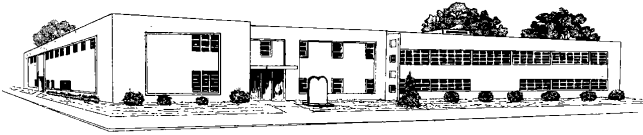


MOWER COUNTY

AUSTIN, MINNESOTA

55912



October 29, 1991

Minutes of the Mower County Planning Commission Regular Meeting

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

Members Absent: None

Others Present: Daryl Franklin, William Buckley

Chair Hanson called the meeting to order at 7:00 p.m. on Tuesday, October 29, 1991, in the Commissioner's Conference Room of the Mower County Courthouse in Austin, Minnesota. The minutes of the September 24, 1991, meeting were approved as mailed on a motion by Mr. Braaten, seconded by Mr. Hillier and passed unanimously.

Review of Replat of Lot 1, Block 6, Austin Homestead Addition - Calvin Ripple: Information was presented to the Planning Commission on the proposed replat. It was explained that the individual is splitting Lot 1, Block 6, Austin Homesteads Addition into two lots and annexing the north part of the lot into the City of Austin. After some discussion, a motion was made by Mr. Werner, seconded by Mr. Braaten to recommend approval of the preliminary plat. The motion passed unanimously.

Conditional Use Permit #432 for a Home Occupation in an Accessory Building in the Agricultural District - Oakwood Hutterian Brethren: The staff report was read. The Hutterites are requesting a conditional use permit for a home occupation in an accessory building to allow them to make custom-built feeding equipment for hogs, play equipment, furniture and cabinets on their property in NW 1/4, Section 13, Sargeant Township. Mr. Hillier explained that he and Mr. Voorhees were at the site and they could see no problem with the request. After some discussion, a motion was made by Mr. Hillier and seconded by Mr. Johnson to recommend approval of the conditional use permit. The motion passed unanimously. Mr. Franklin announced that the County Board hearing would be held November 5, 1991, at 1:30 p.m.

Conditional Use Permit #433 to Allow An Additional Farm Dwelling Per Farm Operation in the Agricultural District - Lanny Ross: The staff report was read. Mr. Ross is requesting a conditional use permit for one additional farm dwelling per farm operation to allow a mobile home to be placed on the parcel for his son who is involved in the farm operation. The farm is currently owned by Theodore Olbrich (W 257 ft. S 847 ft. N 980 ft. NW 1/4 NW 1/4,

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Section 32, Sargeant Township). Mr. Voorhees and Mr. Hillier stated that they saw no problem with the request. It was recommended that the permit be conditional on the finalization of the sale. After some discussion, a motion was made by Mr. Voorhees and seconded by Mr. Olson to recommend approval of the permit. The motion passed unanimously. Mr. Franklin announced that the County Board hearing would be held November 5, 1991, at 1:30 p.m.

Conditional Use Permit #434 to Allow Grading and Filling in the Shoreland District - Paul Hirsch: The staff report was read. Mr. Hirsch is requesting a conditional use permit to allow grading and filling in the Shoreland District to facilitate the construction of a pond on his property in Lansing Township (Outlots in Section 26, OLs 4, 5 & 6 exc S 50 ft. E 67 ft. & W 33 ft. N 150 ft. E 235 ft. OL 7). Mr. Franklin explained that the hearing should be continued since comments are needed from the Department of Natural Resources.

A resident, Bill Downs, wanted to know what impact the pond would have on their sandpoint wells and possible contamination. He requested that information be presented to them. He is concerned that the pesticides in the pond could impact this area. After some discussion, a motion was made by Mr. Werner and seconded by Mr. Voorhees to continue the hearing until November 26, 1991, at 2:00 p.m. The motion passed unanimously.

Conditional Use Permit 435 to Allow Storage and Temporary Crushing of Concrete - Lee Hansen: The staff report was presented. Lee Hansen is requesting a conditional use permit for temporary storage and crushing of concrete to allow continued storage of concrete at this site for a one-time only crushing of the existing pile of concrete. All of the crushed material to be removed during the 1992 construction season. The property is currently a demolition landfill and is owned by Wallace Bustad (SW 1/4 NE 1/4 N & E of river, exc N. 487 ft. & W389 ft. S 504 ft. E 1/2 NE 1/4, Section 15, Austin Township). Mr. Hansen explained that the concrete was deposited there from various paving projects in the area.

Del Lingbeck, area resident, stated that concrete has been hauled in and placed in the pile when it shouldn't have and that sand has been removed from the pit. Also, he felt Mr. Bustad was establishing a hog operation in the area. Mr. Lingbeck said the noise is a problem and that the concrete should be removed from the site. Ron Skjeveland, area resident, stated the items were to be covered and not stored and it is not right for Hansen to get the permit. He felt Mr. Bustad should be the one applying for it. Mr. Hillier asked Bill Buckley, Environmental Health Director, if he recommended that Mr. Bustad store the concrete at the site, he stated that he had not.

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Lee Hansen stated that when the concrete was moved to the area there was no County regulations regarding storing and crushing concrete. Bill Buckley stated that he and the MPCA talked with Mr. Bustad and the MPCA recommended crushing and recycling and said it was an appropriate site. The MPCA felt recycling was better than burying the concrete. The County didn't have any regulations for crushing and storing until August of this year. Lee Hansen explained they wanted to crush and recycle the concrete within one year.

Ruby Klingfus, another neighbor, stated she has been to all the meetings and the neighbors never mentioned crushing and recycling as an option. They just want the concrete buried. Mrs. Lingbeck wanted to know why Lee Hansen is applying for the permit and not Wally Bustad. Mr. Hansen explained that the concrete is being stored on the site without a dumping fee, therefore, he is the owner of the concrete and is the petitioner for the crushing. Louis Lingbeck felt it was too close to the homes and would lower property values and that if it was approved for 14 days it would go on and on. Jack Waller asked why is Mr. Bustad able to continue this project; he should simply get the pit filled, leveled and completed.

Chair Hanson closed the discussion and stated that he questioned the appropriateness of this site for crushing. Mr. Hillier wanted to know why they did not take the concrete to Ullands. Lee Hansen explained that these were two separate projects. Chair Hanson recommended denial of the permit and stated he felt the concrete should be removed or buried. After some discussion, a motion was made by Mr. Werner, seconded by Mr. Braaten to recommend denial of the permit as it would be injurious to the use and enjoyment of other property owners in the immediate vicinity for purposes already permitted, and it would substantially diminish and devalue property values in the immediate area. The motion passed on a 7-0 vote with Mr. Johnson abstaining. Mr. Braaten stated that recycling is here to stay, but the site where recycling is done must be carefully selected.

There being no further business to discuss, the meeting adjourned at 8:00 p.m. on a motion made by Mr. Braaten, seconded by Mr. Olson and passed unanimously.

Respectfully submitted,



Daryl W. Franklin