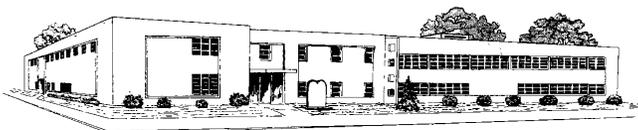


MOWER COUNTY

AUSTIN, MINNESOTA

55912



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: Daryl W. Franklin

Chair Herb Hanson called the meeting to order at 7:00 p.m. on Tuesday, September 28, 1993, in the Conference Room of the Mower County Courthouse, Austin, Minnesota. Minutes of the August 31, 1993, meeting were approved as mailed on a motion by Gary Braaten, seconded by Greta Kraushaar, passed unanimously.

Change of Zone #136 - Mower County Planning Commission and Wallace Bustad - Rezoning of St. Michaels Addition in Lansing Township. Background was presented to Planning Commission members and citizens who were present. It was explained that the Planning Commission is attempting to bring the zoning into compliance with the land use in the area by creating the Agricultural District, Light Industrial District, and the Rural Residence District. Mrs. Kanne and Mark Brekke expressed concerns. Mrs. Kanne's main concern was the sewer system of the apartments and the purchasing of lots for the sewer system. It was explained that this was not a particular issue of the Planning Commission. Mark Brekke wanted to know about the operation of the bituminous facility. There is no particular information on how this facility came into being at this site. After some discussion, a motion was made by Don Olson, seconded by Gary Braaten, that the proposed uses in the R-1, I-1 and A District are compatible with existing land uses. Therefore, they recommend that the rezoning be completed as per the attached drawing. Motion passed unanimously. It was explained that the County Board would be hearing the rezoning on October 5, 1993, at 5:00 p.m.

Conditional Use Permit #466 - Dan Cotter Conditional Use Permit for sand & gravel excavation, NE-1/4, section 18, Austin Township. The approximate size of the excavation area is 2.5 acres. Mr. Cotter is proposing to remove the two knolls on the property by removing the aggregate material than put the top soil back and return it to farmland. Staff report was presented. Oliver Hillier commented that this was a good farming practice and a reasonable way of dealing with gravel deposits in farm land. After some discussion, a motion was made by Greta Kraushaar, seconded by Oliver Hillier, that Conditional Use Permit #466 is in accordance with Section 14-31 of the Mower County Code and recommended approval of the CUP with the following conditions:

1. A "No Trespassing" sign will be posted at the entrance.
2. The gravel pit sides, when completed will have a slope no greater than 3:1 (horizontal:vertical).
3. Extraction of gravel shall remain at least ten (10) feet from all adjoining property lines and 40 feet from the road right-of-way.
4. Extraction of materials shall be limited to areas as delineated on the site plan.
5. Comply with Article IV Excavation of Earth Products of the Mower County Code.
6. This permit shall expire on December 31, 1996.
7. A \$3,500 Restoration Bond (\$2,000 Restoration Bond for the first acre, plus \$750 for each additional acre or part of an acre) must be posted with the County Auditor valid through June 30, 1997.

Motion passed unanimously.

Condition Use Permit #467 - Duane McFarland and Armstrong Realty, Inc. Conditional use permit for a commercial mini storage facility in section 16, Austin Township. The staff report was presented. Mr. McFarland discussed his proposal for the property, fencing and operation. He explained that there would be a new building built and outside storage but it would be limited and no junk would be allowed to accumulate. Mr. Hanson called for anyone to speak in opposition to the permit - no one responded. After some discussion, a motion was made by Gary Braaten, seconded by Keith Voorhees, that Conditional Use Permit #467 was in accordance with section 14-31 of the Mower County Code and recommended approval of the CUP with the following conditions:

1. Erect a seven (7) foot chain link security fence around the total perimeter of the property.
2. Be a permanent permit.

Motion passed unanimously.

