

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, November 25, 1997, at the Mower County Courthouse, 201 1st Street NE, Austin, Minnesota. Minutes of the October 28, 1997; meeting were approved as mailed on a motion by Brian McAlister, seconded by Keith Voorhees. The motion passed unanimously. It was reported that the Mower County Board of Commissioners will hear the petition at their December 3, 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 #367 -Randall Hamilton. Renewal of CUP applicable to Section 14-51(i) of the Mower County Zoning Ordinance for a gravel pit, Section 27, Dexter Township. *Staff Presentation:* Reference was made to the site investigation performed by Don Olson and Keith Voorhees on November 18, 1997. Staff report was presented. *Applicant's Presentation:* Mr. Hamilton reported on his proposal for the gravel pit. *Statement's from the Public:* Mr. Robert Unverzog requested that the existing piles of soil that are located across from his home be spread before any additional work be completed. Mr. Unverzog expressed concern about what could be put in the pit such as demolition debris. Mr. Franklin stated that no demolition debris could be placed in the pit without a CUP specifically for that purpose. *Conclude the Public Hearing:* Chair Nemitz closed the hearing to the public. After some discussion, a motion was made by Brian McAlister, seconded by Sheldon Lukes, to approve Conditional Use Permit #367 for a gravel pit 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. A "No Trespassing" sign will be posted at the entrance.
2. The finished pit shall have a slope no greater than 3:1 (horizontal:vertical).
3. Extraction of gravel shall remain at least 10 feet from all adjoining property lines and 40 feet from the road right-of-way.

4. This permit shall expire on December 31, 2002.
5. A \$2,750.00 Restoration Bond (\$2,000 Restoration Bond for the first acre, plus \$750 for each additional acre or part of an acre) must be posted with the County Auditor valid through June 30, 2003.
6. Comply with Article IV Excavation of Earth Products of the Mower County Code.
7. Remove pile on West side and spread it on the West side.
8. Failure to comply with any and all the listed conditions shall result in revocation of this conditional use permit.

The motion passed unanimously. After the motion was approved, Mr. Unverzog raised a question on the weight capacity of the township bridge. Chair Nemitz stated that he would request the county evaluate the bridge.

Conditional Use Permit #533 - SBA, Inc./Clarence Stoltenberg. CUP applicable to Section 14-51(b) of the Mower County Zoning Ordinance to allow for a communication tower, Section 11, Racine Township. *Staff Presentation:* Reference was made to the site investigation performed by Don Olson and Keith Voorhees on November 18, 1997. Staff report was presented. *Applicant's Presentation:* Mr. Fischer, representing SBA, Inc., reported on the tower's height and other characteristics. He requested that the permit allow for the placement of up to five equipment buildings be placed in the vicinity of the tower for other co-locators. *Statements from the Public:* None. *Conclude the Public Hearing:* Chair Nemitz closed the hearing to the public. After some discussion, a motion was made by Brian McAlister, seconded by Harold Boverhuis, to approve Conditional Use Permit #533 for a communication tower 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.
2. At least an 8 foot chain link fence be erected and maintained around the tower and any equipment buildings.
3. Petitioner secure appropriate FCC and FAA permits and licenses.
4. Communication tower available to other users.
5. Up to five (5) equipment buildings can be located on the property.
6. Failure to comply with any and all the listed conditions shall result in revocation of this conditional use 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. The Planning Commission felt that there was more need to work on this section. The item was tabled until the next meeting.

OTHER BUSINESS:

There being no further business, the meeting adjourned at 7:55 p.m. on a motion by Keith Voorhees, seconded by Brian McAlister. The motion passed unanimously.

Respectfully Submitted,



Daryl W. Franklin
Planning Director

*After the meeting, cake and coffee was served to honor
Mr. Keith Voorhees for his years of service.
Chair Nemitz presented Keith with a "Certificate of Appreciation".
Keith's term will expire on December 31, 1997.*