

Mower County Planning Commission

Minutes of the Mower County Planning Commission

Members Present: David Hillier, Vance Larson, Meri Jo Lonergan, Brian McAlister, Myles Bendtsen, Harold Boverhuis and Sheldon Lukes

Members Absent: Diane Benson

Others Present: Citizens, Lee Bonorden (Austin Daily Herald), Glen Jacobsen (Mower Co. Asst. Attorney) Denice Mudra and Daryl W. Franklin

Chair David Hillier called the regular meeting to order at 7:00 p.m. on Tuesday, March 31, 1999, at the Mower County Courthouse, 201 1st Street NE, Austin, Minnesota. Minutes of the February 23, 1999, minutes were approved as mailed on a motion by Brian McAlister, seconded by Vance Larson. The motion passed unanimously.

Re-Zoning application for John F. Warmka. Grand Meadow Township Section 24 PIN#07-024-0021. Proposal to re-zone approx. 1.5 acres from Agricultural (A-1) to General Business District (B-2) to bring the zoning into compliance with the usage of the property.

Staff Presentation: Reference was made to the site investigation performed by Myles Bendtsen and Brian McAlister on March 24, 1999. Staff report was presented. **Applicant's Presentation:** Mr. Warmka wasn't able to attend the meeting. It was explained that he wanted to bring the zoning into accordance. **Statement from the Public:** Commissioner Hillier asked from individuals if they had any comments, no one was present. **Conclude the Public Hearing:** Dave Hillier closed the public hearing. He then called on Myles Bendtsen and Brian McAlister for comments. They saw no problems with the change. After some discussion a motion was made by Brian McAlister, seconded by Myles Bendtsen to recommend approval of the re-zoning from Agricultural (A-1) to General Business District (B-2) because it is in accordance with the comprehensive plan and the usage is compatible with adjoining existing land use. Motion passed unanimously. The County Board will be considering a petition at their April 6, 1999 meeting at 1:30 p.m.

CUP #493 – Kristin & Jonathon Graff. Re-new CUP #493 applicable to Section 14-51(u) and to establish a Commercial Mini Storage Facility applicable to Section 14-51(t) of the Mower County Zoning Ordinance. Austin Township Section 10, PIN#02-007-0380.

Staff Presentation: Reference was made to the site investigation performed by the members of the Planning Commission. Staff report and map was presented showing the location. **Applicant's Presentation:** Jonathan & Kristin explained their proposal and that they have been operating a massage parlor and are now interested in the Mini Storage. **Statement from the Public:** No one was present to comment. **Conclude the Public Hearing:** Dave Hillier closed the public hearing. After considering all the testimony, a motion was made by Brian McAlister, seconded by Vance Larson to re-new CUP #493 for the massage and to add the mini storage for the proposal because it is in accordance with Section 14-31 of the County code with the following conditions:

1. Petitioner shall receive all licenses required by the State for this business.
2. Comply with Section 14-50(g) of the Mower County Zoning Ordinance. Section 14-50(g) Home Occupations meeting the following standards:
 - a. No more than one (1) full time person other than members of the family occupying the premises shall be employed in conjunction with a permitted home occupation.
 - b. The home occupation shall be incidental and subordinate to the use of the premises for farming and/or residential purposes.
 - c. No traffic shall be generated by the home occupation beyond that which is reasonable and normal for the area in which it is located.
 - d. Only one (1) non-illuminated sign, not to exceed twelve (12) square feet in area, shall be allowed in conjunction with the home occupation, as regulated by Section 14-147(b).
 - e. No equipment or process shall be used in the home occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable off the premises.
 - f. The home occupation shall be carried on only in the principal residence.
3. The mini storage facility will be limited two buildings located in the NW corner of parcel.
4. If additional driveways are necessary for the operation of the facility, the petitioners will be responsible for total cost including culvert and fill material.
5. The permits will expire April 30, 2010.

6. 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 by such remedies as may be available to it under any applicable statute.

Discussion on the motion was a concern was raised by Mr. McAlister that we should address the issue of a time line when the development should be started on the Mini Storage or it would be voided. Glen Jacobsen, Mower County Asst. Attorney, stated he received some recent information that states that we should not actually have times for when CUP's expire. Dave Hillier stated that we will need to look at these issues in the future. There being no further discussion, the motion passed unanimously.

Craig Hoium, Austin City Planning and Zoning Director, gave background to the Planning Commission on their comprehensive planning process. He handed out a time-line and copies of their RFP's. They are working on a community survey which is taking longer than he assumed. They will share the results when completed. Mr. Hoium explained that the cost estimates for the project range from \$35-60,000 and that it takes at least 2 months to get the RFP out. The consultants met on a one-to-one basis with each of the Planning Commission members and city council members to get their input. When they get the material back they are willing to sit down and have some in-depth meetings with the County Planning Commission.

There being no further business, the meeting adjourned at 8:00 p.m. on a motion by Harold Boverhuis Seconded by Vance Larson. The motion passed unanimously.

Respectfully Submitted,



Daryl W. Franklin
Mower Co. Planning Director