

MOWER COUNTY

AUSTIN, MINNESOTA

55912



April 24, 1984

MINUTES OF THE MOWER COUNTY PLANNING COMMISSION REGULAR MEETING

MEMBERS PRESENT: Roger Peck, Ray Capelle, Joe Monson, Bob Shaw, John Hill.

MEMBERS ABSENT: Jen Ulwelling, Conrad Stenson

OTHERS PRESENT: Julie Lewon, David Olson

Chairman Peck called the meeting to order at 8:05 p.m. on Tuesday, April 24, 1984, in the Commissioners Conference Room of the Mower County Courthouse. Minutes of the March 27, 1984 meeting were approved as mailed on a motion by Mr. Capelle; seconded by Mr. Monson and passed unanimously.

Petition for a Conditional Use Permit for a Demolition Landfill - Richard and Robert Sheedy and Ulland Brothers: Ms. Lewon read the petition and staff report. Petitioner is requesting a conditional use permit to operate a demolition landfill on 39 acres in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ in Section 33, Lansing Township. Demolition material would be concrete surfacing from the reconstruction of I-90 in 1984. Chairman Peck opened the meeting up for discussion on the conditional use permit request.

Laverne Kehret, a neighboring property owner, was present at the meeting to say that he was against the petition. He presented a letter and photos to Chairman Peck. The letter stated his reasons for being against the petition. He also requested that an environmental impact statement be completed for the site. Mr. Kehret's main concern was that the filling would cause any additional flooding of surface water onto Mr. Kehret's property. Mr. Sheedy also stated that Mr. Kehret should argue with the State of Minnesota regarding the drainage problems caused by the ditch along I-90 at the south edge of his property.

After a long discussion Ms. Lewon stated that if the Planning Commission recommended approval of the permit, the planning staff recommended the following conditions:

1. The site no longer be used as a demolition landfill and shall be covered by December 31, 1984. The permit is renewable for the next construction season.
2. After the demolition material has been deposited the site shall be landscaped properly and aesthetically covered with a minimum of one foot of fill and the area seeded down to control erosion in an acceptable fashion and approved by the Mower County Soil Water Conservation District, if the permit is not approved for a year.

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3. A gate shall be located at the entrance and closed and locked when the landfill is not in operation.
4. An approved authorized reflectorized "No Trespassing" sign shall be posted at the entrance.
5. Only demolition material from the re-construction of I-90 and TH-218 shall be deposited.

Mr. Monson recommended that an additional condition be added that states that "The placement of demolition materials shall be no closer to the drainage ditch on the west side of the property than twenty rods."

Further discussion regarding drainage tiles in the area, and questions as to whether the State of Minnesota would lower the ditch along I-90 took place. A motion was then made by Mr. Monson to recommend approval of the conditional use permit application for demolition landfill with the conditions stated including the additional condition added by Mr. Monson. Also the permit should be subject to PCA adding any further conditions. Mr. Capelle seconded the motion and it passed unanimously.

It was also recommended by Commissioner Shaw that the County Engineers Office be contacted to review the drainage situation at the site.

Review of Boe Preliminary Plats:

Ms. Lewon reviewed the Boe preliminary plat in NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ Section 10, Adams Township. She stated that several variances would be required for a number of the lots which did not meet the minimum frontage requirements.

Byron Huseby, Chairman of the Adams Townboard was present and stated that the town board was at the meeting to voice their support of the Boe preliminary plat. He stated that the only concern of the Township was the road right-of-way and who would be responsible for road maintenance, etc.

After further discussion, Mr. Shaw recommended that the final plat be prepared for the County Board with the cul-de-sac enlarged to an 80 foot radius, letters included from the Adams City Council and the Adams Town Board, and that the necessary variances be obtained from the Mower County Board of Adjustment. Mr. Hill seconded the motion, and it passed unanimously.

Pleasant View Addition:

Ms. Lewon updated the Planning Commission in regard to the Pleasant View Addition situation. She stated that they would be giving the property owners 30 days to correct any ordinance violation problems still remaining out there.

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Other Business:

Ms. Lewon informed the Planning Commission that Mr. Buckley had several sewer complaints which would be coming before them at the next regular meeting.

Mr. Monson requested that the planning staff inquire as to possibly showing a film which he had seen on the topic of ground water pollution. The staff stated that they would look into the matter.

There being no further business, the meeting adjourned on a motion by Mr. Capelle, seconded by Mr. Hill and passed unanimously.

Respectfully submitted,



David L. Olson, Secretary