

Coordinated Development In

MOWER COUNTY

AUSTIN, MINNESOTA

55912



(507) 433-1846

AUSTIN-MOWER COUNTY PLANNING DEPT.

February 26, 1985

MINUTES OF THE MOWER COUNTY PLANNING COMMISSION REGULAR MEETING:

Members Present: Jen Ulwelling, Joe Monsen, Conrad Stenson, Mary Keenan, Ray Capelle, John Hill

Members Absent: Bob Werner

Others Present: Julie Lewon, Craig Eliason

Vice Chairman Monsen called the meeting to order at 8:04 p.m. on Tuesday, February 26, 1985 in the Commissioners Conference Room of the Mower County Courthouse. Minutes of the January 29, 1985 meeting were approved as mailed on a motion by Mrs. Ulwelling, seconded by Mr. Stenson and passed unanimously.

Chairman Capelle arrived at 8:07 and Vice Chairman Monsen turned the meeting over to him at that time.

Petition for Conditional Use Permits for Gravel Pit and Demolition Landfill - William Sheely and Ulland Brothers Inc.: Ms. Lewon read the staff report. The petitioner wishes to extract gravel from this site located on five acres in the NW $\frac{1}{4}$, NE $\frac{1}{4}$, Section 6, Marshall Township. After the removal of the aggregate, the excavated area will be filled with demolition material. The material will be concrete surfacing from the Interstate 90 project. The petitioners plan to use the site for a maximum of three years.

Ken Johnson of Ulland Brothers was present to state that he was in favor of the Conditional Use Permits.

Bill Sheely was present to state that he had a special use permit to operate the land as a recreational area. He stated that he hasn't raised a crop on that land in five years. A motion to recommend approval of the gravel pit conditional use permit and the demolitional landfill conditional use permit was made by Mr. Monsen with the following conditions place on the gravel pit conditional use permit:

1. A gate will be located at the entrance and closed and locked when the pit is not in operation.
2. An approved, authorized, reflectorized "No Trespassing" sign will be posted at the entrance.
3. Soil erosion and runoff will be controlled in an acceptable fashion approved by the Mower County Soil Conservation office.
4. A 2,000.00 performance bond must be posted with the County Auditor.
5. This site shall no longer be used as a gravel pit and be covered and seeded down by December 31, 1987.
6. At least one foot of cover shall be placed on the landfill when it is done.

The following conditions were put on the Demolition Landfill Conditional Use Permit:

1. A gate will be located at the entrance and closed and locked when the landfill is not in operation.
2. An approved, authorized, reflectorized "No Trespassing" sign will be posted at the entrance.
3. After the demolition material has been deposited the site shall be landscaped properly and aesthetically and the area seeded down to control erosion in an acceptable fashion approved by the Mower County Soil Conservation office.
4. Only demolition material from the I-90 project will be placed in the landfill.
5. The site shall no longer be used as a Demolition Landfill and shall be covered and seeded down by December 31, 1987.
6. At least one foot of cover shall be placed on the landfill when it is done.

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

Ms. Lewon stated that the petition would go before the County Board at their March 5, 1985 meeting at 3:00 p.m..

Conditional Use Permit for a Gravel Pit and Demolition Landfill - Lyle Elleby and Ulland Brothers, Inc.: Ms. Lewon read the staff report. Petitioners wish to extract gravel from the site located on the 5.7 acres in the NE $\frac{1}{4}$, NW $\frac{1}{4}$, Section 6, Marshall Township. After the removal of aggregate the excavated area will be filled with demolition material. The material will be concrete surfacing from the Interstate 90 project. They plan to use the site for a maximum of three years.

Ken Johnson of Ulland Brothers, was present to state that the pit would adjoin the pit located on Mr. Sheely's land.

A motion to recommend approval of the conditional use permits for the gravel pit and demolition landfill was made by Mrs. Ulwelling with the following conditions. The gravel pit conditional use permit should have the following conditions:

1. A gate will be located at the entrance and closed and locked when the pit is not in operation.
2. An approved, authorized, reflectorized "No Trespassing" sign will be posted at the entrance.
3. Soil erosion and runoff will be controlled in an acceptable fashion approved by the Mower County Soil Conservation office.
4. A \$2,000.00 performance bond must be posted with the County Auditor.
5. This site shall no longer be used as a gravel pit and shall be covered and seeded down by December 31, 1987.
6. At least one foot of cover shall be placed on the landfill when it is done.

