

Mower County Planning Commission

Minutes of the Mower County Planning Commission – May 30, 2006

Members Present: Ray Tucker, Myles Bendtsen, Jim Risius, Barb Hovde, Margaret Kirchner & Harlen Peck

Members Absent: None

Others Present: Daryl W. Franklin, Lee Bonorden, Citizens

Ray Tucker called the regular meeting to order at 7:00 p.m. on Tuesday, May 30, 2006, in the Board of Commissioners Room at the Mower County Courthouse, 201 1st Street N.E., Austin, Minnesota. Minutes of the April 27, 2006, special meeting were approved as mailed on a motion made by Barb Hovde and seconded by Harlen Peck. The motion passed unanimously.

Rezoning of Property – Brian Dolan (Petitioner) and Judith A. Orning (Owner):

Amend the future land use plan and rezone property from “Urban Expansion” to “Rural Management” to allow the applicant to apply for a Conditional Use Permit for a commercial nursery and/or greenhouse business on property located at: S ½ NE ¼ Exc. W 245 ft. N 125 ft., Section 27, Lansing Township, Mower County, Minnesota.

Staff Presentation: Reference was made to the site investigation performed by Myles Bendtsen and Margaret Kirchner on May 23, 2006. The Staff Report was presented with conditions and background information noted. A powerpoint presentation was shown, including photos of the surrounding area.

Applicant’s Presentation: Brian Dolan and Jack & Judy Maas were present at the meeting and spoke about the rezoning request to re-locate Dolan’s landscaping business.

Statements from the Public: The Rochester Minnesota Department of Transportation Office sent an e-mail stating the proposal will have no significant impact on MN/DOT roadways.

Barb & Denny Boysen, neighbors who will have Dolan’s on three sides of their property, were present. They stated that after reviewing the plan, it was the way Mr. Dolan presented it to them. They did not have a problem with it, provided the site plan is the way the business would be there and there would not be truck traffic and roads to the north of their home.

Jack & Judy Orning Maas were present and also spoke in favor of the proposal. Jack Maas was concerned about the extra right-of-way on the west side and the setback on #169. He stated this was greater than other setbacks that the utility company has.

Barb & Denny Boysen also spoke about the extra right-of-way. It extra will be taken from the Dolan's, how this extra 17 feet would impact on their property. Commissioner Tucker stated these areas will need to be addressed further by the Board.

Herb Wehner, neighbor across the road, spoke and would like a vegetative barrier on the north and east side of the property as a screening to their property. He does not want it to look sloppy and messy or be a visual eyesore to the neighborhood.

Conclude the Public Hearing: Ray Tucker closed the public hearing. After some discussion, a motion was made by Harlen Peck and seconded by Margaret Kirchner to recommend that the Mower County Comprehensive Plan's future land use plan for property located in Section 27, Lansing Township (S ½ NE ¼ Exc. W 245 ft. N 125 ft.) be amended and the the rezoning request be approved. With his motion, Harlen Peck stated the County Board will need to look further at the two items of the extra 17 feet of right-of-way and the 30 foot setback on the north with the following conditions because it is in accordance with the Mower County Zoning Regulations:

The following are the conditions of the Rezoning:

1. If the property is not developed within 24 months from the date of the change, the property shall revert back to "Urban Expansion."
2. Applicant must apply for and receive a conditional use permit from Mower County for a commercial nursery and/or greenhouse business.
3. Dedicate an additional 17 feet of right-of-way on CSAH #45.
4. Owner must contact the Mower County SWCD regarding the Wetland Conservation Act and provide the County a copy of one of the following:
 - a. A "No Loss Determination" (no wetlands on site).
 - b. A "Wetland Exemption" (the act does not apply).
 - c. A "Wetland Replacement Plan" approval.
5. Secure and submit MPCA (NPDES) General Stormwater Permit for Construction Activities.

The motion passed unanimously.

It was stated that the County Board would be acting on this petition at their Tuesday, June 6, 2006, meeting at 1:30 p.m. at the Mower County Courthouse.

CUP #699 – Brian Dolan (Petitioner) and Judith A. Orning (Owner): Conditional Use Permit to operate a commercial nursery and/or greenhouse business on property pursuant to Section 14-51(g) of the Mower County Zoning Ordinance on property located at: S ½ NE ¼ Exc. W 245 ft. N 125 ft., Section 27, Lansing Township, Mower County, Minnesota.

Staff Presentation: Reference was made to the site investigation performed by Myles Bendtsen and Margaret Kirchner on May 23, 2006. The Staff Report was presented with conditions and background information noted. A powerpoint presentation was shown, including photos of the surrounding area.