Petition for Platting - Lance Pogones - Section 31, Lansing Township was presented to the Planning Commission. Mr. Pogones explained that he has just received the preliminary plat from Jones, Haugh & Smith and apologized for not having it to the Planning Commission earlier. Mr. Pogones explained the proposed subdivision and the development that they want to establish in the area. Chair Hanson asked if there was any opposition to the Plat. Darwin Vicker stated that he was concerned about his 40 acre parcel east of the site and the fact that he wanted to establish a feedlot and that the subdivision would not be compatible with the agricultural usage of the area. He was also concerned about the individual sewer systems and water contamination. He stated that he felt it was better to use existing farm sites instead of taking agricultural land out of production. Harley Fink, who lives to the south, was concerned that he wanted to establish a feedlot and what impact a subdivision would have on that. It was explained that if feedlot regulations are enacted a subdivision may have an impact on a feedlot or a nuisance complaint could even be filed. Mr. Pogones stated that he was also interested in having livestock on his property. A motion was made by Don Olson, seconded by Gary Braaten, to table the Plat to allow Mr. Pogones to get the additional information that will be required for an evaluation of the soils and the individual lot sizes to comply with County Regulations. Motion passed unanimously.

Change of Zone #138 & Conditional Use Permit #468 - JT Leasing & Karen Terranova & Josephine Ibling - The staff report was presented to the Planning Commission. They are proposing to rezone a small parcel from a A-1 to B-1 to allow for a six-unit apartment. Wayne Johnson discussed with the Planning Commission the proposal and displayed drawings of the area. Requested comments from citizens were asked for. Marv Foster, Mayor of Brownsdale, spoke in favor of the proposal. He called it a very positive sign for the County and City of Brownsdale. Don Olson and Oliver Hillier spoke about their investigating committee visit to the site and found it to be a very good operation and appropriate for the area. After some discussion, a motion was made by Greta Kraushaar, seconded by Don Olson, that the proposed rezoning from Agricultural to B-1 for six unit of apartment was appropriate and would be compatible with the existing land uses also that the rezoning would be only for the development six unit apartment on the site. Motion passed unanimously. Staff report was presented for the Conditional Use Permit for the six-unit apartment. After some discussion, a motion was made by Greta Kraushaar, seconded by Don Olson, that

Conditional Use Permit #468 was in accordance with Section 14-31 of the Mower County Code and recommended approval of the CUP with the following conditions:

1. Comply with County Code for the on-site septic system and that the new system which is installed would be of adequate size for the five additional apartments even though they may not be developed at the present time.
2. Provide nine off-street parking spaces for the apartments.

Motion passed unanimously.

Amend the Mower County Zoning Ordinance - The Planning Commission reviewed the proposal to amend the Zoning Ordinance. After some discussion, a motion was made by Keith Voorhees, seconded by Oliver Hillier, to add a Section 14-51(u):

Other uses of the same general character as those listed above, provided they are deemed fitting or compatible to the District by the Planning Commission.

Motion passed unanimously.

There being no further business, the meeting adjourned at 8:20 p.m. on motion by Don Olson, seconded by Oliver Hillier. Motion passed unanimously.

