

Coordinated Development In

**MOWER COUNTY**

AUSTIN, MINNESOTA

55912



507-437-9527

AUSTIN-MOWER COUNTY PLANNING DEPARTMENT

July 28, 1987

Minutes of the Mower County Planning Commission Meeting

Members Present: Joe Monsen, Jen Ulwelling, Bob Werner, John Hill, Ray Capelle, Gary Braaten, Bob Finbraaten

Members Absent: None

Others Present: Daryl W. Franklin and Julie Lewon

Vice-Chairman Monsen called the meeting to order at 8:05 p.m. on Tuesday, July 28, 1987 in Conference Room I of the Mower County Courthouse in Austin, Minnesota. The minutes of the May 26, 1987 meeting were approved as mailed on a motion by Mrs. Ulwelling, seconded by Mr. Werner and passed unanimously.

CUP 368 - Gravel Pit in the Rural Zone - David and Mable Hjelmen:  
Mr. Franklin read the staff report. The petitioners are requesting a conditional use permit for a gravel pit to be located on 40 acres in the N1/2 SE 1/2, except 10.55 acres, Section 15, Lansing Township.

Mr. Hjelmen was present to support the request. Several neighbors living in the immediate vicinity were present and spoke in opposition to the request. Jerry Shatek, who lives to the east of the site, was concerned that there was already a gravel pit in the area, southeast of the site. The dust and noise from the existing gravel pit were a nuisance and the proposed pit would just add to the problem. Dennis Severson, who lives west and north of the site, was concerned that the gravel pit would be awfully close to the existing residences and he didn't like the idea of the trucks coming out to the north on the gravel road. Harry Hayden, who lives directly next to the property, stated he was concerned about possible depreciation of his property value if the gravel pit went in just behind him. Nordene Wilson, who lives across the road from the site, felt the gravel pit would be too close to the existing homes.

Mr. Hjelmen was asked where he planned to have access to the property. He replied that originally he had planned to have access on the north onto the gravel township road. But he now agreed that having the access to the east onto the blacktop county road was a better idea.

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Nora Bauer, who lives west of the property, was concerned about fencing around the gravel pit and how deep the pit would be. Mr. Hjelman said the gravel went down to about 6 or 8 feet. There would be 2 feet of stripping to get to the gravel. Although he was asking for the 40 acres, he felt the actual area used would be about 10-12 acres. The area would be returned to farming use after the gravel was taken out.

After further discussion, a motion was made by Mr. Werner to recommend denial of the request because there would be too much pressure on the homes in the area from the one gravel pit existing and the proposed gravel pit. The motion was seconded by Mr. Braaten and passed on a 6-1 vote with Mr. Monsen voting nay. Mr. Franklin then informed those present that the matter would go before the County Board on August 4, 1987 at 2:30 p.m. in the Commissioners Room.

Change of Zone 123 - Change from Rural to Commercial - City of Grand Meadow: Mr. Franklin read the staff report. The City of Grand Meadow is proposing to erect a "Welcome to Grand Meadow" sign on the following property: commencing at the Southwest corner of the East half of the Northeast quarter of section twenty-four (24), then North to the Northerly boundary of the highway easement for Highway 16, which highway easement runs along the Southern portion of the East half of the Northeast quarter of section twenty-four (24), then East one hundred ninety (190) feet to a right-of-way sign and surveyor's marker, then East three hundred twenty-five (325) feet to the place of beginning, then North thirty (30) feet, then East ten (10) feet, then South thirty (30) feet, then West ten (10) feet to the place of beginning. This property is just across the highway from the city limits. It must be zoned commercial to allow the placement of the sign according to State Department of Transportation rules.

Paul Snyder from Grand Meadow Township was present and said the town board had no problem with the rezoning.

After further discussion, a motion was made by Mr. Hill to recommend approval of the request since the property was of such a size (30'x10') that it couldn't be used for any other purpose. The motion was seconded by Mr. Werner and passed unanimously. Mr. Franklin informed those present that the matter would go before the County Board on August 4, 1987 at 2:30 p.m. in the Commissioners Room.

Continued Public Hearing on Proposed New Zoning Ordinance: Mr. Franklin informed the Commission that he would be presenting the proposed rezoning on a township by township basis at a future meeting.

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Other Business: Mr. Franklin presented a certificate to Ray Capelle in honor of his nine years on the Planning Commission. This was Mr. Capelle's last meeting.

There being no further business, the meeting adjourned at 9:15 p.m. on a motion by Mr. Hill, seconded by Mr. Monsen and passed unanimously.

Respectfully submitted,

*Julie Lewon*

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