

# MOWER COUNTY

AUSTIN, MINNESOTA

55912



May 29, 1984

## MINUTES OF THE MOWER COUNTY PLANNING COMMISSION REGULAR MEETING

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

MEMBERS ABSENT: None

OTHERS PRESENT: Julie Lewon, David Olson

Chairman Peck called the meeting to order at 8:05 p.m. on Tuesday, May 29, 1984 in the Commissioners Conference Room in the Mower County Courthouse. Minutes of the April 24, 1984 meeting were approved as mailed on a motion by Mr. Monson, and seconded by Mr. Capelle, and passed unanimously.

### Petition for Conditional Use Permit for an Additional Farm Dwelling - Lowell

Anderson: Ms. Lewon read the petition and staff report. The petitioner is requesting a conditional use permit for an additional farm dwelling. There is an existing home on the site. The petitioner proposes to move a mobile home on the property. The mobile home would be placed behind the house. The son will be moving into the mobile home and working on the farm. The site is located in the NE $\frac{1}{4}$ , Section 14, Waltham Township.

Chairman Peck asked if anyone was present to speak in favor of the petition. Mr. Anderson was present and answered some questions of the Planning Commission members. After a brief discussion, a motion was made by Mr. Monson to recommend that the County Board approve the conditional use permit for an additional farm dwelling with the following conditions:

1. The residents of this dwelling must be associated with the farm operation.
2. The permit is void if sewer and building permits are not applied for and approved.

Mr. Stemson seconded the motion, and it passed unanimously.

### Petition for a Conditional Use Permit for an Agriculturally Oriented Business -

Donn Olsen: Ms. Lewon read the petition and staff report. The petitioner is requesting a conditional use permit for an agriculturally oriented business. The petitioner wishes to have a livestock trailer sales operation on the site located in the west 330' of the south 660' of the NW $\frac{1}{4}$ , SW $\frac{1}{4}$  Section 14, Udolpho Township.

Mr. Cummings and Mr. Hill arrived at the meeting at this time, approximately 8:15.

Chairman Peck asked if anyone was present to speak in favor of the petition. Mr. Olsen was present and answered several questions of the Planning Commission members. After brief discussion, a motion was made by Mr. Cummings to recommend that the County Board approve the conditional use permit for an agriculturally oriented business with the following conditions:

1. Any outside storage of trailers for sale must be 40 feet back from the road right-of-way.
2. Any sign advertising the business must meet all requirements of the County Sign Ordinance.
3. This permit is for the sale of livestock trailers and equipment only.
4. The permit will be permanent.

The motion was seconded by Mr. Capelle, and passed unanimously.

Petition for a Conditional Use Permit for an Agriculturally Oriented Business - Richard Rasmussen: This petition was tabled until 8:30 to allow Mr. Rasmussen to be present.

330 Petition for Conditional Use Permit for a Gravel Pit - Martin Pederson and Osmundson Brothers Contractors: Ms. Lewon read the petition and staff report. The petitioner is requesting a conditional use permit for a gravel pit. The petitioner is requesting to operate a gravel pit at a site located in the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  Section 12 in Adams Township. The site is approximately 6 acres and is now used as farm land.

Chairman Peck asked if anyone was present to speak in favor of the petition. A representative from Osmundson Brothers was present and presented site plans and answered questions of the Planning Commission. After brief discussion, a motion was made by Mr. Hill to recommend approval of the conditional use permit to the County Board with the following conditions:

1. This site shall no longer be used as a gravel pit and shall be covered by December 31, 1984.
2. After the gravel pit has been closed the site shall be landscaped properly and aesthetically, and covered with a minimum one foot of fill and the area seeded down to control erosion.
3. A gate shall be located at the entrance and closed and locked when the gravel pit is not in operation.

4. An approved, authorized, reflectorized "No Trespassing" sign shall be posted at the entrance.
5. Soil erosion and runoff shall be controlled in an acceptable fashion, approved by the Mower County Soil & Water Conservation District.
6. A \$2,000.00 performance bond must be posted with the County Auditor.

Mrs. Ulwelling seconded the motion, and it passed unanimously.

Petition for a Conditional Use Permit for an Agriculturally Oriented Business - Richard Rasmussen: Ms. Lewon read the petition and staff report. Chairman Peck asked if anyone was present to speak in favor of the petition. Mr. Rasmussen was present and asked several questions of the Planning Commission members along with discussion of the conditions to be attached to the permit. After further discussion, a motion was made by Mr. Capelle to recommend approval to the County Board of the conditional use permit for an agriculturally oriented business with the following conditions:

1. Any servicing of spray fertilizer equipment must take place on the facility approved by the Minnesota Department of Agriculture and the Pollution Control Agency.
2. The permit will be made permanent.

The motion was seconded by Mr. Monson and passed unanimously.

Petition for Conditional Use Permit for the Bulk Storage of Anhydrous Ammonia - Richard Rasmussen: Ms. Lewon had already read the petition and staff report. Mr. Rasmussen stated that he would be constructing two above ground 12,000 gallon storage tanks which would meet the required setbacks. After a brief discussion, a motion was made by Mr. Hill to recommend approval to the County Board of the conditional use permit for the bulk storage of anhydrous ammonia. Mr. Stemson seconded the motion and it passed unanimously.

Sewage Complaints: Mr. Buckley related the history of both the Sunset Motel and Stardust Apartments. Mr. Tortorelis was present, owner of the Stardust Apartments, and explained that that day, he had a sewage pumper out to the site and put a tape in to check the system. Mr. Buckley went on to say that he thought there was reason to believe the motel was pumping their sewage illegally but had never actually witnessed it. After further discussion, a motion was made by Mr. Monson to have Mr. Buckley inform Mr. Boes that he has 30 days to bring the sewer system in compliance or a complaint will be signed against him. Mrs. Ulwelling seconded the motion and it passed unanimously.

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There being no further business, a motion to adjourn was made by Mr. Stenson, seconded by Mr. Capelle and passed unanimously. The meeting adjourned at 10:00 p.m.

Respectfully submitted,

*David L. Olson (js)*

David L. Olson  
Secretary