

Mower County Planning Commission

Minutes of the Mower County Planning Commission

Members Present: Myles Bendtsen, Harold Boverhuis, Sheldon Lukes, Leonard Miller and Beverly Weness

Members Absent: Diane Benson, Vance Larson, Brian McAlister,

Others Present: Citizens, Amy Olson (Austin-Post Bulletin), Denise Mudra and Daryl W. Franklin

Chair Len Miller called the regular meeting to order at 7:00 p.m. on Tuesday, May 30, 2000 at the Mower County Courthouse, 201 1st Street NE, Austin, Minnesota. Minutes of the April 25, 2000 minutes were approved as mailed on a motion by Harold Boverhuis seconded by Myles Bendtsen. The motion passed unanimously.

CUP #558 – Northern Natural Gas. Conditional Use Permit #558 for installing a new 16" natural gas pipeline to the proposed Pleasant Valley Gas Turbine Substation applicable to section 14-51(r) of the Mower County Zoning Ordinance, SW ¼ & SE ¼, Section 1, Sargeant Township, T104N R16W, NW ¼ & SW ¼, Section 7 and NW ¼ & SW ¼, Section 18, Pleasant Valley Township, T104N R15W, Mower County.

Staff Presentation: Reference was made to the site investigation performed by Myles Bendtsen and Brian McAlister on May 25, 2000. Staff report and proposed pipeline maps were presented. It was explained that the gas pipeline would be brought down to the new facility through easements that have been or will be acquired by Northern Natural Gas. It was stated that they would comply with the Mower County utility placement ordinance. **Applicant's Presentation:** Dan Coleman from Enron and Brad Brown from Northern Natural Gas Company, Minneapolis, discussed the project. They explained how they would do crossings of township and county roads and streams. They have secured all federal and state permits in regard to the installation. **Statement from the Public:** No comments from the public or townships were expressed. Myles Bendtsen stated that he and Brian McAlister reviewed the site and he did not see any problems with the proposed pipeline. **Conclude the Public Hearing:** Len Miller closed the public hearing. A motion was made by Harold Boverhuis, seconded by Myles Bendtsen to recommend approval of CUP #558 because it is in accordance with Section 14-31 of the County Code based on findings of facts that the individual Planning Commission members prepared and will become part of the record with the following conditions.

1. Comply with Utility Placement Ordinance.
2. Contact SWCD/SCS to comply with Swampbuster and other applicable regulations.
3. Be a permanent permit.
4. 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.

Roll Call

Myles Bendtsen – Yes

Sheldon Lukes - Yes

Harold Boverhuis – Yes

Beverly Weness - Yes

Summary: 4 Yeas – 0 Nays. Motion passed unanimously. Chair, Leonard Miller does not vote.

It was stated that the County Board would be acting on the petition at the June 6th meeting at 1:30 p.m.

CUP #559- Lyle Township. Conditional Use Permit #559 for re-opening an existing gravel pit. It was explained that the required maps had not been received from the township, therefore, the hearing will be continued until the June 27, 2000 meeting.

CUP #560 – Jeff Wilhelmi. Conditional Use Permit #560 for operating a commercial mini storage applicable to section 14-51(t) of the Mower County Zoning Ordinance, Lots 9 & 10, Block 3, San Fernando Villas, First Addition, Rural Route, Section 23, Lansing Township, T103N R18W, Mower County. PIN # 18-021-0171.

Staff Presentation: Reference was made to the site investigation performed by Myles Bendtsen and Brian McAlister on May 25, 2000. Staff report and drawing of the proposed mini storage building was presented. ***Applicants Presentation:*** Mr. Wilhelmi stated that the proposal would be for the construction of a 36' x 72' or 100' building primarily for his own storage, however, he wants mini storage to help off-set the cost of the building. He stated that it would be a sheet metal pole construction located on the north property line of the lot, close to the east property line but following required setbacks. ***Statement from the Public:*** Lansing Township Board did not have any comment. Al Layman and Mr. & Mrs. Nelson were concerned about the project because of the number of vehicles that would be frequenting the site. Mr. Frandle, who lives north of the property, also voiced his concerns. Mr. Wilhelmi stated that he would put landscaping around the proposed mini-storage. A concern was raised that the mini storage could develop into more than 6 units. The Planning Commission felt that it would be appropriate to limit the Conditional Use Permit to one 36' x 100' building. Another concern about the lighting and signing was raised. Mr. Wilhelmi stated that he did not want

lighted signs on the property. Myles Bendtsen stated that as a member of the investigating committee, he did not have a problem with the proposed mini-storage. **Conclude the Public Hearing:** Len Miller closed the public hearing. A motion was made by Sheldon Lukes, seconded by Harold Boverhuis to recommend approval of Conditional Use Permit #560 because it is in accordance with Section 14-31 of the County Code based on findings of facts that the individual Planning Commissions members prepared and will become part of the record with the following conditions.

1. Construct only one commercial mini-storage facility at a size of 36' x 100'
2. Permit is void if commercial mini-storage units are not constructed within 36 months of date of approval.
3. No outside storage of any type.
4. Any end-drive or access that is the result of the CUP is the financial responsibility of the owner/applicant.
5. Permit shall be permanent
6. No outside lighted signs on the property allowed
7. 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.

Roll Call

Myles Bendtsen – Yes

Sheldon Lukes - Yes

Harold Boverhuis – Yes

Beverly Weness - Yes

Summary: 4 Yeas – 0 Nays. Motion passed unanimously. Chair, Leonard Miller does not vote.

CUP # 561 – Ivan & Mary Witt. Conditional Use Permit #561 to construct an additional dwelling per farm operation applicable to Section 14-51(g) of the Mower County Zoning Ordinance, S 1234', SW ¼, Exc N 121' E of RR & Exc RR Bk 325-70, Section 21, Udolpho Township, T104N R18W, Mower County. PIN #18-021-0171

Staff Presentation: Reference was made to the site investigation performed by Myles Bendtsen and Brian McAlister on May 25, 2000. Staff report was presented. The Witt's own the farm and their son now would like to participate in the farming operation, therefore an additional dwelling per farm operation is needed. **Applicant's Presentation:** Mary Witt explained that the property had been in her family for many years. Her father and mother who have passed away were very close to their grandson and wanted him to take over the farm. **Statement from the Public:** No comment from the Udolpho Township Board. No one from the public was present. Harold Boverhuis questioned the reason for a Conditional Use Permit versus a Variance. It was explained that since this is an additional dwelling per farm operation that a CUP is the correct approach and that all appropriate setback distances are met.

June 28, 2000 will be a meeting for the power line for the Great River Energy Project.

There being no further business, the meeting adjourned at 8:55 p.m. on a motion by Sheldon Lukes, seconded by Myles Bendtsen. The motion passed unanimously.

Respectfully Submitted,



Daryl W. Franklin
Mower Co. Planning Director

vjk