

Mower County Planning Commission

Minutes Mower County Planning Commission

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

Members Absent: None.

Others Present: Daryl W. Franklin.

Chair Len Miller called the regular meeting to order at 7:00 p.m. on Tuesday, October 31, 1995, in the Conference Room of the Mower County Courthouse, Austin, Minnesota. Minutes of the September 26, 1995; meeting were approved as mailed on a motion by Keith Voorhees, seconded by Meri Jo Lonergan. The motion passed unanimously.

Amendment to the Mower County Zoning Ordinance and Subdivision Ordinance - to allow privately dedicated right-of-ways was presented to the Planning Commission. A discussion commenced. Concerns were raised on the future impact to the townships. Representatives of Lansing Township were present and spoke in favor of the amendment. After some discussion, a motion was made by Don Olson, seconded by Keith Voorhees, to recommend to the Mower County Board of Commissioners adoption of the following amendments:

Section 13-86. Required to abut street; meet requirements of zoning ordinance:

Every lot shall abut on a public road or privately dedicated 66 foot wide utility and driveway easement. Lots for residential purposes shall meet the size requirements, building setback and side yard requirements of the zoning ordinance. (10-31-95)

Agricultural "A" District. Section 14-52:

- (a) There shall be a minimum setback of forty (40) feet from the right-of-way line of any public road or privately dedicated 66 foot wide utility and driveway easement.

Rural Residence "R-1" District. Section 14-57

- (a) Lot Size, Width and Depth
- 1) Any lot shall contain not less than one (1) acre of area and shall have a minimum width of one hundred twenty-five (125) feet along a public road or privately dedicated 66 foot wide utility and driveway easement and a minimum depth of two hundred (200) feet.

Urban/Rural Expansion "UR" District. Section 14-62

- (a) Lot Size, Width and Depth
- 1) Any lot on which a single family dwelling is erected shall contain an area of not less than one (1) acre of buildable area

and shall have a minimum width of one hundred twenty-five (125) feet along a public road or privately dedicated 66 foot wide utility and driveway easement and a minimum depth of not less than two hundred (200) feet.

General Business "B-1" District. Section 14-68

- (a) Lot Size and Width. Any lot used as a business shall have an area of not less than one (1) acre and have a frontage of not less than one hundred twenty-five (125) feet along a public road or privately dedicated 66 foot wide utility and driveway easement .

Highway Business "B-2" District. Section 14-74

- (a) Lot Size, Width and Depth
- 1) Any lot used as a business shall contain an area of not less than one (1) acre of buildable area and shall have a minimum width of one hundred twenty-five (125) feet abutting public right-of-way or privately dedicated 66 foot wide utility and driveway easement and a minimum depth of not less than two hundred (200) feet.

Limited Industrial "I-1" District. Section 14-81

- (a) Lot Size and Width. Any permitted or conditional use shall have an area of not less than one (1) acre and have a frontage of not less than one hundred twenty-five (125) feet along a public road or privately dedicated 66 foot wide utility and driveway easement.

General Industrial "I-2" District. Section 14-87

- (a) Lot Size and Width. Any permitted or conditional use shall have an area of not less than one (1) acre and have a frontage of not less than one hundred twenty-five (125) feet along a public road or privately dedicated 66 foot wide utility and driveway easement.

Aye: Benson, Hillier, Lonergan, Olson, Voorhees.

Nay: Boverhuis

Plat - "North Meadows" Brian Dolan and Paul Hirsch - Platting of a subdivision to be named "North Meadows" in Section 26 of Lansing Township. Reference was made to the on-site investigation by Don Olson and Keith Voorhees on September 19, 1995. Staff report was presented. Mr. Dolan and Mr. Hirsch explained their plats. Representatives of Lansing Township to discuss the development of the plat and the potential options. After much discussion, a motion was made by Don Olson, seconded by Diane Benson, to authorize the final plat to be prepared for Brian Dolan and Paul Hirsch with two cul-de-sacs (one on the Dolan property and one on the Hirsch property) with the following conditions:

1. Comply with Mower County Subdivision Ordinance.
2. Floodway, the flood fringe, and shoreland shall be delineated on preliminary plat and final plat.
3. Primary and secondary sewage treatment sites will be designated by stakes or flags and recorded on the final plat. These sites will be protected from soil compaction during construction and buildings or other structures will not be allowed within the appropriate

- separation distances.
4. Site evaluations, including a minimum of two soil borings and two percolation tests will be conducted on the "primary" sewage treatment site for each lot and recorded on the final plat.
 5. Easements as request by Austin & others will be shown on plat.
 6. Follow request of the Mower County Engineer letter of October 23, 1995, which states:
 1. Only one residential drive allowed onto CSAH No. 25 from Lot No. 1.
 2. All additional lots to the north must be collective and have one (1) common access point to the CSAH No. 25.

