



# MOWER COUNTY

AUSTIN, MINNESOTA

55912

## Minutes Mower County Planning Commission

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

Members Absent: None.

Others Present: William Buckley, Daryl Franklin.

Chair Duane Hanson called the regular meeting to order at 7:00 p.m. on Tuesday, June 28, 1994, in the Conference Room of the Mower County Courthouse, Austin, Minnesota. Minutes of the May 24, 1994; May 31, 1994; June 14, 1994; and June 16, 1994; meetings were approved as mailed on a motion by Gary Braaten, seconded by Keith Voorhees. The motion passed unanimously.

**Change of Zone - Donald Durben/William Rugg -** Continuation of the Change of zone from Agricultural (A) to Highway Business District (B-2) in section 3, Windom Township. Bill Rugg provided some background information. He stated that when the property was acquired for I-90 his farm was divided into two parcels. He felt that it was not appropriate for the Planning Commission to tell Durben's to look at other sites. He felt that the proposed business is compatible with the other uses in the area. Don Durben discussed his site plan and felt that he would be an asset to the area. Paul Hull, Realtor, felt that the use is compatible with existing land use. Duane Hanson then asked for any opposition to the CUP. Graham Uzlik felt that the usage was not compatible. Mary Jane Smith that it was not an appropriate use and that an environmental impact study be done to determine the impact it would have on the wells in the area. Dennis Starry stated that he felt the Durben usage would not be in accordance with the idea of beautification of I-90. Merle Smith stated that zoning is to protect the area and that this is not appropriate. Greta Kraushaar referenced the recently approved Mower County Comp Plan and stated that the area is identified as a "freeway interchange management area". She stated that the objectives of the "freeway interchange management area" are:

1. Provide economic development opportunities for freeway/traffic related commercial uses.
2. Insure aesthetically pleasing developments in prominent locations.

The following are the County's policies for Freeway Interchange Management Areas:

1. To carefully plan and control highway service to satisfy the needs of the motorists while minimizing negative aesthetics and environmental impacts.
2. To prohibit commercial uses which compete with established retail areas and businesses within municipalities.

3. To maintain Freeway Interchange Management Areas in agricultural uses for as long as possible and avoid rezoning until a specific and real project is proposed.

Based on the objectives and policies of the Comp Plan, Greta felt that this usage is not in accordance and made a motion, seconded by Keith Voorhees, recommending denial to the Mower County Board of Commissioners based upon the Mower County Comp Plan. Roll call was taken on the motion. Meri Jo Lonergan - yes, Greta Kraushaar - yes, Keith Voorhees - yes, Gary Braaten - yes, Oliver Hillier - no, Don Olson - no, Duane Hanson - no. The motion passed 4 to 3. The County Board will hold their meeting on July 5, 1994, at 1:15 p.m.

**Conditional Use Permit #386 - Osmundson Brothers-** Renewal of conditional use permit for a gravel pit in the NW1/4 NE1/4, Section 1, Adams Township. Staff report was presented. Reference was made to the on-site inspection by Don Olson and Gary Braaten on June 22, 1994. Gary Braaten and Don Olson were concerned that the current operation was closer to the road right-of-way than the required 40 feet and wanted Osmundson to be aware of these requirements. Also, they felt that the pit should be completed within 3 years. A motion was made by Gary Braaten, seconded by Don Olson, to approve the renewal of conditional use permit #386 for a gravel pit because it was in accordance with Section 14-31 of the Mower County Code with the following conditions:

1. A "No Trespassing" sign will be posted at the entrance.
2. Soil erosion and runoff will be controlled in an acceptable fashion, approved by the Mower County Soil & Water Conservation District.
3. A detailed plan of re-grading and re-vegetation of the site at the conclusion of operations per Article IV of the Code.
4. The gravel pit sides, when restored, will have a slope no greater than 3:1 (horizontal:vertical).
5. Extraction of gravel shall remain at least twenty (20) feet from all adjoining property lines.
6. Extraction of gravel shall be no closer than forty (40) feet from the road right-of-way.
7. The petitioner shall be responsible for maintaining and repairing any damage that is done to the township road during the operation of the gravel pit to the satisfaction of the Adams Township Board.
8. A \$16,250.00 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 31, 1998.
9. The permit will expire on December 31, 1997.

The motion passed unanimously.

**Request from Richard & Norma Kanne for a time extension on sewer complaint -** The Planning Commission let the deadline of June 28, 1994, for replacement of the Kanne's sewer system stand.

Planning Commission members discussed the informational sewer meeting that had been held for the past two months. A motion was made by Gary Braaten, seconded by Oliver Hillier, to request that the Mower County Board of Commissioner authorize Fred Hoisington to attend the next Planning Commission meeting to discuss revising the proposed ISTS ordinance based on the meetings. The motion passed unanimously.

There being no further business, the meeting adjourned at 8:35 p.m. on motion by Keith Voorhees, seconded by Don Olson. The motion passed unanimously.

Respectfully Submitted,



Daryl W. Franklin  
Planning Director