

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: Gary Braaten, Jen Ulwelling, Bob Werner, Steve Wieland, Oliver Hillier, Herb Hanson, Bob Shaw

Members Absent: none

Others Present: Daryl Franklin, Katie Losness

Chair Ulwelling called the meeting to order at 8:00 p.m. on Tuesday, August 30, 1988, in Conference Room I of the Mower County Courthouse in Austin, Minnesota. The minutes of the July 26, 1988, meeting were approved as mailed on a motion made by Mr. Braaten, seconded by Mr. Hillier and passed unanimously.

CUP 387 - Additional Farm Dwelling in the Quarter-Quarter Section - Craig Stier: Mr. Franklin read the staff report. Craig Stier is petitioning for a conditional use permit to allow him to build an additional farm dwelling in the quarter-quarter section on property owned by his father, Jerry Stier (1.67 acre SW cor SE 1/4 SW 1/4 & W 1/2 SW 1/4 S of RR in Section 24, Grand Meadow Twp - 34.67 ac). The existing land use is agricultural and zoning is rural. The surrounding land use and zoning is as follows: North is industrial, zoned industrial; South is agricultural; zoned rural; East is residential; zoned rural and West is agricultural; zoned rural.

Jerry Stier, Craig Stier's father, was present to speak in behalf of the petition. The investigating team, consisting of Mrs. Ulwelling and Mr. Braaten, told the Commission that they could not see any problem with the request. The Commission discussed the residential nature of the area and the possibility that it may some day be annexed to the City of Grand Meadow.

Bob Werner made a motion to recommend approval of the conditional use permit for an additional farm dwelling in the quarter-quarter section with the attached condition: The permit is void if building and sewer permits are not applied for and granted. The motion was seconded by Mr. Braaten and passed unanimously. Ms. Losness announced that the petition would go to the County Board on September 6, 1988, at 2:00 p.m.

CUP 388 - Conditional Use Permit for a Home Occupation in an Accessory Building - Steven Martell: Mr. Franklin read the staff report. Steven Martell is petitioning for a conditional use permit for a home occupation in an accessory building to allow a woodworking shop in his garage (W 563.9 ft, S 772.5 ft, N 2102 ft, W 1/2 NE 1/4 of Section 10 in Lyle Twp). The existing and surrounding land use is agricultural and zoning is rural.

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Steven Martell told the Commission that he does not plan to employ any other persons as he wants to keep it a small operation. The investigating team told the Commission that they saw no problem with the request as it would not generate any traffic. (Bob Shaw came in.)

Following further discussion, Mr. Wieland made a motion to recommend approval of the conditional use permit for a home occupation in an accessory building with the following condition attached: The permit will be up for renewal in August, 1991 for another three year period. Staff will determine if the permit will be automatically renewed or if a hearing needs to be conducted. The motion was seconded by Mr. Hanson and passed unanimously. Ms. Losness announced that the hearing before the County Board would be September 6, 1988, at 2:00 p.m.

Rezoning from Rural to Commercial - Terry Plath: Mr. Franklin read the staff report. Mr. Plath is requesting to have 2.5 acres NW 1/4 SW 1/4 & 2.5 acres in N 1/2 S 1/2 SW 1/4 NW 1/4 SW 1/4 in Section 13 of Austin Twp rezoned from rural to commercial to allow him to operate a commercial greenhouse, nursery, lawn service, sell and install snowplows on trucks and sell woodburning stoves. The existing land use is residential and lawn maintenance service and the zoning is rural. Surrounding land use and zoning is as follows: North is residential, zoned rural; and South, East and West is agricultural, zoned rural.

Terry Plath was present and brought to the attention of the Commission all of the commercial uses in the area. There was discussion of spot zoning although Ms. Losness told them that an air photo revealed that Grandview Memorial is zoned commercial and that does adjoin Mr. Plath's property so it would technically not be a spot zone. Mr. Franklin said that it would be considered strip zoning which is where property along highways are zoned commercial and this is not beneficial to the community. Mr. Shaw concurred that commercial uses should be kept in a cluster.

Mr. Braaten pointed out that although the cemetery is zoned commercial the chances of that being used for anything other than a cemetery are very slim whereas if Mr. Plath's property were zoned commercial, anyone who bought the property could use it for any number of commercial uses. Mr. Werner said that the commercial spot zones in the area were actions taken in the past that they cannot change but that the Commission as it stands will not continue that trend.

Mr. Wieland made a motion to recommend denial of the rezoning from rural to commercial. The motion was seconded by Mr. Hanson and passed unanimously. Ms. Losness announced that the petition would go to the County Board on September 6, 1988, at 2:00 p.m.

CUP 389 - Conditional Use Permit for a Greenhouse, Nursery, and Lawn Service - Terry Plath: Mr. Franklin read the staff report. The petitioner is requesting a conditional use permit for the property mentioned above to operate a greenhouse, nursery and lawn service.

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Mr. Plath was asked if he planned to handle any chemicals with this operation. He told them he planned to in the future but would only be storing the chemicals and that would be controlled by EPA guidelines. He currently has Master Gardener status in Mower County he told the Commission.

After further discussion, Mr. Shaw made a motion to recommend approval of the conditional use permit for a greenhouse, nursery and lawn service with the following conditions:

- 1) The permit will be up for renewal in August, 1991 for another three year period. Staff will determine if the permit will be automatically renewed or if a hearing needs to be conducted.
- 2) The operation will be in compliance with state and federal Environmental Protection Agency standards.
- 3) Adequate off-street parking be provided.

The motion was seconded by Mr. Wieland and passed unanimously. Ms. Losness announced that the hearing before the County Board would be at 2:00 p.m. on September 6, 1988.

CUP 390 - Conditional Use Permit For an Agriculturally-Oriented Business - Terry Plath: Mr. Franklin read the staff report. Mr. Plath is requesting a conditional use permit for an agriculturally-oriented business at his property mentioned above to sell and install Boss snowplows on his property.

Mr. Shaw asked Mr. Plath if he had existing buildings for this. Mr. Plath told him that he would use his two-stall garage which may be added on to in the future. All of the work would take place inside of the garage. He would only have three plows at the most on stock at a time.

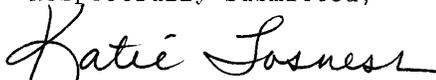
After further discussion, Mr. Werner made a motion to recommend approval of the conditional use permit to allow the sale and installation of snowplows with the following conditions:

- 1) The permit will be up for renewal in August, 1991 for another three year period. Staff will determine if the permit will be automatically renewed or if a hearing needs to be conducted.
- 2) Adequate off-street parking be provided.

The motion was seconded by Mr. Braaten and passed unanimously. Ms. Losness announced that the hearing before the County Board would be September 6, 1988, at 2:00 p.m.

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

Respectfully submitted,


Katie Losness