

## Mower County Planning Commission

### Minutes of the Mower County Planning Commission – July 30, 2002

Members Present: Dave Hillier, Myles Bendtsen, Sheldon Lukes, Vance Larson, Brian McAlister, Bev Weness, Harold Boverhuis

Members Absent: Diane Benson

Others Present: Daryl W. Franklin, Bill Buckley, Pat Oman, Citizens

Dave Hillier called the regular meeting to order at 7:00 p.m. on Tuesday, July 30, 2002, in the Board of Commissioners Room at the Mower County Courthouse, 201 1st Street NE, Austin, Minnesota. Minutes of the June 25, 2002, meeting were approved as mailed on a motion made by Vance Larson and seconded by Sheldon Lukes. The motion passed unanimously.

Chair Hillier deviated from the agenda and Dennis Kelly's Plat request was moved to the first item on the agenda.

**Plat – Dennis Kelly:** Plat property into residential lots on property located at: E ½ NE ¼ SE ¼, Section 27, Austin Township pursuant to Section 14-51(y) of the Mower County Zoning Ordinance.

**Staff Presentation:** Reference was made to the site investigation performed by Myles Bendtsen and Sheldon Lukes on July 22, 2002. They both thought the site was okay. The Staff Report was presented with conditions and background information noted. A power point presentation was shown, including pictures of the surrounding site.

**Applicant's Presentation:** Staff explained the plat, as Mr. Kelly was not able to attend the meeting.

**Statement from the Public:** Mary Dowd presented a letter voicing her concern about the process. She feels it is not in accordance with the Comprehensive Plan and Zoning Ordinance. She is concerned about karst and feedlots in the area, the sewer systems and well regulations. Bill Buckley, Environmental Health Director, spoke and stated plans have been submitted for the sewer systems and new wells and they have been approved.

**Conclude the Public Hearing:** Dave Hillier closed the public hearing. After some discussion, a motion was made by Sheldon Lukes and seconded by Harold Boverhuis to recommend approval of the plat with the following conditions:

**The following are conditions of the Plat:**

**The following are conditions of the Plat:**

- 1) Comply with Resolution 50-02 approved by the Mower County Board of Commissioners regarding CUP #606.

Summary of Roll Call: 6 Yeas; 0 Nays. Motion passed unanimously. Chair Dave Hillier does not vote.

It was stated that the County Board would be acting on this petition at the Tuesday, August 6, 2002 meeting at 1:10 p.m. at the Mower County Courthouse.

**CUP #609 – Leif & Mary Erickson:** Conditional Use Permit #609 to construct a golf course and campground on the property, construct a residence for the owner/operator and construct tourist cabins for the golfers on property pursuant to Section 14-51(B), (L), (U) & (V) of the Mower County Zoning Ordinance on property located at: NW ¼, Exc. S 20 Ac. & Exc. E 330 ft. N 1400 ft. N 660 ft. & Exc. E 660 ft. W 2060 ft. N 330 ft., Section 28, Red Rock Township (PIN #16-028-0025) Mower County, Minnesota.

**Staff Presentation:** Reference was made to the site investigation performed by Myles Bendtsen and Sheldon Lukes on July 22, 2002. The Staff Report was presented with conditions and background information noted. A power point presentation was shown, including pictures of the surrounding site.

**Applicant's Presentation:** Mr. Erickson discussed his vision and talked about his first "T" about the golf program. Hand-outs were presented. Mr. Erickson stated it would be a skill program and that volunteers are needed for the program. People would come in on Sunday night and stay until Thursday. They would use local golf courses and would operate from mid-June to Labor Day. Mr. Erickson discussed the proposed water usage and felt that with the pond and existing ground water, this would be sufficient for the operation.

**Statement from the Public:** Letters from Keith & Cynthia Ellis were submitted, speaking their opposition.

Mike Grinstead, partner in the Meadow Greens Golf Course, spoke in favor of the proposal. He stated he had a great amount of respect for the integrity of Mr. Erickson. He also stated that when his parents established Meadow Green, people were concerned about it, but now it is operational and they have been a good neighbor.

Commissioner Hillier called for opposition. Jack Bergstrom presented an outline and map, discussing the concerns. Mr. Bergstrom stated several times, "We will not tolerate this operation." He is concerned it will be in opposition to the farming operation. A petition was also presented.

Dick Waldman, resident of the neighborhood, spoke and stated he had a discussion with the assessor. He is concerned that this will have an adverse impact on property values. Traffic on the township road was also a concern.

Ann Waldman spoke and is concerned about the water supply. She wanted them to prepare an EIS.

Chris Morgan, spoke and stated the property is directly south of him. He is concerned that this will affect the enjoyment of his property and was concerned about the safety of his children.

Randy Tapp, south of the proposed location, spoke and is concerned about the lack of supervision of the students and possible liability concerns.

Richard Andree, who has a feedlot permit and lives directly north, is concerned about the enjoyment of their land. He stated the County doesn't need another golf course or housing and that he will continue to protect the lifestyle.

Roger Slindee, Red Rock Township, has not taken a position, however, it will require a CUP. It was explained that the County simply enforces their regulations and any Township issues have to be approved in Red Rock Township by them.

At this time, Mr. Hillier called upon Mr. Erickson for comments. Mr. Erickson stated he was very saddened about the statements. He said he has worked with these people, they have been over to his farm and he is concerned about the situation. He stated he would like to withdraw his petition. Mr. Erickson then prepared a short statement for the record stating he is withdrawing CUP Petition #606.

Based on this withdrawal, no further action was necessary.

There being no further business, the meeting adjourned at 8:55 p.m. on a motion by Brian McAlister, seconded by Harold Boverhuis. The motion passed unanimously.

Respectfully submitted,



Daryl W. Franklin  
Mower County Planning Director

DWF:km