

Coordinated Development In

MOWER COUNTY

AUSTIN, MINNESOTA

55912



507-437-9527

AUSTIN-MOWER COUNTY PLANNING DEPARTMENT

May 30, 1989

MINUTES OF THE MOWER COUNTY PLANNING COMMISSION REGULAR MEETING

MEMBERS PRESENT: Dick Cummings, Steve Wieland, Keith Voorhees, Bob Werner, Don Olson, Oliver Hillier, Herb Hanson, Jen Ulwelling, and Gary Braaten

MEMBERS ABSENT: None

OTHERS PRESENT: Daryl W. Franklin

Chair Ulwelling called the meeting to order at 8:00 p.m. on Tuesday, May 30, 1989, in Conference Room I of the Mower County Courthouse in Austin, MN. The minutes of the April 24, 1989 meeting were approved as mailed on a motion made by Mr. Hillier, seconded by Mr. Voorhees and passed unanimously.

Conditional Use Permit #397 Gravel Extraction in a Rural Zone - Ulland Brothers/LaVerne Gabriel: The staff report was read. LaVerne Gabriel is requesting a conditional use permit for a gravel pit to be operated in the SE 1/4 NE1/4 SW 1/4 Section 13 of Windom Township on approximately 2.8 acres. Mr. Gabriel explained that Ulland Brothers would be removing the gravel. There was then discussion. A motion was made by Mr. Braaten to recommend approval of the permit with the following conditions:

- 1) A gate will be located at the entrance and closed and locked when the pit is not in operation;
- 2) A "No Trespassing" sign will be posted at the entrance;
- 3) Soil erosion and runoff will be controlled in an acceptable fashion, approved by the Mower County Soil and Water Conservation Officer;

Page two
Minutes of Mower County Planning Commission Meeting
May 30, 1989

- 4) A detailed plan of regrading and revegetation of the site at the conclusion of operation per Article IV of the Code will be submitted.
- 5) The gravel pit sides, when restored, will have a slope no greater than 3:1 (horizontal:vertical);
- 6) Extraction of gravel shall remain at least twenty (20) feet from all adjoining property lines except where it adjoins the Lawrence Hanson pit property on the SE side of this property;
- 7) Extraction of gravel shall be no closer than forty (40) feet to the road right-of-way;
- 8) A \$20,000 performance bond must be posted with the County Auditor;
- 9) The petitioner and owner must comply with the Mower County Shoreland Management Ordinance and be at least 200 feet away from the centerline of the creek, whichever is greater;
- 10) Access will be by way of the Lawrence Hanson pit since the property doesn't abutt the County or Township road.
- 11) The permit will expire on May 1, 1992;

The motion was seconded by Mr. Wieland and passed unanimously. It was explained that the hearing would be held at 2:00 p.m. by the County Board of Commissioners on June 6, 1989.

Conditional Use Permit #399 for Establishment of a Campground for Recreational Vehicles in the Rural Zone - Roger Durst: Roger Durst is requesting a conditional use permit for the operation of a campground in the rural zone to be used by recreational vehicles and some primitive camping sites. The staff report was read. Some of the neighbors are concerned on the current operation and with dogs and children being on the County road adjacent to the current mobile home park. Mr. Durst explained that he had a

Page three
Minutes of Mower County Planning Commission
May 30, 1989

caretaker but that it was very difficult for the caretaker to control the children in the area. He explained that he requires all dogs be kept on leashes on their property. Bill Bodensteiner, attorney for Mr. Durst, stated that Mr. Durst' proposal would actually be alleviating some of the concerns by getting more people since the recreational camping would be short term. After some discussion a motion was made by Mr. Werner, seconded by Mr. Voorhees to recommend approval of the conditional use permit with the following conditions:

- 1) That the campgrounds comply with all the requirements of the Minnesota Department of Health mobile home park and recreational camping grounds regulations.
- 2) That it be a permanent conditional use permit; and
- 3) That the recreational camping area and primitive camping area be limited to the far southwest corner of the property in an area approximately 400 feet east/west x 300 feet north and south.

The motion passed unanimously.

Review of Section 14.19 of Mower County Zoning Ordinance:
The Planning Commission reviewed Section 14.19 of the Zoning Ordinance that was sent back from the County Board of Commissioners. A spirited discussion followed on the merits of this section. Many Planning Commission members voiced their concern that this Section is essential if you are going to have effective and reasonable enforcement of the Ordinance and that it was not practical to send letters out to an individual who was in violation if the individual would clean up their property. A motion was made by Don Olson, seconded by Steve Wieland to recommend that the County Board of Commissioners adopt the enforcement section previously presented without making any changes. The motion passed unanimously.

Discussion of Planning Commission Size: Jen Ulwelling stated that her term would be up in June of 1989 and that Bob Werner's term would be up in 1990. Jen also stated that the resurrection of the investigation committee was a good idea and provided an opportunity for Planning Commission members to see first hand the sites. Based on those, she felt it was appropriate to reduce the size of the Planning Commission to seven members.

Page four
Minutes of Mower County Planning Commission
May 30, 1989

There being no further business, the meeting adjourned at 9:30 p.m. on a motion by Mr. Braaten, seconded by Mr. Olson. The motion passed unanimously.

Respectfully submitted,



Daryl W. Franklin
Planning Director

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