

# MOWER COUNTY

AUSTIN, MINNESOTA

55912



## Minutes Mower County Planning Commission

Members Present: Herb Hanson, Oliver Hillier, Don Olson, Meri Jo Lonergan, Keith Voorhees.

Members Absent: Gary Braaten, Greta Krashaar.

Others Present: William C. Buckley, Daryl W. Franklin, John Grindeland.

The Planning Commission toured Spaceage Tool area and talked with Mr. Dearmin at 6:00 p.m.

Chair Herb Hanson called the special meeting to order at 7:00 p.m. on Wednesday, August 11, 1993, in the Conference Room of the Mower County Courthouse, Austin, Minnesota. Minutes of the July 21, 1993, meeting were approved as mailed on a motion by Keith Voorhees, seconded by Don Olson, passed unanimously.

Chair Hanson opened the public meeting to discuss the request of the Mower County Board of Commissioners in regard to Spaceage Tools. He stated that the directions from the County Board were that the Planning Commission was to investigate Spaceage Tools for compliance with County Codes and to report back with their findings in writing to the Board.

Rod McAlister expressed his concern on noise and run-off from the building and drainage in the right-of-way of 24th Avenue S.W.

A video taken by Mr. McAlister was presented. Mr. McAlister stated that he felt part of the problem would be solved if Spaceage Tools would keep the doors shut and erect a sound barrier between their properties. Oliver Hillier wanted to know if the Minnesota Pollution Control Agency (MPCA) had any suggestions for noise abatement. Bill Buckley stated that he would contact Marshall Cole of the MPCA for assistance .

Don Olson stated that in the original letter of four items were discussed:

1. Drainage in regard to the public road in front of Spaceage Tool.

The drainage issue was not a Planning Commission or County matter but a Township concern since 24th Avenue S.W. was a township road.

2. The adequacy of the on-site sewage disposal system.

The owner of Spaceage Tools stated that they weren't experiencing any problems with the on-site sewage treatment system.

3. The concern on the noise from the operation when the facility has its doors open.

A motion was made by Don Olson, seconded by Keith Voorhees that the County Board and County Attorney enforce the MPCA noise standards. Motion passed unanimously.

4. Spaceage Tools Zoning Status.

Mr. Olson said that Spaceage Tools was in compliance with the Mower County Zoning Regulations.

There being no further business, the meeting adjourned at 7:41 p.m. on motion by Keith Voorhees, seconded by Meri Jo Lonergan. Motion passed unanimously.

Respectfully Submitted,

  
Daryl W. Franklin  
Planning Director

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## Minutes Mower County Planning Commission

Members Present: Gary Braaten, Herb Hanson, Oliver Hillier, Greta Kraushaar, Meri Jo Lonergan, Don Olson, Keith Voorhees.

Members Absent: None.

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

Chair Herb Hanson called the meeting to order at 7:00 p.m. on Tuesday, August 31, 1993, in the Conference Room of the Mower County Courthouse, Austin, Minnesota. Minutes of the August 11, 1993, meeting were approved as mailed on a motion by Don Olson, seconded by Keith Voorhees, passed unanimously.

Chair Hanson stated that the meeting would deviate from the agenda slightly to allow more time for the septic system installers to arrive.

**Conditional Use Permit #464 - MN Dot** for a radio communications tower in section 3, Waltham Township. Staff report was presented. Andy Terry, representative from MN DOT, discussed the proposed tower and its usage. After some discussion, a motion was made by Don Olson, seconded by Greta Kraushaar, that Conditional Use Permit #464 was in accordance with Section 14-31 of the Mower County Code and recommended approval of the CUP with the following conditions:

- 1) The permit be permanent.

Motion passed unanimously.

**Change of Zone #137 - John Thill, Jr.** Rezoning from B-1 to B-2 in section 36, Windom Township. Staff report was presented. Don Olson, investigating committee, discussed the on-site tour of the facility. It was explained that the current operation is not that different than the proposed operation of a diesel repair facility. There was some concern that if it was rezoned would they be allowed to have junk on the site. It was explained that the current requirements on the B-2 zone would address these concerns. The location along State Hwy 56 may also limit any accumulation. After some discussion, a motion was made by Greta Kraushaar, seconded by Gary Braaten, to approve the rezoning because the uses allowed in the B-2 zone would be compatible with the existing land uses in the area. Motion passed unanimously.

