

MOWER COUNTY

AUSTIN, MINNESOTA

55912



April 24, 1989

Minutes of the Mower County Planning Commission Regular Meeting

Members Present: Gary Braaten, Jen Ulwelling, Herb Hanson, Oliver Hillier, Don Olson, Dick Cummings, Bob Werner, Keith Vorhees, Steve Wieland

Members Absent: None

Others Present: Katie Losness

Chair Ulwelling called the meeting to order at 8:00 p.m. on Monday, April 24, 1989, in the Commissioners Conference Room of the Mower County Courthouse in Austin, Minnesota. The minutes of the March 28, 1989, meeting were approved as mailed on a motion made by Mr. Wieland, seconded by Mr. Olson and passed unanimously.

Renewal of CUP #345 - Gravel Pit in the Rural Zone - Everett Haney: Ms. Losness read the staff report. Everett Haney of Eureka, Nevada, is requesting renewal of CUP #345 for a gravel pit operated by Ulland Brothers on his property in Lansing Township (22 acres NW 1/4 NW 1/4, Section 31). Ralph Waters was present to represent the Haneys. His property is used to gain access to the pit and he said that Ullands are good at dust control and the roads are in better shape than they were. DuWayne Harrington, area property owner, said the pit is a public nuisance and is in operation from 6 a.m. to 8 p.m. week after week. Dust control is awful and causes vehicles to have to stop because of it. He and his wife have health problems and he feels this pit should no longer be allowed.

Mr. Olson relayed that he and Mrs. Ulwelling had been out to the site and felt things were in order. Due to the drought and heat last summer it was dusty everywhere. There is no other opposition to the pit.

Mr. Waters said the pit will probably only go one more year at the most. After further discussion Mr. Olson made a motion to recommend approval of the permit with the following conditions:

1. A gate shall be located at the entrance and be closed and locked when the gravel pit is not in operation.
2. An approved, authorized, reflectorized "No Trespassing" sign shall be posted at the entrance.
3. Soil erosion and runoff will be controlled in an acceptable fashion approved by the Mower County Soil & Water Conservation Office.

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4. A \$2,000.00 performance bond must be posted with the County Auditor.
5. When the pit is in operation, the petitioner shall be responsible for daily dust control and covering more area and better control than previously.

The motion was seconded by Mr. Hillier and passed unanimously. Ms. Losness announced that a hearing would be held May 2, 1989, at 2:00 p.m. by the County Board.

CUP #395 - Conditional Use Permit for an Agriculturally-Oriented Business in the Rural Zone - Kurt and Pamela Kiehne: Ms. Losness read the staff report. The Kiehnes own a 10 acre building site in the NE corner E 1/2 SW 1/4 of Section 11 in Grand Meadow Township. They would like to operate a general repair shop to work on ag-oriented equipment. Mr. Kiehne told the Commission that he is a machinist with a farm background and would like to do some welding and mechanical work on farm equipment.

Mrs. Ulwelling told of the on-site visit with Mr. Olson and felt that there would be no problem with the request but suggested a condition be added requiring no outside storage be allowed at the risk of the site becoming a junk yard. Mr. Olson added that there is a new, very large shed that is well located with its own separate driveway.

After further discussion, Mr. Vorhees made a motion to recommend approval of the permit with the condition that no outside storage be allowed. The motion was seconded by Mr. Braaten and passed unanimously. Ms. Losness announced that the County Board hearing would be held May 2, 1989, at 2:00 p.m.

CUP #396 - Conditional Use Permit for Sand Extraction in the Rural Zone - Osmundson Brothers: Ms. Losness read the staff report.

Osmundson Brothers of Adams is requesting a conditional use permit for sand extraction on the David A. Hanson property in Windom Township (E 1/2 NE 1/4 exc. .91 acre SE 1/4 NE 1/4 exc 2.07 ac in NE corner, Section 11). David Osmundson told the Commission the sand would be for the County Road 3 project. They would be hauling on all oil roads so there should be no dust problem. It will be a borrow area rather than a pit; a hill will be cut off and lowered and topsoil replaced. It will not be much deeper than six to seven feet and approximately 3 acres. Drainage won't be changed. Mr. Hanson plans to plant beans there this year.

After further discussion, a motion was made by Mr. Hillier to recommend approval of the permit which was seconded by Mr. Wieland and passed unanimously. Ms. Losness announced that the County Board's hearing would be May 2nd at 2:00 p.m.

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Rezoning From Rural to Commercial - Mike Heise: Ms. Losness read the staff report. Mike Heise of Savage is requesting a rezoning of property owned by the Burbank Company of Austin on 18th Avenue NW (W 16 acres E 1/2 NW 1/4 NW 1/4 E 1/2 W 1/2 NW 1/4 exc 11.6 acres in SW corner, Section 34, Lansing Township). Mr. Heise would like to build a 20,000 square foot mini-mall on the property and renovate the existing barn and out building on the property.

Mr. Wieland asked Mr. Heise why he hasn't pursued annexation of the property to the City of Austin. He said the main reason is that he's in a hurry to begin the project. The Commission discussed the issues of sewer and water hookup and the advantages of annexation. Mrs. Ulwelling stated she felt it would be a better route to go. Therefore, Mr. Wieland made a motion to table the petition until annexation has been explored. The motion was seconded by Mr. Olson and passed unanimously.

Area neighbors then questioned the possibility of the whole area being annexed.

Review of Lyle Wastewater Treatment Improvements: The Commission reviewed the Facilities Plan prepared by Jones, Haugh & Smith for improvements of Lyle's wastewater treatment system. Mr. Werner explained that the City of Grand Meadow had recently done the same thing. Mr. Cummings made a motion approving the Plan which was seconded by Mr. Hillier and passed unanimously.

Other Business: A group of neighbors of Elmer Klapperick (1.3 acres in S 1/2 NW 1/4 NE 1/4, Section 5), presented the Planning Commission with a petition requesting that something be done with the accumulation of junk that's been an eyesore for a number of years.

Ms. Losness told them that he has requested until June 1st to remove the junk. She will investigate the matter further and write Mr. Klapperick another letter stipulating exactly what should be removed by that date. A copy would be provided to the neighbors.

Respectfully submitted,

Katie Losness

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