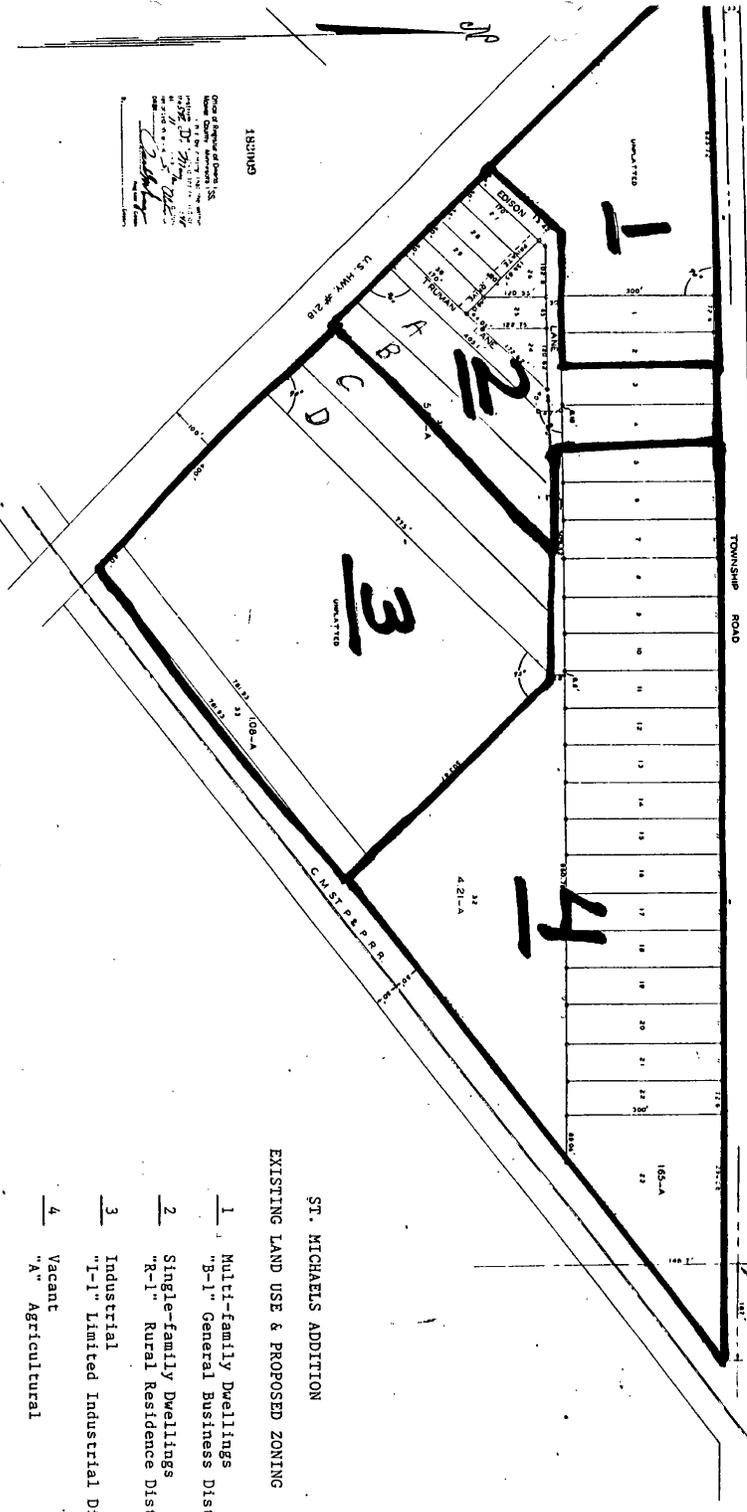
Respectfully Submitted,



Daryl W. Franklin
Planning Director

DWF:lka
attachment
minutes\plan.

WEST OF THE 3TH. N.W.
SCALE - 1"=100'
FEB. 20, 1948



ST. MICHAELS ADDITION
EXISTING LAND USE & PROPOSED ZONING

- 1 Multi-family Dwellings
"B-1" General Business District
- 2 Single-family Dwellings
"R-1" Rural Residence District
- 3 Industrial
"I-1" Limited Industrial District
- 4 Vacant
"A" Agricultural

CERTIFICATES
SANCTION, SEC. MISC. BOOK 211 PAGE 96
DEDICATION, SEC. MISC. BOOK 211 PAGE 96
APPROVALS, SEC. MISC. BOOK 211 PAGE 96

RECORDED FOR DEEDS OFFICE
RECEIVED FOR RECORD THIS 21 DAY OF FEBRUARY A.D. 1948 AT 11:00 AM
AND RECORDED IN VOL. 5 OF PLATS OF PRICE 500
REGISTER OF DEEDS

These plat and map are being
filed for public information
under the authority of the
Register of Deeds
and the County Clerk
of St. Michael County, Georgia
and the same are hereby
certified to be correct
and true copies of the
original as filed in the
office of the Register of
Deeds and the County Clerk
of St. Michael County, Georgia
this 20th day of February
1948.