

MOWER COUNTY

AUSTIN, MINNESOTA

55912



October 27, 1992

Minutes of the Mower County Planning Commission Meeting

Members Present: Herb Hanson, Oliver Hillier, Greta Kraushaar, Gary Nemitz, Don Olson, Keith Voorhees, Bob Werner, and Gary Braaten.

Members Absent: Meri Jo Lonergan.

Others Present: William C. Buckley, and Daryl W. Franklin.

Chair Hanson called the meeting to order at 7:00 p.m. on Tuesday, October 27, 1992, in the Conference Room of the Mower County Courthouse in Austin, Minnesota. Minutes of the September 29, 1992, meeting were approved as mailed on a motion made by Gary Braaten, seconded by Bob Werner and passed unanimously.

Discussion of the Bill D. Carroll Jr. proposal. Bill Carroll, Jr. was present and urged the Planning Commission to recommend the proposal as it previously was presented in regard to amending the zoning ordinance to allow for the storage of vehicles within a fence without making an application for a conditional use permit. He felt that this was a reasonable approach and that the Planning Commission should support it. Don Olson stated that from his perspective that Mr. Carroll does have an option and that option is to use the current zoning ordinance, make application for a conditional use permit. He did not see any reason to change the zoning ordinance. Mr. Carroll stated that he could not afford to make the application fee for the conditional use permit. After some discussion a motion was made by Don Olson and seconded by Bob Werner to recommend that the Mower County Board of Commissioners not change the ordinance in regard to junk/salvage yards and to leave the existing ordinance as it is. The motion passed unanimously.

Conditional Use Permit #454 Lance and Karen Thomas for a Conditional Use Permit to do grading and filling in the shoreland area of Rose Creek and establish demolition landfill for concrete - Austin Township Section 24, E 1976.8 ft S 1239.1 ft E 3/4, Exc. W 1457.9 ft N 118.3 ft 52.27 Acres, Mower County, Minnesota: Staff report was read. Mr. Thomas or a representative were not present to discuss this permit. Letters from the Minnesota Department of Natural Resources and Mower County Soil and Water Conservation District were presented. Arlow Sayles questioned the five-year time for the conditional use permit. Other neighbors also wanted to know where the filling was going to take place. After some discussion the Planning Commission decided to separate the Conditional Use Permit in to two parts, 1. Establishment of a demolition landfill; 2. To do grading and filling in the

shoreland area of Rose Creek with concrete. A motion was made by Bob Werner and seconded by Keith Voorhees to deny the conditional use permit and to establish a demolition landfill because it was not in accordance with Section 14-31 of the Mower County Code. The motion passed unanimously. A motion was made by Bob Werner and seconded by Greta Kraushaar to recommend approval of the grading and filling of the shoreland area of Rose Creek with the concrete based upon the facts of the Mower County Planning Commission had found the permit was in compliance with Section 14-31 of the Mower County Code. The following conditions were recommended and placed on the conditional use permit:

1. Do not allow any additional concrete to be brought in to this site.
2. The concrete currently in place shall go no further into the wetland area.
3. Petitioner must comply with the letters of the Minnesota Department of Natural Resources and the Mower County Soil & Water Conservation District.
4. Cover the existing concrete with a minimum of two feet of clean earthen fill and seed to stabilize the area so soil erosion does not take place.
5. Have the above items completed by 11/1/93.

The motion passed unanimously.

Conditional Use Permit #367 Randall Hamilton - for renewal of a conditional use permit for a gravel pit and demolition landfill, Dexter Township, Section 27, Portion of: SE 1/4 SW 1/4 Mower County, Minnesota: The staff report was presented to the board. Mr. Hamilton was present to answer any question. The following additional conditions were also shared with Mr. Hamilton and the Planning Commission if the permit was approved:

1. Contract with a licensed site operator to operate the facility.
2. Cover existing demolition debris according to current permit.
3. Remove inappropriate solid waste materials before commencing step 2 of the additional conditions.

Bill Buckley was present to explain some of the Minnesota Pollution Control Agency and county rules. Robert Unverzagt and Duane Skov also questioned the gravel pit and demolition landfill. After some discussion, a motion was made by Don Olson and seconded by Gary

Braaten to table the Randall Hamilton request for renewal of conditional use permit until the next meeting. The motion passed unanimously. The next meeting was tentatively set for Tuesday, December 8, 1992 at 2:00 p.m.

Conditional Use Permit #455 Jim & Marceil Skifter - for a conditional use permit to operate an agriculturally oriented business, i.e. farm machine shop. Frankford Township, Section 21, 6.67 Ac SE 1/4 NE 1/4 W 640 ft E 1043 ft S 454 ft, Twp 103, Range 14W, Mower County, Minnesota. The staff report was read. Mr. Skifter explained that he was going to be operating a general machine shop. He was not going to be repairing specific equipment, the people would come there with parts for their equipment to be repaired. Bob Werner and Herb Hanson explained that they were out on the Investigation Committee and there had been no negative comments received from neighbors. Some neighbors called in support of the permit. After some discussion a motion was made by Bob Werner and seconded by Keith Voorhees to recommend approval of the conditional use permit based upon the fact that the Planning Commission found that it was in compliance with Section 14-31 of the Mower County Code. The following conditions were placed upon it:

1. Permanent permit.
2. No outside storage of materials. All storage will be inside building(s).

The motion passed unanimously.

Comprehensive Plan review. The Planning Commission reviewed the comments from Art Peck and the Minnesota Department of Agriculture. After some discussion a motion was made by Bob Werner and seconded by Keith Voorhees to recommend that the Mower County Board of Commissioners proceed with the adoption procedure for the Mower County Comprehensive Plan with the incorporation of Art Peck's comments and request that the consultant make these changes. The motion passed unanimously.

There being no further business, a motion was made by Gary Nemitz and seconded by Keith Voorhees to adjourn the meeting at 8:25 p.m. The motion passed unanimously.

Respectfully submitted,



Daryl W. Franklin
Planning Director