

Mower County Planning Commission

Minutes Mower County Planning Commission

Members Present: Diane Benson, Harold Boverhuis, Oliver Hillier, Len Miller, Don Olson.

Members Absent: Meri Jo Lonergan, Keith Voorhees.

Others Present: Daryl W. Franklin.

Chair Len Miller called the special meeting to order at 7:00 p.m. on Tuesday, August 15, 1995, in the Conference Room of the Mower County Courthouse, Austin, Minnesota. Minutes of the June 27, 1995; meeting were approved as mailed on a motion by Harold Boverhuis, seconded by Don Olson. The motion passed unanimously.

Conditional Use Permit #498 - Northern Natural Gas Co./Owners List

Attached - Conditional use permit applicable to Section 14-51(r) of the Mower County Zoning Ordinance for installation of 1.5 miles of 12" high pressure natural gas pipeline along the route depicted on the attached maps. The new pipeline will run adjacent and parallel to an existing 16" pipeline in private easements owned by Northern Natural Gas Company in Sections 4, 5, and 6 of Sargeant Township. Reference was made to the on-site investigation by Don Olson and Oliver Hillier on August 9, 1995. Staff report was presented. Glenn Hahn had questions in regard to damage payments with the easement and tile line replacement. Dennis Werkmeister, representing Northern Natural, explained that the pipeline company has an approximately 75 foot working easement and they have a standard replacement payment schedule for crop loss. In regard to tile damage, Northern Natural hired Obert Haldorson to check tile crossings. After some discussion, a motion was made by Harold Boverhuis, seconded by Diane Benson to recommend approval of CUP #498 for a high pressure gas pipeline because it was in accordance with Section 14-31 of the Mower County Zoning Ordinance with the following conditions:

1. Comply with Utility Placement Ordinance
2. Contact SWCD/SCS to comply with Swampbuster and other applicable regulations.
3. Be a permanent permit.
4. Failure to comply with any and all the listed conditions shall result in revocation of this conditional use permit

Motion passed unanimously. Note: the Mower County Board of Commissioners will hear this petition on August 22, 1995, at 11:30 a.m.

Discussion of CUP for the Subdivision of Land - The Planning Commission discussed an amendment to the Mower County Zoning Ordinance to require a conditional use permit before platting. The lively discussion took place on the

minimum lot size. A concern was raised that if you are going to require a larger minimum lot size for subdivisions, the County should require a larger minimum lot size for other non-farm dwelling parcels. After some discussion, a motion by Don Olson, seconded by Oliver Hillier, to table this item until the next meeting. The motion passed unanimously.

Gunshops/Gun Dealers as Conditional Use Permits- Discussion took place in regard to gun shops as a home occupation. A letter was presented from Mower County Attorney Pat Oman. After a discussion, it was the feeling of the Planning Commission that no action was necessary. The existing Ordinance will remain as is and not make any changes.

There being no further business, the meeting adjourned at 8:02 p.m. on motion by Diane Benson, seconded by Harold Boverhuis. The motion passed unanimously.

Respectfully Submitted,



Daryl W. Franklin
Planning Director

attachments: Owners/legal description for CUP 498
 Map of pipeline for CUP 498