Applicant's Presentation: Brian Dolan and Jack & Judy Maas were present at the meeting and spoke about the CUP request to re-locate Dolan's landscaping business.

Statements from the Public: The Rochester Minnesota Department of Transportation Office sent an e-mail stating the proposal will have no significant impact on MN/DOT roadways.

Herb Wehner, neighbor across the road, spoke and would like a vegetative barrier on the north and east side of the property as a screening to their property. He does not want it to look sloppy and messy or be a visual eyesore to the neighborhood.

Barb & Denny Boysen also spoke about the extra right-of-way. It extra will be taken from the Dolan's, how this extra 17 feet would impact on their property. Commissioner Tucker stated these areas will need to be addressed further by the Board.

Conclude the Public Hearing: Ray Tucker closed the public hearing. After some discussion, a motion was made by made by Harlen Peck and seconded by Margaret Kirchner to recommend approval of the CUP request. With his motion, Harlen Peck stated the County Board will need to look further at the two items of the extra 17 feet of right-of-way and the 30 foot setback on the north. The approval of CUP #699 includes the following conditions because it is in accordance with Section 14-51 of the Mower County Zoning Regulations and adopting the following Findings of Fact:

BRIAN DOLAN (PETITIONER) AND JUDITH ORNING (OWNER) - CUP #699

SECTION 14-31. FINDINGS

No conditional use shall be recommended by the Planning Commission unless said Commission shall find:

- (a) That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the immediate vicinity.

The area in question is currently zoned "urban expansion" and this request is to have the property rezoned "rural management." Property in the immediate vicinity includes farmland, a business (Morem Tree Service) and a residence. The operation of a landscaping business and nursery is a relatively low-impact business that should not in any way affect the existing business, farming operation or residence. Steps will be taken to insure that the residence located adjacent to the property will not be adversely affected. The applicant has discussed development plans with the residents, Barb & Denny Boysen, and they appeared to be comfortable with the proposed use of the property. For instance, applicants will provide shrubbery for screening the residence from business activity. The proposed ingress for business trucks will be located away from the residence. Applicant contends that the rezoning will enhance property values in the area by helping to make this main artery more desirable for other business ventures. The area is in the flow of the main business development for the City of Austin, which is to the north.

- (b) That the establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant properties for uses predominant in the area.

There is not any “vacant” property in the area. It is all used for either farming, business or a residence. Dolan’s will not impede the current use, nor any development which is likely to happen, which is destined to be more businesses as Austin spreads north toward Cook farm.

- (c) That adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided.

The property has a well for water supply. Gas and electric can be provided by Austin Utilities. The County Engineer, Mike Hanson, has indicated that he does not see access as a problem. One access road can be put in off Co. 25 and another approach lane off of 4th Street N.W. Applicant understands that the County Engineer has applied for a grant from the State of Minnesota to upgrade 4th Street N.W. in this vicinity.

- (d) That adequate measures have been or will be taken to provide sufficient off-street parking and loading spaces to serve the proposed use.

The property is over 9 acres in size, more than sufficient to accommodate sufficient parking for the retail customers as well as vehicles used in the landscaping aspect of the business. At applicant’s current location, which is less than 5 acres, there are 42 parking spaces which are never completely filled.

- (e) That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise, and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

Applicant has never had a nuisance complaint at the existing location next to the Oaks Condominiums, a much higher density area than the subject property. Most of the landscaping work occurs off-site. While there is some loading activity, such as loading landscape rock on a truck, it is not constant and creates no more dust or vibration than a farming operation. Trucks load materials and travel to the work sites. The business does not operate any shredders or rock crushing machines. If a lighted sign were erected, it would be on a timer so as not to cause glare to the residence late at night.

The following are the conditions of CUP #699:

1. If the property is not developed within 24 months from the date of the change, the property shall revert back to "Urban Expansion."
2. The development shall be per the submitted site plan.
3. Dedicate an additional 17 feet of right-of-way on CSAH #45.
4. Maintain a 30 foot setback on the north side of the property to be out of Austin Utilities' powerline easement.
5. Owner must contact the Mower County SWCD regarding the Wetland Conservation Act and provide the County a copy of one of the following:
 - a. A "No Loss Determination" (no wetlands on site).
 - b. A "Wetland Exemption" (the act does not apply).
 - c. A "Wetland Replacement Plan" approval.
6. Secure and submit MPCA (NPDES) General Stormwater Permit for Construction Activities.

The motion passed unanimously.

It was stated that the County Board would be acting on this petition at their Tuesday, June 6, 2006, meeting at 1:30 p.m. at the Mower County Courthouse.

