

Coordinated Development In

**MOWER COUNTY**

AUSTIN, MINNESOTA

55912



(507) 433-1846

AUSTIN-MOWER COUNTY PLANNING DEPT.

June 24, 1986

MINUTES OF THE MOWER COUNTY PLANNING COMMISSION REGULAR MEETING

Members Present: Ray Capelle, Jen Ulwelling, Joe Monsen, Bob Werner, Bob Shaw (for Richard Cummings)

Members Absent: Gary Braaten, John Hill, Richard Cummings

Others Present: Daryl W. Franklin, Julie Lewon, Craig Eliason

Chairman Capelle called the meeting to order at 8:30 p.m. on Tuesday, June 24, 1986 in Conference Room I in the Mower County Courthouse, Austin, Minnesota. The minutes of the May 27, 1986 meeting were approved as mailed on a motion by Mr. Monsen, seconded by Mrs. Ulwelling and passed unanimously.

Continuation of Hearing on the Renewal of CUP 303 - Demolition Landfill - Wallace Bustad: Mr. Franklin suggested that since the water test results were not yet back the hearing should be continued to the July meeting. A motion was made by Mrs. Ulwelling to continue the hearing of the renewal of CUP 303 - demolition landfill until the July meeting. The motion was seconded by Mr. Shaw and passed unanimously.

CUP 358 - Expansion of a Gravel Pit - Bustad Crane Service, Inc.: Mr. Franklin read the staff report. The petitioner is proposing to expand his existing gravel pit onto the property located on the South 254.3 feet of the North 487.3 feet in the SW 1/4, NE 1/4, East of the River, Section 15, Austin Township - 6.27 Acres.

Mr. Bustad was present and spoke in favor of the permit stating that he would like to have the gravel available. Mr. Shaw asked Mr. Bustad if he intended to sell any of the gravel from the pit to which Mr. Bustad answered that he did not intend to.

Louise Lingbeck, resident of the area, was present to speak against the petition. She stated that Mr. Bustad had already taken gravel out of the area and in the previous gravel pit had extracted gravel right up to the property lines.

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Nancy Heimsness, resident of the area, was also present to speak against the petition. She stated that Mr. Bustad had no regard for the guidelines placed upon the existing gravel pit and suggested that the Planning Commission check it to see if guidelines are being met before allowing a permit for an additional pit. She also stated her concerns about heavy equipment traffic on the road past her house.

Glen Hertle, resident of the area, also stated that he thought the guidelines should be met for the original pit before the permit is issued for the new location.

Dale Rossow, a concerned citizen, stated that the area being considered for the expanded gravel pit is an aquifer and would help to clean up the water in the demolition landfill. He stated that the petition for the gravel pit should also be tabled until the water test results are received on the demolition landfill because the two are tied together.

Sheldon Lukes of the Austin Townboard stated that Mr. Bustad should follow the guidelines set by the Planning Commission. Mr. Bustad said that he believes he has followed all of the guidelines and invited the zoning administrator to come out and view the existing gravel pit.

Louise Lingbeck stated that she thought the expanded area of the gravel pit would eventually turn into another demolition landfill.

Sal Espe of the Austin Townboard was concerned about what the level of the water table is and how deep Mr. Bustad would be allowed to extract gravel from the gravel pit.

After further discussion, a motion was made by Mr. Monsen to table the hearing on the expansion of the gravel pit until July when more information is available and the water test results on the demolition landfill have been received. He also stated that staff should amend condition number 8 to get a fixed level on how deep Mr. Bustad could dig when extracting gravel. The motion was seconded by Mrs. Ulwelling and passed unanimously.

CUP #359 - Dog Grooming Business in an Accessory Building - Pamela J. Germain: Mr. Franklin read the staff report. The petitioner is requesting a conditional use permit to allow a home occupation in an accessory building located at 1900 22nd Drive S.W. (Outlot D Sub Div Lot 3, Block 9, Austin Acres).

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Pam Germain was present to speak in favor of the petition. She stated that there would only be one dog at a time on the premises and that adequate parking was available in the driveway. She also stated that she had discussed the proposal with neighbors and none of them seemed to have any concerns.

After some discussion, a motion was made by Mrs. Ulwelling to recommend approval of a conditional use permit to allow a home occupation in an accessory building with the condition that the permit be permanent. The motion was seconded by Mr. Monsen and passed unanimously.

Mr. Franklin stated that the petition would go before the County Board of Commissioners at 3:30 p.m. on July 1, 1986.

CUP 360 - An Additional Farm Dwelling - Bobbie Gaster: Mr. Franklin read the staff report. The petitioner is requesting a conditional use permit to allow an additional farm dwelling to be located on the East 600 feet of the West 1,825 feet of the North 363 feet, N 1/2, SW 1/4, Section 11, Dexter Township - 5 Acres. He is proposing to move a mobile home onto the property. He plans to have family members live in the mobile home. Ms. Lewon said that the Planning Department had received no phone calls concerning the petition.

After some discussion a motion was made by Mr. Werner to recommend approval of a conditional use permit to allow an additional farm dwelling with the following conditions:

- 1) The permit is permanent.
- 2) The resident of this dwelling must be associated with the farm operation.
- 3) The permit is void if building and sewer permits are not applied for and granted.

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

Other Business - Waltham Housing Project: Mr. Eliason told the Planning Commission that the Mower County Housing Authority has been contacted by the City of Waltham on the possibility of building an elderly housing project in the city of Waltham. A motion was made by Mr. Shaw directing the Chairman to sign a letter of approval for the proposed elderly project in Waltham. The motion was seconded by Mrs. Ulwelling and passed unanimously.

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There being no further business, the meeting adjourned at 9:45 p.m. on a motion by Mr. Mosen, seconded by Mr. Shaw and passed unanimously.

Respectfully submitted,

*Craig Eliason*

Craig Eliason  
Secretary