

## **Mower County Planning Commission**

### Minutes Mower County Planning Commission

Members Present: Diane Benson, Harold Boverhuis, David Hillier, Vance Larson, Meri Jo Lonergan, Brian McAlister, Don Olson.

Members Absent: Sheldon Lukes.

Others Present: Citizens, Daryl W. Franklin.

Chair David Hillier called the regular meeting to order at 7:00 p.m. on Tuesday, February 24, 1998, at the Mower County Courthouse, 201 1st Street NE, Austin, Minnesota. Minutes of the January 27, 1998, meeting were approved as mailed on a motion by Brian McAlister, seconded by Don Olson. The motion passed unanimously. It was reported that the Mower County Board of Commissioners will hear the petition at their March 3, 1998, meeting at 1:30 p.m. at the Mower County Courthouse, 201 1st Street NE, Austin, Minnesota. Chair Hillier introduced Mr. Vance Larson as the new planning commission member.

First item of business:

**Election of the Vice-Chair** Commissioner Hillier explained the responsibilities of the vice-chair position. Diane Benson nominated Don Olson. A motion was made by Brian McAlister, seconded by Harold Boverhuis, that nominations cease and that a unanimous ballot be cast for Don Olson. The motion passed unanimously.

**Conditional Use Permit #386 - Osmundson Brothers, Inc.:** Renew CUP applicable to Section 14-51(i) of the Mower County Zoning Ordinance for a gravel pit, Section 1, Adams Township. *Staff Presentation:* Reference was made to the site investigation performed by Brian McAlister, Don Olson, Vance Larson, and Diane Benson on February 18, 1998. Staff report was presented. Additional correspondence from John Voz, Mower SWCD, (dated February 19, 1998) was presented. A question was raised about the location of excavation. *Applicant's Presentation.* Mr. Osmundson stated that the information presented was correct. *Statements from the Public:* None. *Conclude the Public Hearing:* Chair Hillier closed the hearing to the public. After consideration of all oral and written testimony, a motion was made by Brian McAlister, seconded by Harold Boverhuis, to approve Conditional Use Permit #386 for a gravel pit because it was in accordance with Section 14-31 of the Mower County Code with the following conditions:

1. A "No Trespassing" sign will be posted at the entrance.

2. Comply with Article IV Excavation of Earth Products of the Mower County Code.
3. The gravel pit sides, when restored, will have a slope of not greater than 3:1 (horizontal:vertical).
4. Extraction of gravel shall remain at least twenty (20) feet from all adjoining property lines.
5. Extraction of gravel shall be no closer than forty (40) feet from road right-of-way.
6. The petitioner shall be responsible for maintaining and repairing any damage that is done to the township road during the operation of the gravel pit to the satisfaction of the Adams Township Board.
7. A \$5,000.00 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, and in effect at all times when the conditional use permit is operational, valid through June 30, 2004.
8. The permit will expire on December 31, 2003.
9. Operator will be limited to area shown on site plan, expansion will require an amendment to the CUP by following standard CUP procedures.

The motion passed unanimously.

**Conditional Use Permit #536 - Dan Hodgman:** CUP applicable to Section 14-51(y) of the Mower County Zoning Ordinance for a platting, Section 32, Red Rock Township. *Staff Presentation:* Reference was made to the site investigation performed by Brian McAlister, Don Olson, Vance Larson, and Diane Benson on February 18, 1998. Staff report was presented. A letter from John Voz, Mower SWCD, (dated February 19, 1998) was presented. A letter from Lowell Franzen, Feedlot Officer, (dated February 24, 1998) was presented. A letter Sue Glende, NCRS, (dated February 24, 1998) was presented. *Applicant's Presentation:* Mr. Hodgman explained that the lots are about three acres in size. *Statements from the Public:* Mr. Ray Hagen stated he was concerned about the location near the Red Rock landfill. Mr. Tom Finnegan expressed concern about his 160-acre farm being near a subdivision and wanted the location clarified. Ms. Diane Huinker stated that she was concerned about the type of lots and what would be built on the lots. Mr. Hodgman stated that they would be single family dwelling lots. *Conclude the Public Hearing:* Chair Hillier closed the hearing to the public. After consideration of all oral and written testimony, a motion was made by Diane Benson, seconded by Brian McAlister, to approve Conditional Use Permit #536 for a subdivision because it was in accordance with Section 14-31 of the Mower County Code 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. 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. The site evaluations shall be submitted to the Mower County Planning Department by August 1, 1998.
4. Easements as requested by Austin Utilities & others will be shown on plat.
5. All pipeline easements shall be delineated on plat.
6. No access for lots directly on to CSAH 24. Access for lots shall be from an internal road.
7. Developer will pay all cost associated with roads and driveway installations including culverts and fill.
8. Developer will install road according to Township specifications.
9. Complete wetland inventory and evaluation as stated in the letter from John Voz, Mower SWCD, (dated February 19, 1998) of area and submit with preliminary plat to the Mower County Planning Department.
10. The platting must be completed by December 31, 2000, if not the CUP is void.

The motion passed unanimously.

**OTHER BUSINESS:**

There being no further business, the meeting adjourned at 8:40 p.m. on a motion by Diane Benson, seconded by Meri Jo Lonergan. The motion passed unanimously.

Respectfully Submitted,



Daryl W. Franklin  
Planning Director