

Planning Commission Meeting Minutes

July 7, 2022

Completed by: Jamie Christianson and Sue Bertrand, P&Z Staff

Site Visits conducted by Adam Ossefoort and Ken Hovet on June 30th, 2022.

Meeting attended by board members: Commissioner's Liaison Gary Kneisl, Acting Chair Jim Pratt, Lloyd Graves Ken Hovet and Roger Hendrickson.

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

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.

Ken motioned to have the June 2, 2022 meeting minutes approved. Roger seconded the motion. Voice vote, no dissent heard. Motion carried.

Motion to approve tonight's agenda by Roger and seconded by Ken. Voice vote, no dissent heard, motion carried.

AGENDA ITEM 1: Moeller, Kimberly – PID 01-0015700 – Bartlett Township

Request for Conditional Use Permit for obtaining a car dealers license and holding online/live auctions and sales in AF-2 Zoning.

Jim asked the applicants to tell a little about the application.

Kimberly and Richard Moeller were present as the applicants, and Moeller stated basically it is a business to run online auctions 99% of the time, with an occasional live auction, noting with today's trend, not highly probable for live auctions.

Moeller stated if you sell more than eight cars at an auction, you need car dealer's license, so that is the other request.

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

Proposed Condition(s):

1. Placement of future structures and onsite storage of vehicles must meet the applicable setback distance for the zoning district in which it is located.
2. Off-street parking must be provided for all onsite auctions. There shall be no parking within the road right of way.
3. Signage for this business should be compliant with the requirements of the Ordinance and shall not be

placed within the road right of way.

4. Applicant must abide by all other applicable federal, state and local standards.

Correspondence received: none

Public comment: none

Board discussion:

Roger asked when changing oil on site, is there a disposal plan in place. Applicant stated they have a farm with machinery and this business would be equal to 1% of what the disposal is right now.

Jim mentioned there are more and more online auctions these days and it seems this would be something that was needed.

Moeller said they going to do two car auctions and two farm machinery auctions a month.

Ken asked where they are getting vehicles to sell, and Moeller answered with anyone who wants to bring in vehicles, as someone is always trying to get rid of vehicles along the road. The key is to keep inventory rotating, as we don't want them sitting for a long time.

Lloyd asked if they will take consignment vehicles, and confirmed by Moeller, mainly from consignment.

Ken motioned to approve, Roger seconded with the four conditions as presented.

Moeller stated they have no problems with those conditions.

Roll call vote commenced as follows:

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

Motion carried, and Jim noted the application will be presented to the County Board of Commissioners on July 19th, 2022, thanked them and wished them good luck.

AGENDA ITEM 2: Kauffman, John T. – PID 20-0001201 – Reynolds Township

Request for Conditional Use Permit for the establishment of a New Amish Parochial School in AF-1 Zoning.

John Kauffman was present as the applicant. Kauffman stated they would like to build a schoolhouse.

Jim responded it sounded pretty simple.

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

Proposed Condition(s):

1. School house must meet the required setbacks as stated in section 9.11 of the Todd County Ordinance or be granted a variance for the reduced setback distance.
2. Submit an approved plan for septic compliance on this site.

Kauffman confirmed the staff report was accurate.

Correspondence received: none

Public comment:

Alissa Scheve, the existing neighbor surrounded by the Yoder property, requested clarification on feedlot setbacks, which Adam clarified, and she also questioned if this was the only viable place to put the schoolhouse. The applicant mentioned they chose a spot in the middle, as close as they could, to who will be attending within a mile and a half radius.

Scheve drew attention to the rough road conditions and the safety of buggy traffic, with semis using that road and asked what could be done in regards to more timely upkeep of the roads.

Ken stated the road condition issues must be taken up with township, as they are the road authority for this road and have 100% responsibility.

Jim mentioned the township was notified of the application, to which Adam confirmed, and that the township did not reply to PZ by either written correspondence or comment.

Scheve made concerns regarding children walking with fast car traffic.

Amos Yoder made the comment how the other school children walk in a straight line along the tar road, and there are cars buzzing by all of the time.

Scheve thanked everyone for their time.

Board discussion:

Roger said he was on the town board, as well, knows the buggies cut up the road some, but he likes to see the horses on the road, stating the traffic from school travelers may be a little more respectful than car traffic.

Jim inquired if they had a large group of kids attending the school and Mr. Yoder said around 10 students.

Scheve asked if this was a public structure or a private structure and Adam stated an Amish Parochial School.

Ken added he made the site visit and noticed it was pretty open territory, and there were no visibility problems

from any direction, whatsoever.

Lloyd asked if there will be a horse shelter, to which the applicant confirmed there will be, as one or two individuals will be riders, and a shelter provided, which Adam pointed out on his sketch.

