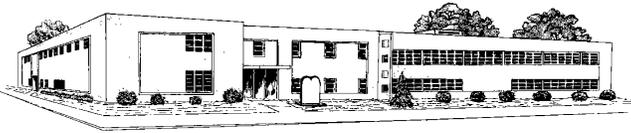


MOWER COUNTY

AUSTIN, MINNESOTA

55912



March 27, 1990

Minutes of the Mower County Planning Commission Regular Meeting

Members Present: Gary Braaten, Herb Hanson, Don Olson, Meri Jo Lonergan, Keith Vorhees, Oliver Hillier

Members Absent: Bob Werner, Bob Finbraaten, Steve Wieland

Others Present: Katie Losness

Chair Hanson called the meeting to order at 2:00 p.m. on Tuesday, March 27, 1990, in the Jury Room of the Mower County Courthouse in Austin, Minnesota. The minutes of the October 31, 1989, meeting were approved as mailed on a motion made by Mr. Braaten, seconded by Mr. Hillier and passed unanimously.

CUP #406 - Conditional Use Permit for a Gravel Pit - Wehner Crane Service: Ms. Losness read the staff report. Wehner Crane Service, Inc. is requesting a conditional use permit for a gravel pit on property owned by Lyle Steinbeck (S 990 ft E 660 ft SE 1/4 NE 1/4, Section 2, Lansing Township). The existing land use is pasture and zoning is Agricultural District. All surrounding land use and zoning is Agricultural. Dick Wehner presented the plans to the Commission for this three-acre parcel. The pit will be at least 50 feet from the fence line, the gravel is approximately 12 feet deep and they will be digging three feet above the water table. There is approximately 30-45,000 yards of fill and they will save the black dirt to be replaced when they are finished. The pit will be in use for only two years. Regarding the township road, Mr. Wehner said that if it were damaged, they will certainly take care of it.

Bob Morgan, former township officer, emphasized the need to add a condition on the permit that they be responsible for the township road to the Town Board's satisfaction.

Mr. Olson made a motion to recommend approval of the CUP 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.
- 4) The gravel pit sides, when completed, will have a slope no greater than 3:1 (horizontal:vertical).
- 5) Extraction of gravel shall remain at least 10 feet from all adjoining property lines.
- 6) Extraction of gravel shall be removed at least 40 feet from the road right-of-way.

- 7) When excavation and removal of operations or either of them are completed, a layer of arable topsoil, of a quality approved by the Soil & Water Conservation Office shall be spread over the excavated area, except exposed rock surfaces, to a minimum depth of five inches in accordance with the approved contour plans. The area shall be seeded with perennial grass and maintained until the area is stabilized and approved by the Soil & Water Conservation District.
- 8) A \$10,000 performance bond must be posted with the County Auditor.
- 9) The township road shall be kept in a manner acceptable to the Town Board.
- 10) This permit shall expire in December, 1992.

The motion was seconded by Mr. Braaten and passed unanimously. Ms. Losness announced that the hearing before the County Board would be held April 3, 1990, at 1:30 p.m.

Request for Change of Non-Conforming Use to Allow Automobile Sales - Robert Reimers: Ms. Losness read the staff report. Robert Riemers is requesting a change of non-conforming use for his property formerly the D & J Truck Stop in Lansing Township (W 225.2 ft N 332.2 ft NW 1/4 SW 1/4, Section 15). Mr. Reimers would like to operate a used car lot at this site. The existing and surrounding zoning is Agricultural District. The surrounding land use is residential. Mr. Reimers told the Commission that a car lot was better than the property laying empty. Lee King, car wholesaler and retailer, said that he would be leasing property from Mr. Reimers for a small used car lot, probably no more than about six cars at a time. Mr. Riemers said that he may go into partnership with Mr. King and have some trucks for sale. He said there would be no more than 12-15 vehicles on the lot at one time.

Bob Morgan, RR1 Box 206, asked if they would be doing any body work of wrecked cars to which Mr. Riemers said no. Mrs. Elmer Akkerman expressed concern about their property values if there were a number of junk cars on the property. Duane Mortenson, RR1 Box 198, asked if he was going to remodel the outside to which Mr. Riemers said he was planning on changing the roof structure.

Chair Hanson expressed concern over the residential nature of the area. Mr. Braaten agreed and said that the neighbors are concerned with the possible junk that could accumulate. Mr. King said that it would not be a salvage area and they could limit the cars to 15 if desired.

Mr. Braaten made a motion to recommend the change of non-conforming use with the following conditions:

- 1) There shall be no outside storage of junk cars or car parts;
- 2) The number of vehicles shall be limited to 15;

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- 3) Dust shall be controlled;
- 4) This shall be reviewed in December of 1991.

The motion was seconded by Mr. Olson and passed unanimously. Ms. Losness announced that the County Board hearing would be April 3, 1990, at 1:30 p.m.

Discussion of Shoreland Regulation - Bob Bezek, Minnesota Department of Natural Resources: Bob Bezek presented a brief overview of the new shoreland rules recently adopted. In July of 1991, Mower County will be notified that they have two years to adopt a new shoreland regulation ordinance. Each county will be allotted \$7,500 in matching grant money.

Per Diem Discussion: Mr. Olson asked staff to check into other counties' per diems before a recommendation is made.

There being no further business to discuss, the meeting adjourned at 3:20 p.m. on a motion by Ms. Lonergan.

Respectfully submitted,


Katie Losness