Ray Capelle

MEMBERS ABSENT: John Hill, Jen Ulwelling

OTHERS PRESENT: Julie Lewon, David Olson

Chairman Peck called the meeting to order at 7:55 p.m., Tuesday, January 26, 1982 in the Commissioners Room of the Mower County Courthouse. Minutes of the December 22, 1981 meeting were approved as mailed on a motion by Mr. Stemson, seconded by Mr. Monson and passed unanimously.

Conditional Use Permit #295 - Demolition Landfill - Geo. A. Hormel & Company: A petition from George A. Hormel and Company for a conditional use permit for a demolition landfill in the SE $\frac{1}{4}$  of the NW $\frac{1}{4}$  and the NE $\frac{1}{4}$  of the SW $\frac{1}{4}$ , Section 26, Lansing Township, was read to the commission. The Hormel Company is proposing to fill an existing borrow pit on the above described property with building materials from the demolition of the old plant. After the landfill is full, the site will be covered with 1-2 feet of soil and possibly returned to farm use. A letter from Bill Huber, Area Hydrologist from DNR, was read to the commission. Mr. Huber could see no problems with the proposal. Drawings prepared by the Hormel Company showing contours and elevations of the area were presented. Mr. Capelle was on the investigation committee, but was not present at this time. Mr. Olson reported that the investigation committee saw no problems with the demolition landfill as long as everything went as proposed. Mr. Stemson asked if the cover fill would be top soil and where it would come from. Mr. Rowe of Hormel said that the top soil from the site of the new plant would be used to cover the landfill site. Norm Dietrich, of Austin Utilities, asked if there would be a deposition of material between the ground water and demolition fill to prevent pollution. He was concerned because of a city well located near by. Mr. Rowe of Hormel stated that a clay material from the new site would be deposited to above the water level and the demolition fill would go on top of this. Mr. Olson pointed out that the Hormel Company must get a permit from the Pollution Control Agency if they are approved by the county. After further discussion, Mr. Monson made a motion to recommend approval of the permit with the following conditions:

- 1) This site shall no longer be used as a demolition landfill and shall be covered and seeded down by January 1, 1985.
- 2) At this time, the conditional use permit shall expire.
- 3) The landfill area must be covered with a minimum of 2' of topsoil after is is filled.

Mr. Stemson seconded the motion and it passed unanimously. Mr. Olson announced that the county board would review the petition on Tuesday, February 9, 1982 at 4:30 p.m. in the Commissioners Board Room in the courthouse.

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Conditional Use Permit #294 - Gravel Pit - Wallace Bustad: A petition from Mr. Bustad for a conditional use permit to operate a gravel pit in the S $\frac{1}{2}$  of the NE $\frac{1}{4}$ , Section 15, Austin Township, was read to the commission. A letter from Bill Huber, Area Hydrologist from DNR, was also read to the commission. Mr. Huber saw no problem with the petition, as the area proposed for gravel excavation is outside of the shoreland district and does not involve the floodplain district. Mr. Capelle was on the investigation committee, but was not present at this time. Mr. Olson reported that while on investigation, they could see no problems with the request as long as the conditions were complied with. Paul Sween, attorney for Mr. Bustad, stated that gravel would be taken only from the southeast corner of the site. Future plans for the site include filling in and leveling off the area and possibly using it for farm land. Lowell Smythe, property owner to the north, was concerned with the exact location of the site and how far from the property line the excavation would be. There was some discussion on the condition that excavation be at least 300 feet from the river, and whether it should be 300 feet from the high water mark. Mr. Capelle was present at this point and stated that on investigation, he saw that the pit was not in a position where the river would flow through it. David Jackson, representing Austin Township, was present and concerned with the fact that Mr. Bustad had been filling prior to the granting of any permit. There was further discussion on this matter with Chairman Peck then stating that the commission was addressing only the gravel pit now. There was discussion on the addition of a condition giving a degree of slope for the pit. Mr. Shaw stated that the county board could possibly add a condition at their meeting if nothing satisfactory could be decided on now. A motion was then made by Mr. Capelle to recommend approval of the permit with the following conditions:

- 1) That excavation only occur at least 300' from the Cedar River.
- 2) That excavation be limited to the southeast corner of the property.
- 3) That a \$2,000 surety performance bond be posted with the County Board, and to recommend that the county board look to adding a fourth condition stating a setback to prevent cave-ins on adjoining property and road property.

Mr. Stenson seconded the motion and it passed unanimously. Mr. Olson announced that the county board would review the petition on Tuesday, February 9, 1982, at 4:30 p.m., in the Commissioners Board Room in the courthouse.

Election of Officers: Chairman Peck opened nominations for Chairman. Mr. Monson nominated Mr. Peck and Mr. Stenson seconded the nomination. Mr. Stenson then made a motion that nominations cease and that a unanimous ballot be cast for Mr. Peck. The motion was seconded by Mr. Monson and passed unanimously. Chairman Peck then opened nominations for Vice-Chairman. A motion was made by Mr. Monson and seconded by Mr. Shaw to nominate Mr. Capelle as Vice-Chairman. A motion was then made by Mr. Shaw that nominations cease and that a unanimous ballot be cast for Mr. Capelle. The motion was seconded by Mr. Monson and passed unanimously.

Mr. Olson then handed out copies of the amended County Zoning Ordinance and also explained that the planning commission would now be holding the public hearing for all zoning requests and notices would not be sent out prior to the county board meeting, but that the time and date would be announced at the planning commission meeting.

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There being no further business, the meeting adjourned on a motion by Mr. Stemson, seconded by Mr. Capelle and passed unanimously. The meeting adjourned at 9:20 p.m.

Respectfully submitted,



Julie Lewon, Secretary  
Mower County Planning Commission