

Planning Commission Meeting Minutes

August 4th, 2022

Completed by: Sue Bertrand, P&Z Staff

Site Visits conducted by Adam Ossefoort and Jim Pratt on July 28th, 2022.

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

Staff members: Adam Ossefoort 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 July 7th, 2022 meeting minutes approved. Arnie seconded the motion. Voice vote, no dissent heard. Motion carried.

Adam requested the agenda be amended to remove Item #1, Buell Consulting, Inc. as it has been tabled upon the applicants' request, and instead, asked for the first Item to be the reorganization of the Board concerning Chair and Vice Chair, as discussed at the July 7th meeting.

Jim asked for the revised agenda to be approved by the board, and Roger motioned to approve the revised agenda to reflect Buell being tabled and the first item be the reorganization of the Board. Lloyd seconded, voice vote, no dissent heard, motion carried.

INITIAL ITEM 1: Buell Consulting, Inc. – PID 12-0020805 – Hartford Township

Adam added that Buell Consulting was denied their Variance request and Buell had asked to be tabled for tonight's CUP request, until further notice.

AMENDED AGENDA ITEM 1: Reorganization of the Board: Chair and Vice Chair.

Motion by Arnie to appoint Jim as the new Chairperson and was seconded by Ken. Role call vote was called with all yes, motion carried. Adam announced Ken has agreed to be vice chair and we just need a motion to which Roger motioned with a second by Lloyd. A roll call vote revealed all yes so motion carried.

AGENDA ITEM 2: Joseph E. Borntreger – PID 07-0018800 – Eagle Valley Township

1. Request for Conditional Use Permit to Operate a Butcher Shop in AF-2 Zoning.

Joseph was present as the applicant and said he would like to operate a butcher shop.

Adam read the Staff Report which is on file at the Planning and Zoning office, and may be reviewed upon request.

Correspondence received: None.

Public comment:

James Row, Eagle Valley Township, expressed cooling system concerns and that waste products are handled correctly.

Dave from Hartford Township wanted to make sure all of the proper regulations would be followed, and questioned how they would refrigerate with no electricity.

Adam made note there are other organizations that regulate this type of activity and Joseph must obtain all that's required and abide by all regulations in order to operate.

Jim asked Joseph if he will have refrigeration.

Joseph stated he has a diesel fueled cooling system.

Nathan Paulzine expressed support for the application.

Board discussion:

Roger asked what kind of disposal was in place and Joseph informed the board Central Bi-Products will take care of disposal, on an on-call basis.

Ken asked if it was mostly neighbors' animals and what kind, and Joseph explained it will be all kinds of animals from the public that will be processed; either he will slaughter on site or the public will bring in their carcasses for processing.

Jim and Roger both asked about USDA inspections.

Joseph stated USDA will not be on site daily as this shop will be Custom Exempt and under certain regulations. He processes for the owner of the animal and cannot sell to the public. It goes back to the customer who brought the animal in. Cut, wrapped and must be picked up in a timely manner, as it will not be frozen, only cooled. Joseph also said he could make sausage upon request. He added some people may just have the butcher shop quarter a cow and the customer will do the rest, so all kinds of processing requests.

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

Conditions:

1. Adequate space shall be provided for off-street parking. No parking will be allowed within the road right of way.
2. Disposal of waste products shall be disposed of in a manner that complies with all federal, state, and local standards.
3. Applicant must obtain all licenses prior to the start of operation.
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
Arnie Boie	yes
Ken Hovet	yes
Roger Hendrickson	Yes

Jim Pratt	Yes
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Motion carried. Jim and Adam noted the application will be presented to the County Board of Commissioners on August 16, 2022, with the applicant’s choice to attend or not.

AGENDA ITEM 3: Eli J. Shrock – PID 09-0025700 – Germania Township

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

Adam read the Staff Report which is on file at the Planning and Zoning office, and may be reviewed upon request.

Eli Shrock was present and stated he would like to operate a sawmill and confirmed the staff report was accurate.

Correspondence received: None.

Public comment: None.

Board discussion:

Arnie asked about the sawmill noise and Eli said the closest neighbors are ¾ mile away.

He stated a circular saw will be used and they will have mufflers, in answer to Roger’s question.

Roger asked if he knew anyone who would be interested in the saw dust, and Eli said he didn’t have anyone now, but was open to the idea.

Roger was wondering if 8 am was too restrictive.

Adam clarified the conditions set forth were to protect any negative impact on the neighbors and the hours of operation were set because of possible noise issues.

Ken Proposed the one condition should be changed to 7:00 am instead of 8:00 am.

Roger motioned to approve, Ken seconded with the three conditions as presented, and changing the time condition to 7:00 am for a start time.

Conditions:

1. Hours of operation shall be restricted to 7:00 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
Arnie Boie	Yes
Ken Hovet	Yes
Roger Hendrickson	Yes
Jim Pratt	Yes

Motion carried. Jim noted the application will be presented to the County Board of Commissioners on August 16, 2022, and told Eli he did not have to be at that meeting if he so chooses. Eli was thanked by the board and was wished good luck.

