

MOWER COUNTY

AUSTIN, MINNESOTA

55912



June 30, 1992

Minutes of the Mower County Planning Commission Meeting

Members Present: Keith Voorhees, Gary Braaten, Don Olson, Gary Nemitz, Meri Jo Lonergan, Herb Hanson, Bob Werner, Greta Kraushaar

Members Absent: Oliver Hillier

Others Present: William C. Buckley, Daryl W. Franklin, Kris Coe, James Connell

Chair Hanson called the meeting to order at 8:00 p.m. on Tuesday, May 30, 1992, in the Commissioner's Room of the Mower County Courthouse in Austin, Minnesota. Minutes of the June 16, 1992, meeting were approved as mailed on a motion made by Bob Werner, seconded by Don Olson and passed unanimously.

Conditional Use Permit #444 for Conditional Use Permit to Store and Crush Concrete Materials at the Site of the Ulland Quarry - Austin Township: Staff report was read. Ulland Brothers, Inc. requested a conditional use permit for storage and crushing of concrete material at their quarry site. The property is located in Section 27 in Austin Township. Existing land use is agricultural and existing land use is a quarry operation, existing zoning is Agricultural District. The surrounding land use: north is non-farm residence, zoned agricultural and rural residence; south is agricultural non-farm residences, zoned agricultural; east is non-farm residence, zoned agricultural district; west is agricultural, zoned agricultural district. Ken Johnson from Ulland Brothers explained that they would like to have a five year permit to do storage and crushing on concrete at the site. He stated that the State of Minnesota is encouraging and actually mandating the recycling of concrete and butumious material. He said the crushing of concrete would be no different than the current crushing of limestone. They're proposing to do it on the top area. Teresa Martin requested that her letter be read which was read. Mary Dowd presented her letter to the Planning Commission. See attached letter. In response to Teresa Martin's letter, Bill Buckley explained that he had received some information from the MPCA in regard to volume and tocibel levels. Daryl W. Franklin attempted to answer the concerns of the Teresa Dowd letter that 1) the site is a non-conforming use and that therefore no conditional use permit was needed for the quarry operation, 2) that there was no regulations for storing and crushing concrete in the past when Ullands did it so they had no violated. Bud Higgins stated that the County Planning Commission should be there to protect the

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people in the county area. Mary Bush was concerned about dynamiting in the area. Other citizens were concerned at what chemicals may have been added to the concrete or what would be in the concrete. Wally Bustad stated that driving down a gravel road you generate more dust than you do with the crushing of the concrete. Herb Hanson stated that he and Don Olson had visited the site and the State of Minnesota is promoting recycling, they're not going into a new area, it's an existing quarry and he felt it was reasonable. Meri Jo Lonergan asked a question of Ken Johnson the difference between limestone crushing and cement crushing. Mr. Johnson felt that limestone may actually be dirtier than the concrete crushing. Kevin Bittner, Assistant City Engineer, attempted to answer some questions as to what was in concrete and levitate some of the concerns of the citizens. A motion was made by Mr. Werner, seconded by Ms. Kraushaar to table the discussion until July 13, 1992 at 8:00 pm to allow Planning Commission members to view a crusher. The motion passed unanimously.

Conditional Use Permit #445 City of Austin/Robert Lau - to Do Grading and Filling in the Shoreland and Floodway Area of the Cedar River: The property is located in Section 4 in Lyle Township. Existing land use is pasture/idle land and existing land zoning is Agricultural District. The surrounding land use: north is agricultural, zoned agricultural district; south is agricultural, zoned agricultural district; east is agricultural, zoned agricultural district; west is agricultural, zoned agricultural district. As the staff report was bring presented, Dale Rossow came forward and informed the Planning Commission that they could no longer continue the hearing since it was not a correct legal meeting since the notice did not describe where the property was adequately located since the section and township were eliminated. It was explained that we did a second notice which was correct. Mr. Rossow was not satisfied with the second notice. The Planning Commission felt that there was legal notice and proceeded on the hearing. Kevin Bittner, the Assistant City Engineer of Austin, presented the proposal. He showed the proposed and existing site plan and elevations. Bob Lau explained that they tried to remove most of the cans and glass before the materials are brought out. Keith Voorhees asked about salts on the roads in the winter. Kevin explained from their perspective when they pick up the street sweepings in the spring, the rains have washed most of the salt off. A question was raised on vegetative planting and stabilizing the fill. Kevin felt that the city could do vegetative planting and stabilize the fills. After some discussion, a motion was made by Greta Kraushaar and seconded by Gary Braaten that from their evaluation, the conditional use permit had met all the requirements of Section 14-31 of the Mower County Code and they recommended

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approval of the conditional use permit provided that the City of Austin stabilize the area and provide vegetative cover. The motion passed unanimously.

Conditional Use Permit #446 Curtis and Darla Tesmer to Add an Additional Non-Farm Dwelling to an Existing Farmstead: Staff report was read. The property is located in Section 23 in Red Rock Township. Existing land use is agricultural and existing land zoning is Agricultural District. The surrounding land use: north is agricultural, zoned agricultural district; south is agricultural, zoned agricultural district; east is agricultural, zoned agricultural district; west is agricultural, zoned agricultural district. After some discussion a motion was made by Mr. Braaten, seconded by Mr. Voorhees that the Planning Commission had found that the conditional use permit complied with all of the conditions of Section 14-31 of the Mower County Code. Motion passed unanimously.

Discussion of Amending Section 14-51 (p) to Allow Body Shops as a Conditional Use Permit in the Agricultural Zone in the Same Category with Junkyards, Auto Salvage Yards: The Planning Commission discussed this proposal. The Planning Commission thought it was a reasonable approach and after some discussion the motion was made by Mr. Werner, seconded by Mr. Voorhees to recommend that the County Board amend Section 14-51 (p) of the Zoning Ordinance as suggested.

Sign Fees: The Planning Commission reviewed the information on the current sign fee of \$2.00 a year and the recommended fee of \$10.00 per year per sign. The Planning Commission felt that the \$2.00 was not reasonable and it was more appropriate to raise it to \$10.00. A motion was made by Mr. Voorhees, seconded by Ms. Kraushaar that we recommend that the County Board institute such a change effective January 1, 1993.

There being no further business, the meeting adjourned at 10:20 p.m. on a motion by Ms. Kraushaar, seconded by Mr. Braaten and passed unanimously.

Respectfully submitted,


Daryl W. Franklin
Planning Director

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