

Planning Commission Meeting Minutes

6/2/2022

Completed by: Jamie Christenson & Sue Bertrand, P&Z Staff

Site Visit conducted by Adam Ossefoort and Lloyd Graves on May 29th, 2022.

Meeting attended by board members: Vice Chair Jim Pratt, Arnie Boie, Lloyd Graves, Ken Hovet, Roger Hendrickson, and Commissioner's Liaison Rod Erickson.

Staff members: Adam Ossefoort, Sue Bertrand, and Jamie Christenson

Other members of the public: Sign-in Sheet is available for viewing upon request.

Jim called the meeting to order at 6:00 p.m. The Pledge of Allegiance was recited as a collective group.

Introduction of the staff and board members by Jim.

Arnie motioned to have the May 5th, 2022 meeting minutes approved. Lloyd seconded the motion. Voice vote, no dissent heard. Motion carried.

AGENDA ITEM 1: Bryan & Linda Haugen – PID 20-0003000 – Reynolds Township

Request for Conditional Use Permit for Retail Sales of Implement Tracks in AF-2 Zoning.

Brian was present as the applicant. Brian stated the nature of the business is for distributing implement tracks.

Staff Findings: Adam read the staff report. The staff report is available for viewing upon request in the Planning & Zoning Office.

Adam recommended a motion to approve to the County Board of Commissioners with the following conditions:

Proposed Condition(s):

1. Reissuance of a land use permit for the existing structure as a Commercial Structure.
2. Unpermitted structures must be permitted and paid at after-the-fact rates of two times the permitting fee.
3. There shall be no loading or unloading of goods within the road right of way.
4. Applicant must abide by all other applicable federal, state, and local standards.

Bryan confirmed the staff report was accurate.

Correspondence received: None.

Public comment: None.

Board discussion:

Roger stated it looked like a good idea.

Discussion of the nature of the business was had and Bryan explained how they work with some rebuilt tracks, some used and some new. He talked about how the wear on the tracks is minimal if kept the usage to fields, as apposed to traveling on the roads which will cause more wear. He stated approximately 95% of inventory is on site. He does have a website. They purchase new rubber tracks that are shipped in, and they turn around and ship out to farmers and dealers in fifteen different states including the Red River Valley area, Dakotas and Iowa.

Lloyd stated the site looked good from his onsite review.

Arnie inquired what the cross section for the site location is.

Roger inquired the order of processing with the CUP for the business and the permitted process, which Adam replied the CUP first, then the after-the-fact permits for the other structures.

Roger inquired what will be stored within the storage sheds to which Bryan explained the smaller skid loader tracks will be inside, but the larger tracks will remain outside.

Roger mentioned there isn't much pollution with exterior storage of the tracks.

Roger motioned to approve with the four conditions as presented, and Ken seconded the motion.
Conditions:

1. Reissuance of a land use permit for the existing structure as a Commercial Structure.
2. Unpermitted structures must be permitted and paid at after-the-fact rates of two times the permitting fee.
3. There shall be no loading or unloading of goods within the road right of way.
4. Applicant must abide by all other applicable federal, state, and local standards.

Roll call vote commenced as follows:

Board member	Vote (yes or no)
Ken Hovet	Yes
Roger Hendrickson	Yes
Lloyd Graves	Yes
Arnie Boie	Yes
Jim Pratt	Yes

Motion carried. Jim noted the application will be presented to the County Board of Commissioners on June 21st, 2022 and informed Bryan he may be at the meeting if he'd like, however, he does not have to attend.

AGENDA ITEM 2: Site Review Sheet

Adam reminded the board they have not formally adopted the review sheets.
Roger noted it's a good idea for knowing the different details for each site.

Adam pointed out the items on the sheet relate directly to the staff report.

Ken noted it was a good place to start.

Ken motioned to adopt the Site Review Sheet, and Arnie seconded the motion.

Roll call vote commenced as follows:

Board member	Vote (yes or no)
Roger Hendrickson	Yes
Arnie Boie	Yes
Ken Hovet	Yes
Lloyd Graves	Yes
Jim Pratt	Yes

Motion carried.

Adam reviewed the process and stated he has no other business.

Roger motioned to adjourn and Lloyd seconded. Voice vote to adjourn, no dissention heard. Motion carried and meeting adjourn 6:19 PM.