AGENDA ITEM 4: Nathan Paulzine: – PID 26-0032300 – Ward Township

1. Request for Conditional Use Permit to construct a ground mounted community solar energy system in AF-1 and AF-2 zoning. (The solar energy system shall be identified as a community solar energy system due to its connection with the electric grid)

Nathan stated he would like to put up a couple rows of solar panels to generate electricity for their small farm.

Adam read the Staff Report which is on file at the Planning and Zoning office, and may be reviewed upon request.

Correspondence received: None

Public comment: None

Board discussion:

Lloyd asked if he would be producing more than what they themselves needed, and Nathan said it could produce 20% more than the amount of energy that the site used last year, however he put up another shop and has more cattle so it may produce only a little more to sell back to MN Power, but he is not sure.

The Engineering consultant, Patrick (on zoom call) described the two rows as 13' x 56' free standing open frame steel sub-structures with the panels on top.

Ken asked if he will have a battery backup, besides MN Power, and Nathan answered yes, powered by his own system.

Ken made the motion to approve, seconded by Arnie with the two conditions as presented.

Conditions:

1. Applicant must obtain permitting and/or licensing from additional governmental agencies as necessary.
2. Submission of Interconnection Agreement with the electric service provider prior to issuance of a land use permit.

Jim

Roll call vote commenced as follows:

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

Motion carried. Jim noted the application will be presented to the County Board of Commissioners on August 16, 2022, with the applicant's choice to attend or not.

AGENDA ITEM 5: Enos D. Swartzentruber: – PID 15-0028400 – Leslie Township

1. Request a Conditional Use Permit for a single lot plat for creation of a Cemetery in AF-1 zoning.

Enos was present as the applicant and stated they would like to put in a cemetery.

Adam read the Staff Report which is on file at the Planning and Zoning office, and may be reviewed upon request.

Correspondence received: None

Public comment: None

Board discussion:

Roger sees no problem with the request, and stated we've had others in the county. He also commented that most cemeteries require a vault, and Adam stated the only County regulation is the area must be platted.

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

Conditions:

1. Applicant shall remain compliant with applicable local, state or federal regulations related to operation of the cemetery.
2. Declare a cemetery official and an alternate that will be responsible for following state rules and provide contact information to the County to be recorded with the final plat.
3. Maintain a list of individuals buried and exact location within the cemetery.
4. Cemetery plot must be completely fenced off with boundaries clearly identified. All burial sites must remain inside of the fenced area.

Roll call vote commenced as follows:

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

Motion carried. Jim noted the application will be presented to the County Board of Commissioners on August 16, 2022, with the applicant's choice to attend or not.

AGENDA ITEM 6: Jason J. Coblenz: – PID 26-0034300 – Ward Township

1. Request for Conditional Use Permit to operate a commercial greenhouse in R-10 zoning.

Jason stated they would like to start a retail greenhouse for a family business.

Adam read the Staff Report which is on file at the Planning and Zoning office, and may be reviewed upon request.

Correspondence received: None.

Public comment:

Dave from Ward twp. was asking if they have to provide a public bathroom.

Adam explained if a bathroom was provided, the design would have to be MPCA approved, but is not proposed at this time, and is not a requirement at this time.

Board discussion:

Roger asked if a porta potty could be put onsite, and Jason said he has considered it, if the business grows.

Rod Erickson asked if they would have to come back if there is any significant growth, Adam explained the applicant has 3 yrs. to act on this conditional use permit, but it would require an additional conditional use permit for more than one greenhouse as that is all that has been applied for at this time, to which Rod confirmed, to the applicant, what would need to be done.

Jim added there is plenty of room for customer parking and truck turnaround.

Roger asked if it was just retail to public or commercial?

Jason explained mostly public retail, and he would pick the plants up at another location, but in the future, he may have them delivered.

Jim asked what the size of the greenhouse will be.

Jason supplied 30' x 96' with a small addition.

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

Conditions:

1. The greenhouse operator must provide adequate off-street parking for all greenhouse traffic. No parking will be allowed within the road right of way.
2. No loading or unloading of materials will be allowed within the road right of way.
3. The business is restricted to a single greenhouse structure. Construction of additional greenhouses will require review by the Planning Commission.
4. Applicant must obtain permitting and/or licensing from additional governmental agencies as necessary.

Roll call vote commenced as follows:

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

Jim Pratt	Yes
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Motion carried. Jim noted the application will be presented to the County Board of Commissioners on August 16, 2022 with the choice to attend or not.

With no other business to discuss, Lloyd motioned to adjourn and Roger seconded. Voice vote to adjourn the August 4th Planning Commission Meeting, no dissention heard. Motion carried and meeting adjourned at 7:01 PM.