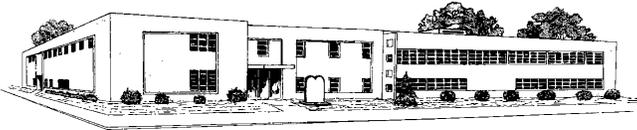


MOWER COUNTY

AUSTIN, MINNESOTA

55912



September 24, 1991

Minutes of the Mower County Planning Commission Regular Meeting

Members Present: Gary Braaten, MeriJo Lonergan, Keith Voorhees,
Don Johnson, Oliver Hillier, Herb Hanson,

Members Absent: Bob Werner, Don Olson

Others Present: Daryl Franklin, Katie Losness-Larson

Chair Hanson called the meeting to order at 7:00 p.m. on Tuesday, September 24, 1991, in the Commissioner's Conference Room of the Mower County Courthouse in Austin, Minnesota. The minutes of the August 27, 1991, meeting were approved as mailed, with the addition of language stating that all townships represented at the last meeting were opposed to adoption of the Uniform Building Code, on a motion by Mr. Hillier, seconded by Mr. Braaten and passed unanimously.

Conditional Use Permit #429 For a Motorcycle Salvage Yard in the Agricultural District - Alton Nelson: Ms. Losness-Larson read the staff report. Alton Nelson is requesting a conditional use permit for a motorcycle salvage yard in the Agricultural District on his property in Austin Township (E 18 rods W 26 rods of S 6 acres SW 1/4 NE 1/4, S & W of ctr of river, Section 15) to allow him to buy and sell motorcycle parts. The existing land use is residential. The surrounding land use and zoning is as follows: North and South is agricultural, zoned Agricultural District; East and West is residential, zoned Agricultural District.

Alton Nelson spoke on behalf of his petition stating that he has a 30' x 48' pole shed on the property and the parts are inside at all times. He sells used parts by stripping motorcycles for salvageable parts. Ron Skjevland, area resident, requested that there be a stipulation to the permit that it just be motorcycle salvage not motor vehicle parts.

Chair Hanson said he had visited the site and all parts were inside on shelves and he stores some frames outside behind a fence until he accumulates enough to take to a salvage yard. Mr. Nelson reiterated that everything would be kept inside except for scrap iron which would be kept behind the fence awaiting removal to a salvage yard. He stated that the only one who could see it would be his neighbor to the rear and he has a letter from the neighbor stating that person has no objection.

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After some discussion, a motion was made by Mr. Hillier to recommend approval of the petition with the following conditions:

- 1) All motorcycle parts must be stored inside the building.
- 2) No motor vehicles would be allowed outside unless licensed and used by the residents.
- 3) Scrap iron is not allowed to accumulate beyond the fence and should be kept neatly.
- 4) The permit is up for renewal in September, 1994.

The motion was seconded by Mr. Vorhees and passed unanimously. Ms. Losness-Larson announced that the County Board would hold a hearing on this petition at 1:30 p.m. on October 1, 1991.

Conditional Use Permit #430 for a Commercial Radio Tower and Transmitter in the Agricultural District - Ray Topp: Ms. Losness-Larson read the staff report. Ray Topp, Topp Broadcasting, is requesting a conditional use permit for a commercial radio tower and transmitter in the Agricultural District to allow a 500 foot tower and 10' x 10' electrical building on property currently owned by Roy Hamilton in Marshall Township (6 acres more or less, located in NW 1/4 NE 1/4, Section 1). The existing and surrounding land use is agricultural, zoned Agricultural District.

Ray Topp spoke on behalf of his petition stating that he is starting a new FM station which will be licensed in Stewartville to serve the area. He presented the Planning Commission with a map showing the limited area in which the FCC would allow a new tower. He has already gotten approval from the FCC and the FAA.

Mr. Hillier expressed concern about the tower if the station didn't succeed. Chair Hanson stated that there exists two unused towers in the County right now and possibly a bond could be required for removal of the tower if unused. Mr. Topp stated if it were not being used by him he would try to sell it to someone else as it has value; otherwise it can be and would be taken down if not used. The tower will not interfere with television reception as they use separate frequencies.

After further discussion, Ms. Lonergan made a motion to recommend approval of the permit. The motion was seconded by Mr. Hillier and passed unanimously. Ms. Losness-Larson announced that the County Board hearing would be October 1, 1991, at 1:30 p.m.

Conditional Use Permit #431 to Allow Grading and Filling in the Shoreland District - George A. Hormel Company: Ms. Losness-Larson read the staff report. The Hormel Company is requesting a conditional use permit for grading and filling in the Shoreland District to facilitate a fitness trail from the corporate office to the sales cabin (SW 1/4 NW 1/4, Section 35, Lansing Township). The existing and surrounding land use is open space/woodlands and zoning is Agricultural District.

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Jim Frank, representing Hormel, stated that there are two reasons for the one-half mile fitness trail: Hormel has a Wellness Program and employees could use the trail year-round for walking/jogging and secondly it could be used for employees to walk to and from activities at the Sales Cabin. They are attempting to keep the trail on the high ground and avoid any need for removing trees. Some of the lower lying areas will need to be filled but they will use timbers and planking when possible and don't foresee using any more than 400 cubic yards of fill. They will use a rock base (Class 5 or better) of six inches and pave three inches of asphalt for a six foot wide trail with one foot on each side as shoulder. They hope to complete the project yet this fall. They will make the least impact possible on the site as they want to preserve the natural serenity of the area.

Chair Hanson related that he and Mr. Hillier had visited the site and he sees no problems; he doesn't think there would be any erosion. After further discussion, Mr. Braaten made a motion to recommend approval of the permit. Mr. Johnson seconded the motion and it passed unanimously. Ms. Losness-Larson announced that the Board hearing would be October 1, 1991, at 1:30 p.m.

Rezoning from Agricultural District to "I-2" General Industrial District - Mower County Planning Commission: Ms. Losness-Larson read the staff report. The property to be rezoned from Agricultural District to "I-2" General Industrial District is all in Lansing Township (Austin Industrial Service Center First and Second Additions; Cook Farm Addition Tract 1 in the N 1/2 NW 1/4 in Section 27; W 330 ft NW 1/4 NW 1/4 N of RR exc N 65.9 ft W 66 ft in Section 27; 1.19 ac E 300 ft S 1/2 SE 1/4 W of hwy in Section 21; 8.27 ac SW cor SW 1/4 SW 1/4 in Section 22; OL 1 S 1/2 SW 1/4 in Section 22; 5.82 ac SW 1/4 SW 1/4 exc .79 ac hwy in Section 22). The property was previously zoned Industrial and used industrially. The Planning Commission rezoned this to Agricultural District in error when the new Zoning Ordinance was adopted and it continues to be industrially-used. Surrounding land use and zoning is as follows: North - Mixed, zoned Agricultural District; South - Cook Farm Site, zoned "R-1" in City; East - mixed, zoned Agricultural District; West - agricultural, zoned Agricultural District.

After some discussion a motion was made by Mr. Johnson, seconded by Mr. Braaten to recommend approval of the rezoning. The motion passed unanimously. Ms. Losness-Larson announced that the County Board hearing would be October 1, 1991, at 1:30 p.m.

Work Session for Comprehensive Plan Update - Fred Hoisington: Fred Hoisington told the Commission he had been pouring through stacks of information available about the county for the last thirty to forty years. He reviewed with the Commission some of the trends in employment, household distribution, median age,