CUP #700 – Ulland Brothers, Inc. (Petitioner) and Neal Anderson (Owner):

Conditional Use Permit to operate a gravel pit on approximately five acres on property pursuant to Section 14-51(i) of the Mower County Zoning Ordinance on property located at: NE ¼ Exc. E 550 ft. S 1188 ft. N 1712.8 ft., Section 22, Red Rock Township, Mower County, Minnesota.

Staff Presentation: Reference was made to the site investigation performed by Myles Bendtsen and Margaret Kirchner on May 23, 2006. The Staff Report was presented with conditions and background information noted. A powerpoint presentation was shown, including photos of the surrounding area.

Applicant’s Presentation: Jeff Carlson, Ulland Brothers, Inc. was present at the meeting and spoke about the CUP request for the gravel pit.

Statements from the Public: The Rochester Minnesota Department of Transportation Office sent an e-mail stating the proposal will have no significant impact on MN/DOT roadways.

John Holst, neighbor to the north, was opposed to the CUP. He is worried that the road would be impassable when they are doing their farming and other trucks are using the road.

Myles Bendtsen, Planning Commission member who conducted the site investigation, felt the site was appropriate and met the conditions. Margaret Kirchner also conducted the site investigation and feels the Township should decide and not the County. It was explained that the County simply enforces their regulations and really does not address township regulations.

Gene Tapp, Red Rock Township, wants to limit if the project to the Hwy. 56 project and not allow the pit to go into the water table.

Conclude the Public Hearing: Ray Tucker closed the public hearing.

After some discussion, a motion was made by Myles Bendtsen and seconded by Barb Hovde to recommend approval of CUP #700 and the following roll call was taken on this CUP request.

Myles - Aye
Harlen - Aye

Barb – Aye
Margaret - Naye

Jim - Aye

The following are the conditions because it is in accordance with Section 14-51 of the Mower County Zoning Regulations and adopting the following Findings of Fact:

**ULLAND BROTHERS, INC. (PETITIONER) AND NEAL
ANDERSON (OWNER) - CUP #700**

SECTION 14-31. FINDINGS

No conditional use shall be recommended by the Planning Commission unless said Commission shall find:

- (a) That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the immediate vicinity.

The establishment of the gravel pit on the site will not be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted since the uses will be operated in accordance with Mower County regulations.

- (b) That the establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant properties for uses predominant in the area.

Vacant property in the area would not be impacted by the establishment of the gravel pit since it will be operated in accordance with County regulations.

- (c) That adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided.

There will be adequate access and utility roads to the property.

- (d) That adequate measures have been or will be taken to provide sufficient off-street parking and loading spaces to serve the proposed use.

Based on the drawing and testimony submitted, the petitioner is providing sufficient parking and loading space to serve the proposed use.

- (e) That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise, and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

The operation of the Gravel Pit on the property includes taking measures and following requirements under Excavation of Earthen Products to control any excessive odor, fumes, dust, noise or vibration. Therefore, it will not constitute a nuisance to adjoining properties.

The following are the conditions of CUP #700:

1. A minimum of a \$5,000.00 Restoration Bond shall be posted with the Mower County Auditor based on 5-acre phases (based on \$2,000 for the first acre and \$750 for each additional acre).
2. Comply with Article IV Excavation of Earth Products of the Mower County Code.
3. Extraction of gravel shall be limited to area shown on Map B & C.
4. Must obtain NPDES stormwater permit which includes stormwater pollution prevention plan (SWPPP) and submit to Mower County.
5. No storage of equipment and fuel or refueling of equipment in the excavation site (pit).
6. Hours of operation would be 7:00 a.m. to 7:00 p.m. Monday through Saturday.
7. The petitioner will be responsible for any damages to the Township road.
8. Access will be limited simply west from the pit entrance directly to Hwy. #56.
9. Petitioner shall be responsible for obtaining 9-1-1 rural address from the Mower County Engineer and for obtaining proper signage for the property. Any and all costs associated with 9-1-1 addressing and signage are the responsibility of the Petitioner.

The motion passed on a 4 – 1 vote.

It was stated that the County Board would be acting on this petition at their Tuesday, June 6, 2006, meeting at 1:30 p.m. at the Mower County Courthouse.

Renewal of CUP #424 – Ulland Brothers, Inc. (Petitioner) and Kenneth & Sharon Strum (Owner): Renewal of Conditional Use Permit to continue to extract sand and gravel on approximately eighteen acres on property pursuant to Section 14-51(h) of the Mower County Zoning Ordinance on property located at: E ½ SE ¼ Exc. W 131/3 Rds S 12 Rds, Section 7, Racine Township, Mower County, Minnesota.

