

Planning Commission Meeting Minutes

September 1, 2022

Completed by: Sue Bertrand, P&Z Staff

Site Visits conducted by Adam Ossefoort and Lloyd Graves on August 23, 2022.

Meeting attended by board members: Chair Jim Pratt, Arnie Bois, Vice Chair Ken Hovet, Lloyd Graves, 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 August 4th, 2022 meeting minutes approved. Lloyd seconded the motion. Voice vote, no dissent heard. Motion carried.

Roger made a motion to approve the agenda, Arnie seconded, voice vote, no dissent, motion carried.

AGENDA ITEM 1: Doug and Lorraine Bowlus – PID 14-0024200 – Kandota Township

Request for rezoning of parcel 14-0024200 from AF-1 to AF-2.

Doug and Lorraine Bowlus were present as the applicant, they mentioned they would like to rezone from AF-1 to AF-2 and would like to build another home next to their parents' house, which is the existing dwelling. It will be on the same ¼ ¼.

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. This site is located in an agricultural area, and consequently there will be from time to time, sights, sounds and smells associated with the operation of farming. No lot owner shall bring action of Law, against any farming operation because of such farming activities, as long as such farming activity complies with state, federal, EPA or Todd County Ordinances.
2. Driveway accesses require the approval of the road authority.

Doug confirmed the staff report was accurate.

Correspondence received: None

Public comment: One person on the zoom call, Barbara Washington, from the public, asked about Sylvan Shores and was directed by Adam to call the Planning and Zoning Office tomorrow to square it away as Sylvan Shores was not on this evening's agenda and he would be able to answer her questions.

Board discussion:

Roger said he has no problem with it. He did ask for clarification from Adam as to the nearest AF-2 zone to which Adam pointed out, it is across the road to the NE from the proposed parcel. Adam added the comprehensive plan refers to spot zoning “to be discouraged”, however, this is not the case.

The applicants confirmed there will not be another driveway access at this time but pointed out on the overhead screen where it could be placed if needed, and informed the board they were purchasing the property “contract for deed”.

Lloyd said it looked good to him when out on the site visit with Adam.

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

Conditions:

1. This site is located in an agricultural area, and consequently there will be from time to time, sights, sounds and smells associated with the operation of farming. No lot owner shall bring action of Law, against any farming operation because of such farming activities, as long as such farming activity complies with state, federal, EPA or Todd County Ordinances.
2. Driveway accesses require the approval of the road authority.

Roll call vote commenced as follows:

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

Motion carried. Jim and Adam noted the application will be presented to the County Board of Commissioners on September 20th, 2022, and Jim reminded them they could attend if they wanted, however, it is not mandatory.

Arnie motioned to adjourn and Lloyd seconded. Voice vote to adjourn the September 1, 2022 Planning Commission Meeting, no dissention heard. Motion carried and meeting was adjourned at 6:13 pm.