

Mower County Planning Commission

Minutes Mower County Planning Commission

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

Members Absent: Diane Benson, Harold Boverhuis.

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, October 28, 1997, at the Mower County Courthouse, 201 1st Street NE, Austin, Minnesota. Minutes of the September 30, 1997; meeting were approved as mailed on a motion by Don Olson, seconded by Keith Voorhees. The motion passed unanimously. It was reported that the Mower County Board of Commissioners will hear the petition at their November 4, 1997, meeting at 1:30 p.m. at the Mower County Courthouse, 201 1st Street NE, Austin, Minnesota.

First item of business:

Conditional Use Permit #502 -Richard Gabrielson. Renewal of CUP applicable to Section 14-121(c) of the Mower County Zoning Ordinance for grading and filling in the shoreland area, Riverwood Estates II, Section 22, Austin Township. *Staff Presentation:* Reference was made to the site investigation performed by Don Olson and Harold Boverhuis on October 22, 1997. Staff report was presented. Don Olson, a neighboring property owner expressed concern about the impact of fill on flooding. He showed photographs of the 1993 flood and the water level. Linda Koske, a neighboring property owner felt that condition should be added that a culvert be installed in the proposed driveway so that water flow will not be restricted. *Applicant's Presentation:* Mr. Gabrielson explained what he was proposing for the lot and that he did not get it accomplished during the first CUP time frame due to building a new home. *Statement's from the Public:* Mr. Olson and Ms. Koske stated that if the condition for the culverts were added to the permit that they would have no problem with the permit being approved. *Conclude the Public Hearing:* Chair Nemitz closed the hearing to the public. After some discussion, a motion was made by Don Olson, seconded by Sheldon Lukes, to approve Conditional Use Permit #502 for grading and filling in the shoreland 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. Comply with all State and local laws regarding placement of fill in shoreland and flood fringe district.
2. Fill shall be completed by December 31, 2002.

3. Comply with the Erosion/Sediment Control Plan prepared by the Mower County Soil & Water Conservation district dated September 25, 1995.
4. One or more culverts shall be installed in the driveway to allow for the flow of water (size and location to be determined by the Mower County Engineers Office).
5. Failure to comply with any and all the listed conditions shall result in revocation of this conditional use permit

The motion passed unanimously.

Conditional Use Permit #425 - Lawrence & Barbara Grinstead. Amend CUP applicable to Section 14-51(b) of the Mower County Zoning Ordinance for expansion of the golf course in Section 14, Lansing Township. *Staff Presentation:* Reference was made to the site investigation performed by Don Olson and Harold Boverhuis on October 22, 1997. Staff report was presented. *Applicant's Presentation:* Larry Grinstead. Presented his proposal. *Statements from the Public:* Mr. Carlton Thompson, representing Lansing Township, stated that the Township was in support of the permit. *Conclude the Public Hearing:* Chair Nemitz closed the hearing to the public. After some discussion, a motion was made by Brian McAlister, seconded by Keith Voorhees, to approve the amendment to Conditional Use Permit #425 for expansion of the golf course 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. Be a permanent permit.

The motion passed unanimously.

Amendment to the Mower County Zoning Ordinance regarding Section 14-13. The Planning Commission discussed the amendment to the Ordinance regarding zoning permits. Concern was expressed that notification should go to all townships and not just the townships that requested it. A question was raised on the best way to describe a zoning permit, i.e. construction permit. Staff was instructed to investigate this further and bring back more information to the November meeting.

OTHER BUSINESS:

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

Respectfully Submitted,



Daryl W. Franklin
Planning Director