Roger motioned to approve, Lloyd seconded with the two conditions as presented.

Conditions:

1. School house must meet the required setbacks as stated in section 9.11 of the Todd County Ordinance or be granted a variance for the reduced setback distance.
2. Submit an approved plan for septic compliance on this site.

Roll call vote commenced as follows:

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

Motion carried. Jim noted the application will be presented to the County Board of Commissioners on July 19th, 2022, and they could be present if they wanted, and thanked them.

AGENDA ITEM 3: Spychalla, Laurie – PID 12-0022000 – Hartford Township

Request for the Rezoning of said property from Commercial to R-2 Zoning.

Laurie Spychalla and Tracy Hanson were present as the applicant.

Jim told them to tell the board what the request was all about.

Tracy stated they are requesting to rezone from Commercial to Residential for the possibility of a new residential home going up.

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

Proposed Conditions:

1. None

Correspondence received: None

Public comment:

William Buhl, neighbor to the West, pointed out the tax negative when selling the property, should they not rezone to residential, and stated he and his wife are interested in rezoning, too.

Adam said he will be happy to assist with sharing information on rezoning their property, outside the meeting, at the PZ office, and encouraged them to stop in.

Board discussion:

Roger asked if a person could build a residential home on commercial zoned property and Adam stated no, but yes, to build structures for commercial related activities. That is what it is intended for.

Bill and Roger agreed they may have gotten carried away on the commercial zoning maps early on. Ken said it did make sense to put commercial next to the highway for economic development, however, Spychalla's lot in particular and the one next, would make way more sense to be zoned residential than commercial, and would have no trouble approving this one.

Ken motioned to approve and Lloyd seconded.

Conditions:

1. None

Roll call vote commenced as follows:

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

Motion carried. Jim noted the application will be presented to the County Board of Commissioners on July 19th, 2022. Tracy asked how they will be notified after the commissioners' meeting and Adam informed her she will receive a proceedings document in the mail, after it has been recorded. She could call the afternoon of the 19th and we could let her know if it was approved. Tracy thanked everyone.

AGENDA ITEM 4: Beachy, Samuel J. – PID 05-0003100 – Burleene Township

Request for Conditional Use Permit to Operate a Sawmill in AF-1 Zoning.

Jim asked Samuel Beachy to tell us what his application was about.

Samuel Beachy was present as the applicant, and he stated he would like to run a sawmill to be used for business.

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

& Zoning Office.

Proposed Condition(s):

1. Hours of operation shall be restricted to 8:00 AM to 6:00 PM CST, Monday through Saturday.
2. Operation site shall meet all the setback requirements for the zoning district in which it's located.
3. There shall be no loading or unloading of materials within the road right of way.
4. Applicant must abide by all other applicable federal, state, and local standards.

Correspondence received: None

Public comment: None

Board discussion:

Jim asked how close to the nearest neighbors and Adam referred to the site map and offered ¼ mile which Beachy confirmed.

Roger asked if he runs buffers on his equipment, and Beachy replied yes, to which Roger added it will be no more noise than a tractor out in the field.

Ken questioned the proposed hours of operation, as it may be a bit restrictive (8am to 6pm) and Beachy said they milk cows in the morning and chores in the evening, so the hours will work out, and added the saw mill will not be a full time operation, just a fill in.

Ken asked what happens with the piles of sawdust, Beachy said they will use some for bedding.

Roger stated if you use the sawdust for fertilizer, it needs a lot of nitrogen put on.

Ken agreed, and added the decomposition process robs the soil, and it does not make good fertilizer.

Ken mentioned, upon visiting the site, he noticed plenty of room for semi traffic to get in and out.

Jim asked if they will have logs shipped in. Beachy said they might cut some logs, but it will be more of a custom sawmill.

Ken inquired if it is a circular or band saw, and Beachy answered a band saw, which Ken noted is much quieter.

Roger noted it will produce less saw dust with a smaller cut.

Ken motioned to approve, Roger seconded with the four conditions as presented.

Conditions:

1. Hours of operation shall be restricted to 8:00 AM to 6:00 PM CST, Monday through Saturday.
2. Operation site shall meet all the setback requirements for the zoning district in which it's located.
3. There shall be no loading or unloading of materials 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)
Lloyd Graves	Yes
Roger Hendrickson	Yes
Ken Hovet	Yes
Jim Pratt	Yes

Motion carried. Jim noted the application will be presented to the County Board of Commissioners on July 19th, 2022, and wished Beachy good luck.

Jim asked if there was any other order of business for the evening, and there was none.

Roger motioned to adjourn and Ken seconded. Voice vote to adjourn the July Planning Commission Meeting, no dissention heard. Motion carried and meeting was adjourned at 6:52 PM.