

Mower County Planning Commission

Minutes Mower County Planning Commission

Members Present: Meri Jo Lonergan, Brian McAlister, Len Miller, Don Olson, Keith Voorhees.

Members Absent: Diane Benson, Harold Boverhuis, Oliver Hillier.

Others Present: Lee Bonorden (Austin Daily Herald), Citizens, Daryl W. Franklin.

Chair Len Miller called the regular meeting to order at 7:00 p.m. on Tuesday, October 29, 1996, in the Austin Public Library, 323 4th Ave, NE, Austin, Minnesota. Minutes of the Sept. 24, 1996; meeting were approved as mailed on a motion by Brian McAlister, seconded by Keith Voorhees. The motion passed unanimously. It was stated that the Mower County Board of Commissioners will be meeting on November 5, 1996, at 1:30 p.m. at the Austin Public Library to make the final decision on permits forwarded from this Planning Commission meeting.

Conditional Use Permit #523 - Ronald Leger - CUP applicable to Section 14-51(t & u) of the Mower County Zoning Ordinance for commercial mini-storage and business storage in Section 22 of Lansing Township. Reference was made to the site investigation performed by Don Olson and Keith Voorhees on October 23, 1996. Staff report was presented. Mr. Leger explained his plans for the current buildings. Two prior CUPs for mini-storage were discussed by the Planning Commission. After some discussion, a motion was made by Don Olson, seconded by Brian McAlister, to approve CUP #523 for commercial mini-storage and business storage because it was in accordance with Section 14-31 of the Mower County Code and recommend approval with the following conditions:

1. No outside storage of any materials or items allowed unless enclosed within a seven (7) foot high chain link security fence.
2. Permit will expire on October 31, 2001.
3. Failure to comply with any and all the listed conditions shall result in revocation of this permit.

The motion passed unanimously.

Amendment to Conditional Use Permit #471 - Wallace Bustad- Amendment to CUP applicable to Section 14-85(i) of the Mower County Zoning Ordinance for a demolition material transfer facility in Section 27 of Lansing Township. Reference was made to the site investigation performed by Don Olson and Keith Voorhees on October 23, 1996. Staff report was presented. Chair Miller asked for any concerns that Town Board had with the amendment to the CUP; they stated none. Wallace Bustad explained his proposal. Roger Jennings stated that he couldn't see any problems with the amendment. Bill Ryther and Dick Wehner raised

question on the possibility of ground water contamination. After some discussion, a motion was made by Brian McAlister, seconded by Don Olson, to approve the amendment to CUP #471 for a demolition material transfer facility because it was in accordance with Section 14-31 of the Mower County Code and recommend approval with the following conditions:

1. No disposal or transfer of municipal solid waste allowed on this site. Demolition material can be stored for no longer than 48 hours at the site excluding concrete and bituminous stored for crushing and metal for recycling.
2. Demolition material is limited to material as specified in Minnesota Pollution Control Agency (MPCA) Rules.
3. Tipping must be on an impervious concrete pad with bunkers on at least three sides.
4. No more than 30 cubic yards of demolition material can be at this site at any one time excluding concrete and bituminous material stored for crushing and metal for recycling.
5. Monthly inspections shall be conducted by County Staff to guarantee compliance.
6. Operator or his employee must be present at site when facility is open.
7. Final disposal site for demolition material transferred at this site must be an MPCA licensed and approved demolition landfill.
8. Petitioner must secure a Mower County Solid Waste Permit and MPCA permit for the transfer site.
9. Permit will expire on November 30, 2001.
10. No operation of the transfer station facility can begin until petitioner/owner has received all County and State permits.
11. Failure to comply with any and all listed conditions shall result in revocation of this conditional use permit thereby resulting in closure of the demolition material transfer site. Petitioner/Owner shall be required to cure the violations under procedures of the Mower County Zoning Ordinance as it exists or may hereafter be amended. Mower County shall have all rights to abate any violations as such remedies may be available to it under any applicable statute.

The motion passed unanimously.

OTHER BUSINESS:

There being no further business, the meeting adjourned at 7:45 p.m. on a motion by Meri Jo Lonergan, seconded by Keith Voorhees. The motion passed unanimously.

Respectfully Submitted,



Daryl W. Franklin
Planning Director