

Planning Commission Meeting Minutes

December 1st, 2022

Completed by: Sue Bertrand, P&Z Staff

Site Visits conducted by Adam Ossefoort and Arnie Boie on October 25, 2022 on Item #1.

Site Visits by Adam Ossefoort and Jim Pratt on November 28th, 2022 on Items #2 and #3.

Meeting attended by board members: Chair Jim Pratt, Vice Chair Ken Hovet, Lloyd Graves, Arnie Boie, 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.

Roger motioned to have the agenda approved. Arnie seconded the motion. Voice vote, no dissent heard. Motion carried.

Lloyd motioned to have the November 3rd, 2022 meeting minutes approved. Ken seconded the motion. Voice vote, no dissent heard. Motion carried.

AGENDA ITEM 1: Jesse Fabio: PID: 20-0038400, Reynolds Township.

1. Request for Conditional Use Permit for weekly consignment sales in RT zoning.

Jesse was present as the applicant. He stated it started out as a garage sale. Then his friend from the cities began sending up stuff from his business by UPS, then other people started inquiring about his items and it evolved from there.

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. Applicant must allow for onsite review by Planning and Zoning Staff to insure compliance.
2. Consignment sales must be appropriately labeled with the seller's information.
3. Parcels 20-0038400 and 20-0038800 must be combined together to provide for adequate parking.
4. Customer parking shall be limited to onsite parking only. There shall be no parking within the road right of way nor on neighboring properties.
5. Signage shall not be placed within the road right of way.
6. Applicant must abide by all other applicable federal, state, and local standards.

Correspondence received: Yes, submitted on behalf of Reynolds township. This correspondence is available for viewing upon request in the Planning & Zoning Office.

Public comment: None.

Board discussion:

Roger noticed this is the old creamery building in Gutches Grove.

Jesse stated that people love going in there.

Jim asked if everything that is being sold is kept inside and Jesse stated yes, unless it is really large and he could then use the back driveway for that, if he has to.

Ken asked how wide the road right of way is, as he noticed looking into the lot, there was not much room for parking outside the ROW.

Adam stated he did not have the width of the right of way available, however, he stated from the center line of the road to the edge of the building it is 41'.

Roger agreed they haven't got much room.

Jesse said he gets to use the whole lot, if they should need more parking, he could always put more gravel/crushed concrete down, where the cabin used to be on the North end, for extra parking area.

Lloyd and Ken asked if he would be opened weekends to which Jesse stated mostly weekends only, as he has another job during the week.

There was more discussion regarding additional parking on the North end.

Ken inquired if there was a public entrance to which Jesse stated there were two (North & South) public entrances.

Rod stated he would like to make sure the Reynolds townships' request for no parking on their property for patrons and that the signage requirements were met. Adam assured that #4 and #5 of the conditions listed would address the township concerns, unless the board thought more should be added.

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

Conditions:

1. Applicant must allow for onsite review by Planning and Zoning Staff to insure compliance.
2. Consignment sales must be appropriately labeled with the seller's information.
3. Parcels 20-0038400 and 20-0038800 must be combined together to provide for adequate parking.
4. Customer parking shall be limited to onsite parking only. There shall be no parking within the road right of way nor on neighboring properties.
5. Signage shall not be placed within the road right of way.
6. 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 December 20th, 2022, 9:00 am.

AGENDA ITEM 2: Jordan Kuhlmann: PID: 03-0013300, Birchdale Township.

1. Request for Conditional Use Permit for Community Solar Energy System in R-10 Zoning.

Kyle Froseth was present and represented the applicant. Kyle stated the home owner did not want to pay the electric bill anymore so Kyle was onsite and designed a system for him.

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

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.

Correspondence received: None.

Public comment: None.

Board discussion:

Jim stated you will not be able to see it from the road. A good spot for solar panels, as no one will even know they are there.

Arnie said he sees no objections.

Kyle and Adam explained this system is for one private dwelling, and whatever overage is produced, it is sold back to the electric grid (Stearns Electric).

Lloyd asked if there were a lot of Kuhlmanns that live in that spot, to which Adam said there is only one dwelling on the property.

Ken asked if Kyle was an electrician and seller.

Kyle stated he is in sales, is also an electrician and installs the systems, and that his dad actually owns the company.

Discussion on return investments for the customer.

Kyle stated there is a 25-year warranty.

Roger asked if the system is hail resistant. Kyle stated very hail resistant, and the panels are built at a 45% angle so hail is not hitting a flat surface.

Ken asked if it has a battery backup system to which Kyle stated not in this system.

Roger motioned to approve, Arnie seconded 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.

Roll call vote commenced as follows:

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

Motion carried. Jim noted the application will be presented to the County Board of Commissioners on December 20th, 2022.

AGENDA ITEM 3: Arnold Gruenes: PID: 03-0026200, Birchdale Township.

Request for Conditional Use Permit expansion of an existing feedlot from 999 animal units to 1,449 animal units in AF-1 Zoning.

Arnold was present as the applicant and stated they are looking at an expansion of numbers.

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

1. Conditions and approval of this application shall replace the conditions of permit #CUP-2022-016.
2. All land application setbacks and MN 7020 rules pertaining to the storage and handling of manure must be followed.
3. Construction of clay lined manure pit must be completed prior to stocking of open lots.
4. Applicant must apply for and obtain NPDES permitting from the State of Minnesota prior to stocking of open lots.
5. Applicant must obtain land use permits for any new structures established on the site.

6. Applicant must obtain additional permitting as required from other agencies including but not limited to the Minnesota Pollution Control Agency, Minnesota Department of Natural Resources, and the Sauk River Watershed District.
7. Applicant must abide by all other applicable federal, state, and local standards.

Correspondence received: None.

Public comment: None.

Board discussion:

Roger asked for clarification on the MPCA involvement, if Arnold must obtain his NPDES permit first, before they do any more work on the project.

Adam said construction has stopped during the transition between the two types of permits. The county level permit was issued first and now they are expanding to over 1,000 animal units and have already applied for the NPDES permit which is under review.

Roger asked if Arnold had enough land for the manure application.

Adam confirmed, extensive manure management will be monitored by the MPCA and there must be adequate means of handling manure before the MPCA will issue an NPDES feedlot permit.

Roger asked about the ditch being dug to the East and what was being done there. His concern was that the drainage from that ditch goes under the road and works its way down to Pauley Lake, and perhaps further.

Arnold stated the ditch was built strictly for dewatering, however, he had to cease operation. Once it is lifted and he has his NPDES permit, the ditch will be closed.

Ken asked about the lagoon, feedlot and stacking areas.

Arnold explained several details of the operation, and stated they are required to follow the NPDES rules set forth.

Roger inquired if there are still slatted barns on site, and Arnold said they were all taken out by his construction crews, monitored by the County.

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

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2. All land application setbacks and MN 7020 rules pertaining to the storage and handling of manure must be followed.
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7. 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
Lloyd Graves	Yes
Arnie Boie	Yes
Roger Hendrickson	Yes
Jim Pratt	Yes

Motion carried. Jim noted the application will be presented to the County Board of Commissioners on December 20th, 2022.

Adam announced the DNR training session that is scheduled for December 15th 2022 start at 2:00 pm, here in the commissioners' room and Rod is invited to attend.

Ken motioned to adjourn, Roger seconded, voice vote, no dissention heard, motion carried and the December 1st, 2022 Planning Commission meeting was adjourned at 6:54 pm.