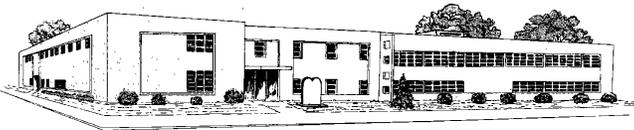


MOWER COUNTY

AUSTIN, MINNESOTA

55912



April 24, 1990

Minutes of the Mower County Planning Commission Regular Meeting

Members Present: Gary Braaten, Herb Hanson, Don Olson, Keith Vorhees, Oliver Hillier, Steve Wieland

Members Absent: Bob Werner, Bob Finbraaten, MeriJo Lonergan

Others Present: Katie Losness, Blake Nordin

Chair Hanson called the meeting to order at 8:00 p.m. on Tuesday, April 24, 1990, in the Commissioner's Conference Room of the Mower County Courthouse in Austin, Minnesota. The minutes of the March 24, 1990, meeting were approved as mailed on a motion made by Mr. Wieland, seconded by Mr. Hillier and passed unanimously.

CUP #407 - Conditional Use Permit for a Solid Waste Handling Facility to Allow a Yard-Waste Composting Site - Austin Sanitation:
Ms. Losness read the staff report. Dean Anderson of Austin Sanitation is requesting a conditional use permit for yard-waste composting and storage of garbage bins on property he owns in NE 1/4, SW 1/4 of Section 21, Lansing Township. The existing and surrounding land use is agricultural and zoning is Agricultural District. Mr. Anderson stated that the operation will be strictly composting yard waste, no garbage. It takes at least three years for compost to become fertilizer.

Mr. Hillier asked if there would be any additions to the compost. Mr. Anderson said there would be no chemicals added; it will need to be kept moist and maybe a little lime would be added. The site would be the south side of the grove of trees on his property. Only he and his employees would be bringing yard waste to the site. The yard waste would be separated from all other plastic or garbage before being hauled to the site in a one ton truck which is less weight than a corn truck. He is also requesting to store seven or eight 12-yard garbage containers to be kept on the south side of the barn not visible from the road. He will use the south driveway to get to the site.

Robert Peterson, RR1, spoke in opposition to the petition, stating that compost would be blowing all over and he doesn't want to see the start of a garbage dump. William Ryther, RR4, stated that the composting and garbage bins are sure to draw flies and rats and thought that is what we have an industrial park for. Agricultural land should be used for farming. Ronald Noble, RR1, also expressed concern that this would draw flies and rats.

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Mr. Olson stated that the City of LeRoy has been operating a compost facility since July of 1989 and haven't had any problems with the compost blowing around or with rats. He thought there may be some confusion by some over the backyard composting that includes sink waste; this is strictly yard waste.

Blake Nordin, Mower County Composting Project Intern, stated that there are ways to reduce wind and to keep the compost from blowing around. A berm or tree line would keep it from blowing around. When discussing the issue of mice, Mr. Nordin stated that composting piles can generate heat up to 150 degrees Fahrenheit in the middle which is not real conducive to attracting mice. The value of compost material added to farm fields is that it helps retain moisture.

Ed Engen, RR1, stated that the property consists of peat ground and didn't feel that it would be appropriate for composting. Ms. Losness stated that Mr. Anderson will need to obtain a permit from the MPCA who are better able to decide if this would be a suitable spot for composting and whether there was any danger to surface or ground water in the area. Mr. Anderson pointed out that he and his wife will be living there and, therefore, the site will be policed and kept clean.

Chair Hanson stated that he and Mr. Vorhees had been out to the site and felt that the MPCA would decide whether the site meets PCA regulations and also will monitor the operation if they issue a permit. The letter from Bill Buckley, Director of Environmental Health, discussing the issue of composting was presented into the record and copies passed to all present.

Mr. Olson stated that he felt the petition met the five criteria outlined in the Ordinance and therefore, made a motion to recommend approval of the conditional use permit with the following conditions:

- 1) The operation must meet Minnesota Pollution Control Agency and Mower County regulations.
- 2) Storage of no more than ten empty garbage bins is allowed.

The motion was seconded by Mr. Wieland and passed on a 4-2 vote with Mr. Braaten and Mr. Hillier voting nay. Ms. Losness announced that the hearing before the County Board would be held May 1, 1990, at 1:30 p.m. in the County Board Room.

CUP #408 - Conditional Use Permit for an Additional Farm Dwelling in the Agricultural District - Richard Pedersen: Ms. Losness read the staff report. Mr. Pedersen is requesting the conditional use permit to allow an additional farm dwelling to be built on the property for his son in the NW 1/4 of Section 16, Windom Township. Existing and surrounding land use and zoning is all Agricultural. Mr. Pederson told the Commission that he and his son farm together and would like

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him to have a house on the farm for he and his wife to live. He stated that the mobile home on the property was for his father.

Mr. Hanson stated that he and Mr. Vorhees had been to the site and the house was proposed for the east side of the grove of trees and felt this was an adequate place. Mr. Vorhees agreed and therefore, made the motion to recommend approval of the conditional use permit for an additional farm dwelling. The motion was seconded by Mr. Braaten and passed unanimously. Ms. Losness announced that the County Board hearing would be held May 1, 1990, at 1:30 p.m.

Review of CUP #392 - Conditional Use Permit for an Agriculturally-Oriented Business - Steve Durts: Ms. Losness read the staff report. Mr. Durst is requesting that his conditional use permit for an agriculturally-oriented business to allow storage of liquid fertilizers, grain drying and weighing, sales of seed chemicals and dry fertilizers be renewed. The permit was initially granted by the Board in December of 1988. His business currently consists only of grain drying and weighing. Existing and surrounding land use is all Agricultural.

Mr. Durst was not present but Ms. Losness stated that there hadn't been any problems with the permit. Mr. Hanson explained that he was currently renting to Huntting Elevator but wants the entire permit for future leasing. Mr. Durst keeps a neat-looking place and a good operation.

After further discussion, Mr. Wieland made a motion to recommend renewal of CUP 392 on the basis of the site report with the following conditions:

- 1) Any company leasing property for storage of liquid fertilizer must file a certificate of insurance with the County Auditor.
- 2) Operations must be in compliance with all Department of Agriculture and Minnesota Pollution Control Agency regulations.
- 3) Permit shall be reviewed in May of 1993.

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

Per Diem Discussion: The Commission reviewed the survey of surrounding counties per diem structure and felt that no change was warranted.

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

Respectfully submitted,


Katie Losness