

BROWN COUNTY PLANNING & ZONING COMMISSION
June 11th, 2013

The Brown County Planning & Zoning Commission held their regularly scheduled public meeting on June 11th, 2013 at 9:00 AM in the Commissioners Room 204 of the Brown County Courthouse. Commission members present: Leo Wilfahrt, Anita Mohr, Loren Renberg and Andrew Lochner. Also present: Charles Enter, County Administrator; Laine Sletta, Zoning Administrator and Desiree Hohenstein, Assistant Zoning Administrator. Members of the public included Justin and Arland Roiger (Springfield).

The meeting was called to order by Chairman Wilfahrt at 9:00 a.m.

A motion was made by Lochner and seconded by Renberg to approve the minutes of the May 14th, 2013 meeting as submitted. The motion passed unanimously.

The **first item of business** was the conditional use permit application #C-00350 by **Justin & Carrie Roiger** on property described as part of the NW4, Sec 4, T108N, R35W, Stately Township, Brown County for the purpose to combine, renew and amend CUP #C-00055 and C#5746 to allow up to 1600 AU (1600 head) beef steer in a finishing operation. Site contains one 55'x100' open lot, one 70'x90' open lot, one 40'x190' open lot and two 60'x125' open lots all with runoff controls, one 100'x470' monoslope barn and a 98'x425'x9.5' deep earthen runoff collection basin all located in the A-1 Agricultural Zoning District. Note: There will be no expansion of the herd at this site.

Discussion: Sletta provided background on the application and noted that there had been no comments or complaints received at the Planning and Zoning Office. Hohenstein shared that the NPDES permit had been submitted to and received by MPCA and is currently placed on their 30 day notification period for permit issuance. She also shared that this site met the criteria for a multiple site (when previously owned by both Arland and Justin) which is why the site is now being combined and a NPDES permit is required.

Motion was made by Lochner and seconded by Renberg **to recommend approval** to the County Board with the following **conditions**:

1. The feedlot owner/operator must obtain any and all required Minnesota state permits, including but not limited to NPDES permit.
2. The feedlot operator must comply with all required Minnesota State standards and regulations including but not limited to those regulated by MPCA. Manure generated at the facility shall be applied to cropland at agronomic rates consistent with the current Manure Management Plan.
3. Liquid manure application applied to farm fields must be injected into the soil or may be spread on fields with incorporation into the soil, when feasible, within twelve (12) hours of spreading.
4. Field application of liquid manure shall not exceed two (2) times per year. The County Planning and Zoning Office shall be informed prior to any field application of liquid manure in an emergency.

5. Manure application records, soil analysis and manure analysis records shall be retained on file for a period of at least three (3) years and shall be available to the County Planning and Zoning Office upon request.
6. Manure Management Plan must be updated annually, be retained on file for a period of at least three (3) years and shall be made available to the Planning and Zoning Office upon request.
7. Onsite feedlot inspections shall be done to ensure compliance with all State and County standards and requirements.
8. The basin shall be enclosed with a fence to keep out livestock and discourage trespassing, especially by children.
9. If there is a change of ownership of this site, at any time, the new owner must contact the County Feedlot Officer and provide all necessary information to update CUP file. CFO contact must be made within 30 days of property transfer.
10. CUP #C-00055 and #5746 are both null and void.

The motion passed unanimously on a 4-0 vote.

The **second item of business** was the conditional use permit application #C-00351 by **Steven Hansen** on property described as part of SW4 of SW4, Sec 23, T108N, R35W, Stately Township, Brown County for the purpose to renew CUP #C-13 and to continue to allow use of property as a contractor yard for an existing construction business in the A-1 Agricultural Protection Zoning District.

Discussion: Sletta provided background on the application and noted that there have been no complaints for this site. He also stated that the majority of the work is done in the buildings and that there is no outdoor storage of materials.

Motion was made by Renberg and seconded by Mohr **to recommend approval** to the County Board with the following **conditions**:

1. Petitioner must follow rules & regulations of all regulatory agencies.
2. If there is a change of ownership of this site, at any time, the new owner must contact the County Planning and Zoning Office and provide all necessary information to update CUP file. County contact must be made within 30 days of official property transfer.
3. CUP #C-13 is null and void.

The motion passed unanimously on a 4-0 vote.

The **third item of business** was a preliminary plat application P-00154 for a single lot split by **Willis & JoAnn Lochner** known as **W & J Lochner Subdivision** on property described as part of SW4 of NE4, Sec 35, T111N, R32W, Home (North) Township, Brown County. The property being platted is an existing homesite being separated from tillable land.

Discussion: Sletta provided background on the application.

Motion was made by Lochner and seconded by Mohr **to recommend approval** to the County Board.

The motion passed unanimously on a 4-0 vote.

The **fourth item of business** was a preliminary plat application P-00155 for a single lot split by **Eleonora Haber Estate** known as **Haber Subdivision** on property described as part of the E2 of NE4, Sec 13, T110N, R32W, Home Township, Brown County. The property being platted is an existing homesite being split from tillable land.

Discussion: Sletta provided background on the application.

Motion was made by Renberg and seconded by Mohr **to recommend approval** to the County Board.

The motion passed unanimously on a 4-0 vote.

The **fifth item of business** was a preliminary plat application P-00156 for a single lot split by **Larry and Ruth Potter** known as **Potter First Subdivision** on property described as part of the SE4, Sec 8, T109N, R34W, Burnstown Township, Brown County. The property being platted is an existing homesite being split from tillable land.

Discussion: Sletta provided background on the application.

Motion was made by Lochner and seconded by Mohr **to recommend approval** to the County Board.

The motion passed unanimously on a 4-0 vote.

The **final item of business** was to set the next meeting of the Planning Commission for Tuesday, July 9th, 2013.

NOTE: The P/Z Commission meeting in August has been moved to Wednesday, August 21st at 9:00 am.

There being no further business, a motion was made and seconded to adjourn the meeting.

Respectfully submitted

Desiree Hohenstein
Asst. Zoning Administrator