

## **Mower County Planning Commission**

### Minutes Mower County Planning Commission

Members Present: Diane Benson, Harold Boverhuis, Meri Jo Lonergan, Sheldon Lukes, Brian McAlister, Gary Nemitz, Don Olson, Keith Voorhees.

Members Absent: None.

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

Chair Gary Nemitz called the regular meeting to order at 7:00 p.m. on Tuesday, February 25, 1997, in the Austin Public Library, 323 4th Ave, NE, Austin, Minnesota. Minutes of the November 26, 1996; meeting were approved as mailed on a motion by Keith Voorhees, seconded by Don Olson. The motion passed unanimously. It was stated that the Mower County Board of Commissioners will be meeting on March 4, 1997, at 1:30 p.m. at the Austin City Hall to make the final decision on permits forwarded from this Planning Commission meeting.

**Amend Conditional Use Permit #495 - Lansing Landfill, Inc.** Amendment to CUP as applicable to Section 14-51(s) of the Mower County Zoning Ordinance for the storage and crushing of concrete and asphalt in Section 21, Lansing Township. Reference was made to the site investigation performed by Don Olson and Brian McAlister on February 19, 1997. Staff report was presented. Mr. Rick Wehner explained the proposal to allow for the storage and crushing of concrete and asphalt since this is a resource that can be recycled instead of buried. Mr. Perry Byam stated his concern on the number of loads per day and the effect on the township road. Harold Boverhuis asked Roger Levy (Lansing Township Representative) if the township had any concerns. Mr. Levy stated the Township didn't have any problems with the amendment. Mrs. Perry Byam stated concern about the traffic and noise. Mr. Ratigan said that he was worried about the road and that future landfills should be fenced. After some discussion, a motion was made by Harold Boverhuis, seconded by Don Olson, to approve the amendment to Conditional Use Permit #495 for the storage and crushing of concrete and asphalt because it was in accordance with Section 14-31 of the Mower County Code and recommend approval to the Board of Commissioners with the following conditions:

1. Hours of crushing will be 7:00 a.m. to 8:00 p.m. Monday through Saturday, legal holidays excluded.
2. The permit will expire December 31, 2005.
3. The Mower County Planning Office shall be notified in writing at least 24 hours prior to each crushing episode.
4. Secure applicable state permits.

The motion passed unanimously.

Chair Nemitz deviated from the agenda to consider the Paul Hirsch request next.

**Petition to Plat - Paul Hirsch** - Amendment of the plat in Section 26 of Lansing Township. Mr. Hirsch explained that he wanted to divide the lot 5 and sell the portion near the river to the Clark's. This would not create another building lot because of the floodplain. Lansing Township stated that they had no problem with this change. After some discussion, a motion was made by Brian McAlister, seconded by Keith Voorhees,

to approve the change to the plat because it was in accordance with the Mower County Subdivision Ordinance.

**Conditional Use Permit #525 - Rosenthal Flooring and Window Treatments-** CUP applicable to Section 14-51(h2) of the Mower County Zoning Ordinance for sale of flooring and window treatments at 1805 16th Avenue SW, in Austin Township. Reference was made to the site investigation performed by Don Olson and Brian McAlister on February 19, 1997. Staff report was presented. A letter from the City of Austin objecting to the CUP was presented to the Commission. Mrs. Rosenthal stated that their permit request was for a 28 ft x 30 ft garage to be used for storage. Mrs. Rosenthal stated that their business was mainly going to customer's homes. She stated that they have had this type of activity at their home for 20-years. Some citizens were concerned that if this is approved what other businesses will be brought into the area. Craig Hoium, City of Austin Zoning Administrator, explained that the proposal was not compatible with the City of Austin zoning regulations which surround the property. Mr. Hoium did not feel that a non-conforming use should be expanded and that he has received several calls from people opposing the business. After some discussion, a motion was made by Harold Boverhuis, seconded by Brian McAlister, to approve CUP #525 for sale of flooring and window treatments because it was in accordance with Section 14-31 of the Mower County Code and recommend approval with the following conditions:

1. Comply with Mower County Sign Code.
2. Permit will expire on January 1, 2001.
3. Failure to comply with any and all the listed conditions shall result in revocation of this conditional use permit

The motion passed unanimously.

**OTHER BUSINESS:**

**Appointment of Planning Commission member to Mower County Feedlot Advisory Committee:** Harold Boverhuis stated that he would be willing to serve on the Mower County Feedlot Advisory Committee. A motion was made by Sheldon Lukes, seconded by Keith Voorhees, to appoint Harold Boverhuis to the Mower County Feedlot Advisory Committee as the Mower County Planning Commission representative.

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

Respectfully Submitted,



Daryl W. Franklin  
Planning Director