

AUSTIN MOWER COUNTY PLANNING DEPARTMENT

June 26, 1990

Minutes of the Mower County Planning Commission Regular Meeting

Members Present: Herb Hanson, Don Olson, Keith Voorhees, Oliver Hillier, Steve Wieland, Bob Werner, Meri Jo Lonergan

Members Absent: Gary Braaten, Bob Finbraaten

Others Present: Daryl W. Franklin

Chair Hanson called the meeting to order at 8:00 p.m. on Tuesday, June 26, 1990, in the Commissioner's Conference Room of the Mower County Courthouse in Austin, Minnesota.

Chair Hanson deviated from the regular agenda and a videotape entitled, "Agricultural Land Preservation Program Minnesota Agricultural Department" was presented.

The minutes of the April 24, 1990, meeting were approved as mailed on a motion by Mr. Wieland, seconded by Mr. Voorhees. The motion passed unanimously.

Request for a Change from One Non-Conforming Use to Another to Allow Wood Working Business - Steven & Brenda Martell:

Mr. Franklin read the staff report. Mr. & Mrs. Martell were present to discuss their proposed wood working business. They explained that they had previously applied for a conditional use permit at their home in Lyle township and have now outgrown their site. They are now looking to expand in a pole shed located in the S 261.61 ft. W 627.34 ft. N 1/2 N 1/2 of Section 13, Austin Township. They felt this would be an ideal place for their business and in the future for a home site. They felt the access was good to Highway 218 and to the Interstate system.

Kurt Potach, area resident, was concerned about commercial uses in the area and the impact it might have on his property. Larry Bunker, another resident, was also concerned about possible other commercial businesses in the area. It was explained that when changing from one non-conforming use to another, the Planning Commission and County Board do have more control over the uses and it is not a rezoning.

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After further discussion, a motion was made by Mr. Wieland to recommend approval of the change from one non-conforming use to another since it was equally appropriate or more appropriate to the district than the existing non-conforming use. This recommendation was made provided that there would be no painting or varnishing of the woodworking products on the site unless the individuals return for another change of non-conforming use. The motion was seconded by Mr. Olson and passed unanimously.

Petition for Change of Zone from Agricultural to General Business District - IB Industries: Mr. Franklin read the staff report. IB Industries is requesting the rezoning on property owned by Josephone Iblings (8 acres in the SE 1/4 SE 1/4 of Section 4, Red Rock Township). IB Industries would like to move their telemarketing, coupon redemption and list management business to this site.

Vern Bergstrom, representing IB Industries, was present along with Mayor Marv Foster of Brownsdale and explained that it was too costly to run sanitary sewer to the site. Mayor Foster said that this would be an asset to the community by providing jobs to people in the area. Mr. Werner said that once the Planning Commission gives commercial zoning there is difficulty controlling it in the future. Mr. Wieland stated the Planning Commission is opposed to spot zoning. Other Commission members stated that commercial development belongs in cities.

Mayor Foster stated that IB Industries has been working with George Brophy and the DCA to find a site. Questions were raised about annexation. Mayor Foster stated that some of the people may not want to be next to the City and the Red Rock Township Board may object to the annexation. Bob Werner stated that as mayor of Grand Meadow he is very much a champion of economic development. However, he is opposed to commercial development in agricultural areas. After further discussion a motion was made by Mr. Wieland and seconded by Mr. Werner to recommend denial of the rezoning because it is spot zoning. The motion passed on a 5-2 vote with Mr. Hillier and Chair Hanson voting nay.

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The Commission then took up a discussion on the Agricultural Land Preservation Program available through the Minnesota Department of Agriculture. They thought the program was excellent. After some discussion a motion was made by Mr. Werner and seconded by Mr. Wieland to recommend that the County Board pursue the implementation of the program and request that the County Board and the Planning Department work with the Mower County Township Association, the SWCD, ASCS Office, and County Extension Agent to get this information out to people on this program. The motion passed unanimously.

There being no further business, the meeting adjourned at 9:30 p.m. on a motion made by Mr. Wieland, seconded by Mr. Hillier and passed unanimously.

Respectfully submitted,



Daryl W. Franklin
Planning Director