

MOWER COUNTY

AUSTIN, MINNESOTA

55912



May 28, 1991

Minutes of the Mower County Planning Commission Regular Meeting

Members Present: MeriJo Lonergan, Don Olson, Oliver Hillier, Keith Voorhees, Herb Hanson, Bob Werner

Members Absent: Gary Braaten, Don Johnson, Julie Lura

Others Present: Daryl Franklin

Chair Hanson called the meeting to order at 8:00 p.m. on Tuesday, May 28, 1991, in the Commissioner's Conference Room of the Mower County Courthouse in Austin, Minnesota. The minutes of the April 30, 1991, meeting were approved as mailed on a motion by Mr. Olson, seconded by Mr. Werner and passed unanimously.

Renewal of Conditional Use Permit #385 for Gravel Extraction in the Agricultural District - Osmundson Brothers/Steve Pitzen: Mr. Franklin read the staff report. Mr. Pitzen is requesting renewal of CUP #385 to continue with gravel extraction on his property in Section 10 of Adams Township (W 1/2 NW 1/4 N of Hwy. exc. 8.1 ac & exc. .01 ac hwy. 3). The current land use is gravel pit and zoning is Agricultural District. The surrounding land uses and zoning are as follows: North: Agricultural, zoned Agricultural District; South: Adams Country Club, zoned Agricultural; East: Mixed, zoned General Business District; and West: Agricultural, zoned Agricultural District.

David Osmundson explained the operation of the gravel pit to the Planning Commission. After some discussion, a motion was made by Mr. Werner to recommend approval of CUP #385 with the following conditions:

- 1) The extraction of materials shall remain 20 feet from adjacent property lines and 40 feet from the road right-of-way.
- 2) The petitioner shall be responsible for maintaining and repairing any damage that is done to the township road during the operation of the gravel pit to the satisfaction of the Adams Town Board.
- 3) A \$10,000 performance bond must be posted with the County Auditor.
- 4) When the operation is complete, it shall be restored in accordance with the Mower County Zoning Regulations.
- 5) This permit shall expire June 31, 1994.

The motion was seconded by Mr. Olson and passed unanimously. Chair Hanson announced that the County Board hearing would be held on June 4, 1991, at 1:45 p.m.

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Renewal of Conditional Use Permit #386 for Gravel Extraction in the Agricultural District - Osmundson Brothers: Mr. Franklin read the staff report. Osmundson Brothers is requesting renewal of CUP #386 to continue extracting gravel from their site in Section 1 of Adams Township (NW 1/4 NE 1/4). The existing land use is gravel pit and zoning is Agricultural District. The surrounding land uses are all Agricultural, zoned Agricultural District.

David Osmundson explained the operation of the pit to the Planning Commission. After some discussion, a motion was made by Mr. Olson to recommend approval of the conditional use permit with the following conditions:

- 1) Two gates will be required, one at each entrance and closed and locked when the pit is not in operation. A "No Trespassing" sign will also be posted at each entrance.
- 2) The extraction of materials shall remain 20 feet from adjacent property lines and 40 feet from the road right-of-way.
- 3) The petitioner shall be responsible for maintaining and repairing any damage that is done to the township road during the operation of the pit to the satisfaction of the Adams Town Board.
- 4) A \$10,000 performance bond must be posted with the County Auditor.
- 5) When the operation is complete, it shall be restored in accordance with the Mower County Code.
- 6) This permit shall expire June 31, 1994.

The motion was seconded by Mr. Vorhees and passed unanimously. Mr. Franklin announced that the County Board hearing would be held on June 4, 1991, at 1:45 p.m.

Conditional Use Permit #425 for Commercial Outdoor Recreation in the Agricultural District to Allow a Golf Course - Lawrence Grinstead: Mr. Franklin read the staff report. Mr. Grinstead is requesting a conditional use permit for commercial outdoor recreation in the Agricultural District to operate a golf course and clubhouse on his property in Section 14 of Lansing Township (W 1/4 SW 1/4). The current land use is agricultural and zoning is Agricultural District. The surrounding land uses and zoning are as follows: North: Agricultural, zoned Agricultural District; South: Ramsey Golf Club, zoned Agricultural District; East: Agricultural, zoned Agricultural District; and West: Agricultural and Residential, zoned Agricultural District.

Lawrence Grinstead presented the Planning Commission with an air photo of the site and explained his proposal. A question was raised regarding wetlands. Mr. Grinstead explained that he has contacted the Mower County Soil Conservation District. After some discussion a motion was made by Mr. Werner and seconded by Mr. Olson to recommend approval of the conditional use permit. The motion passed

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unanimously. Mr. Franklin announced that the County Board hearing would be held on June 4, 1991, at 1:45 p.m.

Discussion of Proposed Floodplain Management Ordinance: The Planning Commission reviewed the proposed Floodplain Management Ordinance which has been approved by the Minnesota Department of Natural Resources. After some discussion, a motion was made by Mr. Werner and seconded by Mr. Hillier to recommend that the County Board adopt the Ordinance.

Other Business: The Planning Commission discussed a memo by staff regarding property in Lansing Township that had been designated "B-2" in error when the new zoning ordinance and map were adopted. It was staff's recommendation that the property be rezoned to "B-1", at their initiation. After further discussion, a motion was made by Mr. Olson, seconded by Mr. Voorhees to proceed with rezoning the property.

There being no further business to discuss, the meeting adjourned at 8:35 p.m. on a motion by Ms. Lonergan, seconded by Mr. Olson and passed unanimously.

Respectfully submitted,


Daryl W. Franklin
Planning Director