The Demolition Landfill Conditional Use Permit should have the following conditions:

1. A gate shall be located at the entrance and closed and locked when the landfill is not in operation.
2. An approved, authorized, reflectorized "No Trespassing" sign shall be posted at the entrance.
3. After the demolition material has been deposited, the site shall be landscaped properly and aesthetically.
4. Only demolition material from the I-90 project will be placed in the site.
5. The site shall no longer be used as a demolition landfill and shall be covered and seeded down by December 31, 1987.
6. At least one foot of cover shall be placed on the landfill when it is done.

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

Ms. Lewon explained that the petition would go before the County Board at their March 5, 1985 meeting at 3:00 p.m..

Petition for Conditional Use Permit for Agricultural Equipment Sales - Roger Durst and Radco Sales: Ms. Lewon read the staff report. Petitioners wish to operate an agricultural equipment sales lot on the SE corner, (240'x 270') located on the west 646' of the W $\frac{1}{2}$, W $\frac{1}{2}$, NW $\frac{1}{4}$, NW $\frac{1}{4}$, Section 4, Windom Township. This property is part of a site known as Terrace Park Mobile Home Park.

Roger Durst was present to speak in favor of the petition, stating that he wants to clean up the property and make it more attractive.

Robert Radloff was also present to state that he would deal in two lines of machinery. He would primarily be displaying new machinery but some trade-ins might be stored there.

Carol Bitar was present to speak against the permit, stating that her property was zoned commercial but she wishes that the area remain rural in setting as it is now.

Dan Long was also present to speak against the permit stating his main concern was children climbing on the machinery and possibly getting hurt. He also stated there was already one unsightly sign there and he feared property values might decline.

Mr. Mosen stated that such an operation might be a distraction to I-90 users. He also asked about the county ordinance concerning setbacks for billboards from I-90.

Ms. Lewon said she was not aware of any county ordinances concerning this.

Carol Bitar asked if a building would be erected. Mr. Durst said they were planning on tearing down the old existing building and he was willing to cooperate as much as possible.

Mr. Stenson asked how much machinery would be displayed on the lot. Mr. Radloff replied that he could only handle 4 or 5 pieces at this time.

Mrs. Keenan stated her concern with increased traffic. Mr. Durst replied there would probably be less traffic with the implement operation than with the mobile home sales lot.

Dan Long questioned whether there would be more signs put up. Mr. Durst said there would be no more signs, there'd either be the existing mobile home park sign or a new Radloff sales sign.

Mr. Mosen asked what the width of the driveway would be. Mr. Durst replied it would be approximately 50 feet in width.

Mr. Hill asked Mr. Radloff if he would bring in any unsold machinery from auctions. Mr. Radloff said that he would not.

A motion to recommend denial of the Conditional Use Permit was made by Mrs. Keenan and seconded by Mr. Mosen for the following reasons:

1. It would be hazardous to drivers on I-90 because of the distraction.
2. There were too many children in the area.

The vote was split 3 - 3. Those voting aye were Mary Keenan, Conrad Stenson and Joe Mosen. Those voting nay were Ray Capelle, John Hill and Jen Ulwelling.

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After further discussion a motion to recommend approval of the Conditional Use Permit with a 20' setback from the Interstate right-of-way was made by Mr. Hill, seconded by Mrs. Ulwelling and passed on a 4 - 2 vote. Those voting aye were Jen Ulwelling, Conrad Stenson, Ray Capelle and John Hill. Those voting nay were Joe Monsen and Mary Keenan.

Ms. Lewon explained that the petition would go before the County Board at their March 5, 1985 meeting at 3:00 p.m..

Other Business: Ms. Lewon handed out literature on the American Planning Association Rural Development policy. She also asked the commission if they had any suggestions on what time the meetings for the groundwater ordinance should be held. It was the general consensus of the commission that the meetings should be held at 1:00 in the afternoon for the first couple months.

There being no further business the meeting adjourned at 9:25 on a motion by Mr. Hill, seconded by Mr. Stenson and passed unanimously.

Respectfully submitted,

Craig Eliason
Craig Eliason, Secretary