

Mower County Planning Commission

Minutes Mower County Planning Commission

Members Present: Harold Boverhuis, Oliver Hillier, Meri Jo Lonergan, Len Miller, Don Olson, Keith Voorhees.

Members Absent: Greta Kraushaar.

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

Chair Len Miller called the regular meeting to order at 7:00 p.m. on Tuesday, March 28, 1995, in the Conference Room of the Mower County Courthouse, Austin, Minnesota. Minutes of the February 28, 1995; meeting were approved as mailed on a motion by Keith Voorhees, seconded by Don Olson. The motion passed unanimously.

Renewal of Conditional Use Permit #429 - Alton Nelson. Renewal of conditional use permit for a motorcycle salvage yard to buy and sell motorcycle parts and to allow for the machining and welding of motorcycles and to operate an agriculturally oriented business, i.e., farm machine and welding (job shop) shop. Reference was made to the on-site investigation by Don Olson and Harold Boverhuis on February 22, 1995. Staff report was presented. The Planning Commission reviewed Section 14-31 of the Mower County Ordinance and applicable items. After some discussion, a motion was made by Don Olson, seconded by Keith Voorhees, to recommend approval of the renewal of CUP #429 for a motorcycle salvage yard to buy and sell motorcycle parts and to allow for the machining and welding of motorcycles and to operate an agriculturally oriented business, i.e., farm machine and welding (job shop) shop because it was in accordance with Section 14-31 of the Mower County Zoning Ordinance with the following conditions:

1. All motorcycle parts must be stored inside the building.
2. No motor vehicles would be allowed outside unless licensed and used by the residents.
3. Scrap iron is not allowed to accumulate beyond the fence.
4. Fenced storage area shall not exceed the current size of 50' x 100'.
5. Display area shall be limited to no more than ten (10) items for sale.
6. Failure to comply with any and all the listed conditions shall result in revocation of this conditional use permit.
7. Permit shall expire September 30, 2005.

Motion passed unanimously.

Change of Zone - Doug Hillemeier -Change of zone from agricultural (A) to residential (R), Oak Hill Subdivision, Lot 4, Section 6, Austin Township. Reference was made to the on-site investigation by Greta Kraushaar and Don Olson on March 22, 1995. Staff Report was presented. Mr. Hillemeier explained the purpose of the rezoning was to allow different setback requirements and that it would be in accordance with the land use in the area. Mr. Hillier wanted to know about a zoning permit for a shed that has not been moved. Peter Plunkett presented a petition from those opposed to the rezoning. They felt that it was not an appropriate land use decision for the following reasons:

1. No support in the area for rezoning.
2. No public necessity for rezoning and not a good land use decision.
3. It would diminish property in the area values with a shed located in the front yard.

After some discussion, a motion was made by Don Olson, seconded by Harold Boverhuis, to recommend denial of the change of zone since it was not appropriate for the neighborhood, no public necessity for it and it would diminish property value. Motion passed unanimously.

Conditional Use Permit #489 - Wally Bustad/James Goergen - Conditional use permit applicable to Section 14-51(j) of the Mower County Zoning Ordinance to establish a demolition landfill in Section 28 of Marshall Township. Reference was made to the on-site investigation by Don Olson, Greta Kraushaar, Oliver Hillier and Keith Voorhees on March 22, 1995. Staff report was presented. Mr. Bustad presented background information on the demolition landfill site. He explained that it would be open for the public but would primarily be used by contractors. Mr. Hillier wanted to know about the status of his current demolition landfill. Mr. Bustad reported that it would be full this summer. Mr. Voorhees questioned the adequacy of the township road. Mr. Bustad stated that he would work with the township on the repair of the road. Bryant Hokeness presented a petition from residents and a letter from the township expressing opposition to the landfill because it would impact land values, wells, traffic and the inadequate access. Other issues raised by citizens were: testing of wells, new wells in case of contamination, Gayle Bergstrom presented a petition with 14 items of opposition. Linda Hatly and Lois Wiedeman were concerned about pollution. Bernard Lammers is opposed to it because his home is 1300 feet from the site. Gary Harrington, a former demolition landfill operator, stated a gravel pit is not an appropriate site. Mr. Hillier wanted to know if monitor wells are required. It was explained that this would be a decision of the Minnesota Pollution Control Agency (MPCA). After some discussion, a motion was made by Harold Boverhuis, seconded by Keith Voorhees, to recommend denial of CUP #489 for a demolition landfill since it was not in accordance with Mower County Zoning Ordinance, Section 14-31(1) That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the

immediate vicinity. Motion passed unanimously.

There being no further business, the meeting adjourned at 8:30 p.m. on motion by Meri Jo Lonergan, seconded by Keith Voorhees. The motion passed unanimously.

Respectfully Submitted,



Daryl W. Franklin
Planning Director