Staff Presentation: Reference was made to the site investigation performed by Myles Bendtsen and Margaret Kirchner on May 23, 2006. The Staff Report was presented with conditions and background information noted. A powerpoint presentation was shown, including photos of the surrounding area.

Applicant's Presentation: Jeff Carlson, Ulland Brothers, Inc. was present at the meeting and spoke about the CUP renewal request for the sand and gravel extraction.

Statements from the Public: The Rochester Minnesota Department of Transportation Office sent an e-mail stating the proposal will have no significant impact on MN/DOT roadways.

Conclude the Public Hearing: Ray Tucker closed the public hearing. After some discussion, a motion was made by Harlen Peck and seconded by Myles Bendtsen to recommend approval of the renewal of CUP #424 with the following conditions because it is in accordance with Section 14-51 of the Mower County Zoning Regulations and adopting the following Findings of Fact:

ULLAND BROTHERS, INC. (PETITIONER) AND KENNETH & SHARON STRUM (OWNER) – RENEWAL OF CUP #424

SECTION 14-31. FINDINGS

No conditional use shall be recommended by the Planning Commission unless said Commission shall find:

- (a) That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the immediate vicinity.

The establishment of the gravel and sand extraction on the site will not be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted since the uses will be operated in accordance with Mower County regulations.

- (b) That the establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant properties for uses predominant in the area.

Vacant property in the area would not be impacted by the sand and gravel extraction since it will be operated in accordance with County regulations.

- (c) That adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided.

There will be adequate access and utility roads to the property. There is an "All Weather" road adjacent to the facility.

- (d) That adequate measures have been or will be taken to provide sufficient off-street parking and loading spaces to serve the proposed use.

Based on the drawing and testimony submitted, the petitioner is providing sufficient parking and loading space to serve the proposed use.

- (e) That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise, and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

The operation of the Gravel & Sand Extraction on the property includes taking measures and following requirements under Excavation of Earthen Products to control any excessive odor, fumes, dust, noise or vibration. Therefore, it will not constitute a nuisance to adjoining properties.

The following are the conditions of the renewal of CUP #424:

1. A minimum of a \$14,750.00 Restoration Bond shall be posted with the Mower County Auditor based on 18-acre phases (based on \$2,000 for the first acre and \$750 for each additional acre).
2. Comply with Article IV Excavation of Earth Products of the Mower County Code.
3. Extraction of gravel shall be limited to area shown on Map B & C.
4. Must obtain NPDES stormwater permit which includes stormwater pollution prevention plan (SWPPP) and submit to Mower County.
5. No storage of equipment and fuel or refueling of equipment in the excavation site (pit).
6. Petitioner shall be responsible for obtaining 9-1-1 rural address from the Mower County Engineer and for obtaining proper signage for the property. Any and all

costs associated with 9-1-1 addressing and signage are the responsibility of the Petitioner.

The motion passed unanimously.

It was stated that the County Board would be acting on this petition at their Tuesday, June 6, 2006, meeting at 1:30 p.m. at the Mower County Courthouse.

CUP #701 – Thomas L. Kiefer: Conditional Use Permit to construct a mini-storage facility (up to four buildings) on property pursuant to Section 14-51(s) of the Mower County Zoning Ordinance on property located at: W 396 ft. E 825 ft. S 518 ft. SE ¼ SW ¼ , Section 23, Marshall Township, Mower County, Minnesota.

Staff Presentation: Reference was made to the site investigation performed by Myles Bendtsen and Margaret Kirchner on May 23, 2006. The Staff Report was presented with conditions and background information noted. A powerpoint presentation was shown, including photos of the surrounding area.

Applicant's Presentation: Thomas Kiefer was present at the meeting and spoke about the CUP request for a mini-storage facility on his property.

Statements from the Public: The Rochester Minnesota Department of Transportation Office sent an e-mail stating the proposal will have no significant impact on MN/DOT roadways.

Margaret Kirchner and Myles Bendtsen, Planning Commission members who conducted the site investigation, felt it was a good location and setting and that it is in accordance with the Zoning Ordinance.

Conclude the Public Hearing: Ray Tucker closed the public hearing. After some discussion, a motion was made by Margaret Kirchner and seconded by Barb Hovde to recommend approval of CUP #701 with the following conditions because it is in accordance with Section 14-51 of the Mower County Zoning Regulations and adopting the following Findings of Fact:

THOMAS L. KIEFER - CUP #701

SECTION 14-31. FINDINGS

No conditional use shall be recommended by the Planning Commission unless said Commission shall find:

- (a) That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the immediate vicinity.

