

Coordinated Development In

MOWER COUNTY

AUSTIN, MINNESOTA

55912



507-437-9527

AUSTIN-MOWER COUNTY PLANNING DEPARTMENT

Minutes of the Mower County Planning Commission Meeting

Members Present: Bob Werner, Joe Monsen, Herb Hanson, Steve Wieland, Jen Ulwelling, Oliver Hillier, John Hill

Members Absent: Gary Braaten, Bob Shaw

Others Present: Katie Losness

Chair Monsen called the meeting to order at 8:00 p.m. on Tuesday, May 31, 1988, in Conference Room I of the Mower County Courthouse in Austin, Minnesota. The minutes of the May 3, 1988, meeting were approved as mailed on a motion made by Mr. Wieland, seconded by Mr. Hillier and passed unanimously.

CUP 379 - Agriculturally-Oriented Business in the Rural Zone - Gehling Brothers: Ms. Losness read the staff report. Gehling Brothers, Rural Route 2, Box 133, Grand Meadow, are requesting a conditional use permit for an agriculturally-oriented business to sell fertilizer on the SW 1/4 of Section 24 in Pleasant Valley Township. Existing and surrounding land use is agricultural and zoning is rural. Photos of the property were shown to the Commission. Mr. Gehling told the Commission they've been in business for eleven years and now want to sell at the present site to more conveniently serve their customers in that area.

Mrs. Ulwelling asked if they were planning to sell anhydrous ammonia. Mr. Gehling said they will not be. He also told the Commission that their driveway is a township road that was never closed and is still maintained by the township. He felt this would cut down traffic on the township roads as the farmers wouldn't have to travel all the way to town to get their fertilizer.

Mrs. Ulwelling made a motion to recommend approval of the conditional use permit for an agriculturally-oriented business to sell fertilizer. The motion was seconded by Mr. Werner and passed unanimously.

CUP 380 - Filling in the Shoreland with Clean Earthen Fill - Dennis & Kim Kelly: Ms. Losness read the staff report. The Kellys, Route 2, Box 182A, are requesting a conditional use permit for filling in the shoreland with clean earthen fill to landscape their yard at Lot 1, Riverwood Estates, Section 22 in Austin Township. Existing land use is residential and zoning is rural. Surrounding land use is as follows: to the north, south and east is residential, zoned rural; to the west is Cedar River, zoned rural.

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Dennis Kelly told the Commission that they were going to put three to four feet of fill in to even out their yard. Mrs. Ulwelling asked where the fill was going to come from and Mr. Kelly said from basements.

(John Hill arrived).

Fred Schmidt of Rural Route 2, Box 182AA, adjoining property owner, asked about the kind of fill that will be used. He said he had no objection as it shouldn't have a bearing on the creek but was mainly concerned that the fill be clean, earthen fill.

Mr. Hillier made a motion to recommend approval of the permit for filling in the shoreland with clean earthen fill. The motion was seconded by Mr. Hill and passed unanimously.

CUP 381 - Additional Farm Dwelling - LaVerne Gabriel: Ms. Losness read the staff report. The Gabriels are petitioning for a conditional use permit for an additional farm dwelling so they may move a new home onto their property in the SW 1/4, N of RR, Section 11, Red Rock Township. The existing and surrounding land use is agricultural and zoning is rural.

The Gabriels told the Commission they would be living in the new house and weren't able to give an exact time frame for when they will tear the existing house down. They thought it would probably be about a year.

The Commission was concerned that the existing house would be rented out.

Therefore, Mr. Hanson made a motion to recommend approval of the petition with the following conditions:

- 1) The residents of this dwelling must be associated with the farm operation;
- 2) The additional dwelling not become rental property;
- 3) The permit is void if building and sewer permits are not applied for and granted.

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

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CUP 382 - Place Fill in the Floodway - Kathleen & Luke Wesley:
Ms. Losness read the staff report. The Wesleys are requesting a conditional use permit to place fill in the floodway to construct a horse arena (12.5 acres in NE 1/4 NW 1/4, N of Hwy, Section 4, Windom Township). Existing land use is residential and zoning is rural. Surrounding land use and zoning is residential, zoned rural to the north, east, and west; and south is highway, zoned rural.

Ms. Losness told the Commission that staff is waiting for analysis by the Department of Natural Resources on the effect of the filling on flood flows and recommends that a decision not be made until this information is received.

Mrs. Wesley told the Commission that she is also concerned about the effects of the fill on flooding and wants to go about this the right way. They want to fill in the area around the barn so that they can have a usable arena. They are waiting on the surveyors and DNR for information.

Ron Wradislavsky, Rural Route 5, lives north of Wesley's and said he doesn't want there to be flooding nor does he want to lose the creek.

Mr. Monsen said that the Wesley's were planning to move the knolls, replace water but not lower the creek at all.

Mrs. Clarence Enright, Douglas Heine, Ken Iverson, Keith Scanlan, Ron Davis and other surrounding property owners were present to discuss the problems of flooding in the area and to express their concern that this may cause problems for others in the area. No one was opposed to the filling if it wasn't going to cause more flooding onto their property. They all felt the creek should be cleaned of debris and blockage so that the water could move freely.

Mr. Hanson made a motion to table the hearing until the June 28, 1988, meeting at 8:00 p.m., when they could get feedback from the DNR. The motion was seconded by Mr. Hill and passed unanimously.

There being no further business to discuss, the meeting was adjourned at 9:00 p.m. on a motion made by Mr. Hill, seconded by Mr. Hanson and passed unanimously.

Respectfully submitted,

Katie Losness

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