

MOWER COUNTY

AUSTIN, MINNESOTA

55912



August 27, 1991

Minutes of the Mower County Planning Commission Regular Meeting

Members Present: Keith Voorhees, Don Johnson, Oliver Hillier,
Herb Hanson, Bob Werner, Don Olson, Julie Lura

Members Absent: Gary Braaten, MeriJo Lonergan

Others Present: Daryl Franklin, Katie Losness-Larson

Chair Hanson called the meeting to order at 8:00 p.m. on Tuesday, August 27, 1991, in the Commissioner's Conference Room of the Mower County Courthouse in Austin, Minnesota. The minutes of the July 30, 1991, meeting were approved as mailed on a motion by Mr. Johnson, seconded by Mr. Werner and passed unanimously.

Rezoning from "I-1" Limited Industrial District to "I-2" General Industrial District - Huntting Elevator: Mr. Franklin read the staff report. Huntting Elevator is requesting a rezoning from "I-1" Limited Industrial District to "I-2" General Industrial District on their property in Grand Meadow Township (S 529 ft. W 698 ft. of that part of W 1/2 SW 1/4 of ctr line old RR, Section 24) to allow them to manufacture fertilizer and blend chemicals which are conditional uses in the "I-2" zone. The existing land use is grain and liquid fertilizer elevator and zoning is "I-1" Limited Industrial District. The surrounding land use and zoning is as follows: North: commercial, Zoned General Business District; South, East and West is all Agricultural, Zoned Agricultural District.

Jim Heimark, Huntting Elevator, explained the reason for the proposed rezoning. Mr. Olson explained that he had been out to the site with Ms. Lonergan and that Huntting Elevator seems to be running a good operation and have applied for all necessary permits. They saw no problems with the rezoning or conditional use permits.

Mr. Hillier wanted to know what specific uses were allowed in the "I-2" zone and which ones were conditional. After some discussion, a motion was made by Mr. Werner and seconded by Mr. Hillier to recommend approval of the rezoning. The motion passed unanimously.

CUP #427 for Processing of Chemicals to Allow Blending of Chemicals in the "I-2" General Industrial District - Huntting Elevator: Mr. Franklin read the staff report. Huntting Elevator,

Page Two
Mower County Planning Commission Meeting Minutes
August 27, 1991

in the event their property is rezoned to "I-2" is requesting a conditional use permit for processing of chemicals in the "I-2" District to allow them to blend chemicals for custom application for appropriate agricultural fields. The property is the same as the above petition.

After some discussion, a motion was made by Mr. Olson, seconded by Mr. Hillier to recommend approval of the conditional use permit as a permanent conditional use permit.

CUP #428 for Fertilizer Manufacturing in the "I-2" Zone: Mr. Franklin read the staff report. Huntting Elevator is requesting, in the event the rezoning is approved, a conditional use permit for fertilizer manufacturing and to allow them to relocate their storage of dry fertilizers from their site within Grand Meadow to this location. Mr. Heimark explained what they were doing. The property is the same as the two previous petitions.

After some discussion, a motion was made by Mr. Voorhees, seconded by Mr. Werner to recommend approval the permanent conditional use permit. The motion passed unanimously.

Rezoning from "B-2" Highway Business District to "B-1" General Business District - Robert and Barbara Langan: Mr. Franklin read the staff report. It was explained that when the County developed their Zoning Ordinance an oversight was made and this property (Block 1, Meyer Addition, Lot 3A, Replat Lot 3, Section 23, Lansing Township), owned by Robert and Barbara Langan, should have been zoned "B-1" instead of "B-2" as this is not located on a highway. The existing land use is commercial and the surrounding land use and zoning is as follows: North: Residential; Zoned Agricultural District; and South, East and West all Agricultural; Zoned Agricultural District. Mrs. Langan spoke that she had no problem with the rezoning.

After some discussion a motion was made by Mr. Olson, seconded by Mr. Voorhees to recommend approval of the rezoning. The motion passed unanimously.

Ms. Losness-Larson announced that all of the hearings before the County Board would be Tuesday, September 3, 1991, at 2:30 p.m.

Discussion of State Building Code: Chair Hanson called upon Don Anderson, Building Code Representative for the State, who explained the Uniform Building Code. He explained that the Building Code is a companion to the Zoning Ordinance and only applies to the out-county area. It doesn't apply to agricultural buildings, but covers residential, commercial and industrial buildings. Comments both pro and con were presented to the Planning Commission. All townships present at the meeting were opposed to adoption of the Building Code. No action was taken in regard to the question.

Page Three
Minutes of the Mower County Planning Commission Meeting
August 27, 1991

Other Business: Ms. Losness-Larson brought to the Planning Commission's attention a parcel of property in Lansing Township between new and old Hwy 218 that had inadvertently been missed when the new Zoning Ordinance and zoning map were approved. It has always been and still is used industrially and should be zoned General Industrial District rather than Agricultural District. She requested their authorization to initiate rezoning procedures on the Planning Commission's behalf. Ms. Lura made that motion which was seconded by Mr. Johnson and passed unanimously.

Ms. Losness-Larson also told the Planning Commission that Fred Hoisington, consultant for updating the Comprehensive Plan, would be in attendance at the next regular meeting to discuss ideas.

There being no further business to discuss, the meeting adjourned at 9:05 p.m. on a motion made by Mr. Johnson, seconded by Mr. Olson and passed unanimously.

Respectfully submitted,



Daryl Franklin