The development of this parcel as a mini-storage facility will not be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted nor will it substantially diminish or impair the property values in the immediate area

- (b) That the establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant properties for uses predominant in the area.

The development of this mini-storage facility will not impede the normal and orderly development. The property in the area is agricultural and a rural homestead and by going through the CUP process, there will be adequate safeguards for the area.

- (c) That adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided.

By complying with the conditions of the CUP, there will be adequate utilities, access roads, and drainage to serve the area.

- (d) That adequate measures have been or will be taken to provide sufficient off-street parking and loading spaces to serve the proposed use.

Considering the location, there is sufficient area for off-street parking and loading spaces.

- (e) That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise, and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

By following the requirements of the County there will be adequate measures taken to not contribute any excessive odor, fumes, dust, noise or vibration and this will not constitute a nuisance to adjoining properties.

The following are the conditions of CUP #701:

1. Permit is void if one commercial mini-storage unit is not constructed within 36 months of the date of approval.

The motion passed unanimously.

It was stated that the County Board would be acting on this petition at their Tuesday, June 6, 2006, meeting at 1:30 p.m. at the Mower County Courthouse.

CUP #702 – Terry G. Ryks: Conditional Use Permit to construct an additional dwelling on property pursuant to Section 14-18.4 of the Mower County Zoning Ordinance on property located at: W 26.7 Ac. SW ¼ Doc. 533135 , Section 28, Waltham Township, Mower County, Minnesota.

Staff Presentation: Reference was made to the site investigation performed by Myles Bendtsen and Margaret Kirchner on May 23, 2006. The Staff Report was presented with conditions and background information noted. A powerpoint presentation was shown, including photos of the surrounding area.

Applicant's Presentation: Terry Ryks was present at the meeting and spoke about the CUP request for an additional dwelling on his property.

Statements from the Public: The Rochester Minnesota Department of Transportation Office sent an e-mail stating the proposal will have no significant impact on MN/DOT roadways.

Conclude the Public Hearing: Ray Tucker closed the public hearing. After some discussion, a motion was made by Harlen Peck and seconded by Margaret Kirchner to recommend approval of CUP #702 with the following conditions because it is in accordance with Section 14-51 of the Mower County Zoning Regulations and adopting the following Findings of Fact:

TERRY G. RYKS - CUP #702

SECTION 14-31. FINDINGS

No conditional use shall be recommended by the Planning Commission unless said Commission shall find:

- (a) That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the immediate vicinity.

The development of this single parcel will not be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted nor will it substantially diminish or impair the property values in the

- (b) That the establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant properties for uses predominant in the area.

The development of this single residential parcel will not impede the normal and orderly development. The property in the area is pasture and by going through the CUP process, there will be adequate safeguards for the area.

- (c) That adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided.

By complying with the conditions of the CUP, there will be adequate utilities, access roads, and drainage to serve the area.

- (d) That adequate measures have been or will be taken to provide sufficient off-street parking and loading spaces to serve the proposed use.

Considering the location, there is sufficient area for off-street parking and loading spaces.

- (e) That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise, and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

By following the requirements of the County there will be adequate measures taken to not contribute any excessive odor, fumes, dust, noise or vibration and this will not constitute a nuisance to adjoining properties.

The following are the conditions of CUP #702:

1. A Zoning Permit and ISTS Permit must be obtained prior to construction.
2. The CUP shall become void on 12/31/08 if no construction has begun or the use has not been established.
3. The Petitioner shall be responsible for obtaining 9-1-1 rural address from the Mower County Engineer and for obtaining proper signage for the property. Any and all costs associated with 9-1-1 addressing and signage are the responsibility of the Petitioner.
4. Owner must contact the Mower County SWCD regarding the Wetland Conservation Act and provide the County a copy of one of the following:
 - a. A "No Loss Determination" (no wetlands on site).
 - b. A "Wetland Exemption" (the act does not apply).
 - c. A "Wetland Replacement Plan" approval.
5. Owner must provide a copy to the County of an Erosion Control Plan for the site by working with the Mower County SWCD or by hiring a private contractor.
6. Petitioner must sign a form entitled, "Rural and Agricultural Home Owners Assumption of Risk Assessment" and pay for recording fee to have it recorded at the Mower County Recorder's Office.

The motion passed unanimously.

It was stated that the County Board would be acting on this petition at their Tuesday, June 6, 2006, meeting at 1:30 p.m. at the Mower County Courthouse.

There being no further business, the meeting adjourned at 8:50 p.m. on a motion by Myles Bendtsen, seconded by Harlen Peck. The motion passed unanimously.

Respectfully submitted,

Daryl W. Franklin
Mower County Planning Director