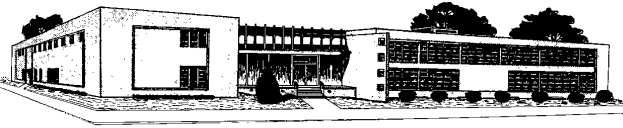


MOWER COUNTY

AUSTIN, MINNESOTA

55912

December 18, 1984



MINUTES OF THE MOWER COUNTY PLANNING COMMISSION REGULAR MEETING:

Members Present: Jen Ulwelling, Ray Capelle, Bob Werner, John Hill, Conrad Stenson, Bob Shaw (for Richard Cummings)

Members Absent: Joe Monsen, Richard Cummings

Others Present: Julie Lewon, Craig Eliason

Chairman Capelle called the meeting to order at 8:02 p.m. on Tuesday, December 18, 1984 in the Commissioners Conference Room of the Mower County Courthouse. Minutes of the November 27, 1984 meeting were approved as mailed on a motion by Mr. Hill, seconded by Mr. Werner and passed unanimously.

Request for an Extension of a Conditional Use Permit for a Demolition Landfill - George A. Hormel Company: Ms. Lewon reported to the Commission that the Hormel Company was originally granted the Conditional Use Permit in February, 1982. One of the conditions on the permit was that the site shall no longer be used for a demolition landfill and shall be covered and seeded down by January 1, 1985. A letter from Merlyn Gutz, Hormel representative, was read requesting a six month extension of the above expiration date. The Hormel Company feels that the covering, grading and seeding could best be accomplished in the spring. Ms. Lewon said that the County Board had approved an emergency extension to March 1, 1985 and had sent the request to the Planning Commission for their approval.

Mr. Gutz was present and said that very little, if any, demolition material will be taken out to the landfill. The extension would give them time to cover and seed the area.

A motion to approve the request for an extension of the Conditional Use Permit until June 30, 1985 was made by Mrs. Ulwelling, seconded by Mr. Hill and passed unanimously. Ms. Lewon explained to Mr. Gutz that Hormel would receive a copy of the extension for their files.

Renewal of a Conditional Use Permit for a Motorcycle Restoration Business in the Rural Zone - Cindy Huff-Nelson: Ms. Lewon read the staff report. In October 1983 the petitioner requested a conditional use permit to operate a motorcycle restoration business at the S 42 Rods, N 60 Rods, W $\frac{1}{2}$, W $\frac{1}{2}$, SW $\frac{1}{4}$, NE $\frac{1}{4}$, Section 6 of Austin Township, formerly called the Village. The business was described as consisting mainly of rebuilding motorcycles. A pole building has been constructed and the business is to be confined to the building.

The permit was granted by the County Board on November, 1983. The following conditions were placed on the permit at this time:

- 1) No outside storage of motorcycles waiting to be fixed;
- 2) No outside storage of junk motorcycles or parts;

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- 3) The permit is non-transferable;
- 4) The permit is temporary for one year, and renewable every three years. No expense each time it is renewed, for control.

Investigation of the site showed there was no outside storage of motorcycles or parts. It appears that all conditions are being met. No complaints have been received on the operation in the last year.

Dave Jackson, from the Austin Township Board, was present to state that the Board had no objections.

A motion was made by Mr. Hill to approve renewing the conditional use permit for a motorcycle restoration business in the rural zone on the following conditions:

- 1) No outside storage of motorcycles waiting to be fixed;
- 2) No outside storage of junk motorcycles or parts;
- 3) The permit is non-transferable;
- 4) The permit is temporary for three years, no expense each time it is renewed, for control.

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

Discussion on State Agricultural Land Preservation Policy Act Questionnaire: Ms. Lewon passed out a list of work program items that the Planning Staff had formulated to be completed if the County was chosen as a Pilot County. The County would work closely with the Soil Conservation District and the Land Stewardship Project in carrying out these items.

After further discussion, a motion to approve the recommended work program items was made by Mr. Stenson, seconded by Mr. Shaw and passed unanimously.

Discussion on IRS Ruling on Mileage: Ms. Lewon read a short article concerning the new IRS ruling on mileage reimbursements and explained a memo sent to department heads from the County Auditor. All money received at the .23 per mile must be itemized, totaled, and added to their gross wages and reported on the W-2 form. If the employee wishes to claim only 20.5 per mile, they may follow past practice in submitting their expense claim. Ms. Lewon said the Planning Department would send out notices and Commissioners would send them back telling the Planning Department what they are claiming.

Other Business

OK of Building Permit in Industrial Zone - Wallace Bustad: Mr. Bustad wishes to build a steel pole shed to the south of the existing buildings on approximately 5 acres on Highway 218 North, in an industrial zone. Ms. Lewon explained that the Lansing Townboard had approved the building permit, and the Planning Staff had no objections. A motion to approve the building permit was made by Mr. Hill, seconded by Mrs. Ulwelling and passed unanimously.

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There being no further business, the meeting adjourned at 8:55 p.m. on a motion by Mr. Hill, seconded by Mrs. Ulwelling and passed unanimously.

Respectfully submitted,

Craig Eliason

Craig Eliason, Secretary