**Draft 3 of the Sewage & Wastewater Management Ordinance**  
Contractors present were Jeff Leth and Jim Bustad. The Planning Commission members, contractors present, and Bill Buckley discussed the proposed ordinance. Some concerns were raised by the installers and haulers. Mr. Buckley will look into these situations. The Planning Commission felt that it would be appropriate to send copies of the proposed ordinance to all chairs and clerks of the Townships and attend the township meeting on September 16, 1993, to discuss the proposed ordinance.

**Amendment to Conditional Use Permit #457 - David Hillier - to allow handling and disposal of brush and tree limbs in section 9, Austin Township.** David Hillier presented to the Planning Commission his proposal for handling tree limbs less than six (6) inches in diameter. Don Olson and Keith Voorhees stated that they had been to the site and felt that the proposal was reasonable and necessary. After some discussion, a motion was made by Greta Kraushaar, seconded by Keith Voorhees, that the amendments to Conditional Use Permit #457 were in accordance with section 14-31 of the Mower County Code and recommended approval of the CUP with the following conditions:

- 1) Include the handling and disposal of brush and tree limbs.
- 2) At least twice a year chip larger limbs and brush.
- 3) The chippings may be composted or sold to the public.

Motion passed 6-0, with Oliver Hillier abstaining.

**Change of One Non-Conforming Use to Another - Great Grips, Inc. (Larry Wilson)** - The Planning Commission reviewed the staff report and the previous activities that have been proposed for this site. Mr. Wilson explained that he currently has three (3) employees and what his operation entailed. After some discussion, a motion was made by Don Olson, seconded by Gary Braaten, that the proposed change from one non-conforming use to another was equally appropriate or more appropriate to the area than the existing non-conforming use with the following conditions:

- 1) Petitioner have all storage of raw materials and finished products stored inside a building.
- 2) Petitioner must provide parking area on site for employees.
- 3) All operations must be in accordance with applicable State and Federal regulations.
- 4) Comply with William C. Buckley memo regarding the on-site septic system.
- 5) Outside work, such as power hand sanding, shall be done between the hours of 8:00 a.m. and 6:00 p.m.
- 6) Public rental of inside storage in south building would be allowed.

Motion passed unanimously.

**Conditional Use Permit #465 - Oakwood Hutterian Brethren -**  
Conditional use permit for a private cemetery in section 13, Sargeant Township. Staff report was presented. Don Olson and Keith Voorhees discussed the proposal for the approximately 90 grave sites on an area of about 72 x 90 feet. Some citizens were present and expressed concern on what would happen if the Oakwood Hutterian Brethren would cease to operate who would be responsible for the cemetery. They were concerned that the Township would have to care for it. Staff was instructed to contact the County Attorney to see if a condition could be added by the County Board for a perpetual maintenance fund as follows: Should the Oakwood Hutterian Brethren sell or cease to operate their facility, they would make a payment to Sargeant Township sufficient to provide perpetual care of the cemetery prior to the transfer of their property. After some discussion, a motion was made by Don Olson, seconded by Gary Braaten, that Conditional Use Permit #464 was in accordance with Section 14-31 of the Mower County Code and recommended approval of the CUP with the following conditions:

1. Only members of the Oakwood Hutterian Brethren be buried in this cemetery.
2. Follow all State Regulations regarding private cemeteries.
3. Be a permanent permit.

Motion passed unanimously.

**Zoning Ordinance Change - Mini Storage** - It was explained that the current Ordinance does not make allowances for mini-storage and that there is a need and demand for this type of use. After some discussion, a motion was made by Greta Kraushaar, seconded by Meri Jo Lonergan, to recommend to the Mower County Board of Commissioners to amend the code as follows:

Section 14-7 Definitions

Mini Storage Area - A building or location where storage space is rented.

Agricultural District Section 14-51 (Conditional Use)

(t) Commercial mini storage area.

General Business District Section 14-66 (Conditional Use)

(d) Commercial mini storage area.

Highway Business District Section 14-71 (Permitted Use)

(g) Commercial mini storage area.

General Industrial District Section 14-84 (Permitted Use)

(g) Commercial mini storage area.

Motion passed unanimously.

There being no further business, the meeting adjourned at 8:30 p.m. on motion by Greta Kraushaar, seconded by Don Olson. Motion passed unanimously.

Respectfully Submitted,



Daryl W. Franklin  
Planning Director