The motion passed unanimously.

A suggestion was made that the investigating schedule be sent out twice a year.

Discussion of CUP for the Subdivision of Land - It was explained that the County may be looking at updating the zoning ordinance in the future, therefore, this item should be considered at that time.

Planning Commission By-Laws - were presented for discussion. Chair Miller explained the value of having by-laws. After some discussion, a motion was made by Keith Voorhees, seconded by Harold Boverhuis, to approve the adoption of By-Laws of Mower County Planning Commission as follows:

By-Laws of Mower County Planning Commission

Section 14-21

Section I **ESTABLISHMENT**

The operation of the Mower County Planning Commission is governed by the Mower County Zoning Ordinance and by Roberts Rules of Order except as otherwise provided below. Membership and terms of office will be covered by Section 14-21 of the Mower County Zoning Ordinance.

Section II **PURPOSE**

It shall be the function and duty of the Mower County Planning Commission:

- ✓ To assist the local elected officials in developing, reviewing, and analyzing development proposals;
- ✓ To educate the local officials on planning and development matters;
- ✓ To assist in collecting various background data about the County such as populations, employment, housing, land use, and natural features;
- ✓ To assist the local elected officials in developing goals, policies, and programs for future development in the County;
- ✓ To review and/or propose change in local land use

ordinances.

Section III **ORGANIZATION**

- A. **Membership** - The membership of the Mower County Planning Commission will be determined by the Mower County Board of Commissioners.
- B. **Term of Office** - The term of office will be determined by the Mower County Board of Commissioners.
- C. **Officers** - The officers of the Mower County Planning Commission shall consist of the Chair, Vice-Chair, and a Secretary. The Vice-Chair shall be elected annually at the regular January meeting.
 - 1. **Chair:** It shall be the duty of the Chair to preside over all meetings of the Mower County Planning. He/She shall have the power to call special meetings at reasonable times with reasonable notice when it is deemed such a meeting is necessary to the conduct of the business of the Planning Commission. The Chair will be the member of the Board of Commissioners and will not vote on matters.
 - 2. **Vice-Chair:** It shall be the duty of the Vice-Chair to preside over the meeting of the Mower County Planning Commission in the absence of the Chair.
 - 3. **Secretary:** It shall be the duty of the Secretary to keep a record of all proceedings of the Mower County Planning Commission, and to perform all other duties normally assigned to the secretary of a deliberative body. The Secretary will be the Mower County Planning Director.
- D. **Voting** - Each member of the Mower County Planning Commission will have one (1) vote.

Section IV **MEETINGS**

- A. The Mower County Planning Commission shall meet in regular session on the last Tuesday of the month at 7:00 p.m. in the Commissioners Conference Room of the Mower County Courthouse.
- B. Investigation Committee shall meet the Wednesday before the Planning Commission meeting in the afternoon.
- C. Special meetings may be held under circumstances outlined in Section III, C.
- D. A quorum shall consist of any five (5) members.
- E. The Planning Commission shall have an attendance policy that members, on a yearly basis, shall attend at least 65% of the regular meetings and at least two (2) investigation committee meeting if assigned. If a Planning Commission member fails to achieve this,

they may be dropped as a member of the Planning Commission.

Section V REIMBURSEMENT

The Planning Commission shall receive a per diem and mileage as established by the Mower County Board of Commissioners.

Section VI EFFECTIVE DATE

The By-Laws shall take effect and be in force after the date of its passage by the Mower County Planning Commission.

The motion passed unanimously.

Other Business: Copies of the memorandums from Dexter and Sargeant Townships were distributed to the Planning Commission members. A discussion took place and the Planning Commission members feel they should make a recommendation to the Board of Commission about regulations involving feedlots. They requested copies of other counties regulations.

There being no further business, the meeting adjourned at 8:25 p.m. on motion by Diane Benson, seconded by Meri Jo Lonergan. The motion passed unanimously.

Respectfully Submitted,



Daryl W. Franklin
Planning Director