

BROWN COUNTY PLANNING & ZONING COMMISSION
April 9th, 2012

The Brown County Planning & Zoning Commission held their regular meeting open to the public on April 9th, 2012 at 9:00 AM in the Commissioners Room 204 of the Brown County Courthouse. Commission members present: Anita Mohr, Leo Wilfahrt, Brian Tohal, Loren Renberg and Andrew Lochner. Also present: Desiree Hohehstein, Assistant Zoning Administrator and Chuck Enter, County Administrator. Members of the public included Lori & Dean Schneider.

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

A motion was made by Lochner and seconded by Mohr to approve the minutes of the March 13th, 2012 meeting as submitted. The motion passed unanimously.

The **first item of business** was the scheduled hearing (9:00 a.m.) for a conditional use permit application C-00319 by **Dean & Lori Schneider** on property described as part of the N2 of NW4 of SW4, Sec 1, T108N, R31W, Lake Hanska Township, Brown County for the purpose of renewing CUP #C-0003 and to continue to allow up to 918 AU (3060 head) in a hog finishing operation located in the A-1 Agricultural Protection Zoning District.

Discussion: Hohenstein provided background information on the application and noted that the Planning & Zoning Office didn't receive any comments or concerns regarding this application.

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

1. The feedlot operator must comply with MPCA standards and regulations regarding feedlot facility construction and operation, including application of manure generated at the facility to cropland at rates which do not exceed the recommended crop nutrient requirements.
2. A perimeter tile line access port must be maintained within twenty (20) feet down-gradient of the proposed barns in order to allow drawing a tile line water sample for water analysis as may be desired in the future.
3. Liquid manure 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 shall be retained on file for a period of at least three (3) years and shall be available to the County Planning & Zoning Office upon request.
6. The CUP is effective for a period of ten (10) years from the date of issuance. If there is a change of ownership, at any time, the new owners must apply for a new CUP.
7. CUP #C-0003 is null and void.

The motion passed unanimously on a 4-0 vote.

The **second item of business** was the application for a conditional use permit C-00318 by **West Milford Partnership** (Butch Hoffmann representing) on property described as part of Sec 31, T110N, R31W, Milford Township, Brown County for the purpose of renewing CUP #C-00214 and to continue to allow extraction & storage of sand, gravel, etc. at the existing gravel mining area in the A-1 Agricultural Protection Zoning District.

Discussion: Hohenstein provided background information on the application and noted that the Planning and Zoning Office had not received any comments or concerns with regard to this application.

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

1. Trees must be planted / maintained consistent with the restoration plan and with Zoning Ordinance regulations.
2. Dust control measures are required on the township road beginning at the west driveway and proceeding easterly for a distance of 0.4 mile.
3. The CUP is effective for a period of three (3) years from the date of issuance. If there is a change of ownership of this site, at any time, the new owner must apply for a new CUP.
4. CUP #C-00214 is null & void.

The motion passed unanimously on a 5-0 vote.

The **third item of business** was a preliminary plat application P-00138 for a single lot split by **Greg Kuehn (Raymond Kuehn current owner)** known as **Kuehn's Third Subdivision** on property described as part of the Gov't lot 3, Sec 3, T109N, R30W, Cottonwood Township, Brown County. The property being platted is currently pasture land that is being split off to create a buffer and additional land for the son's homesite on the south. No construction is planned at this time.

Discussion: Hohenstien provided background information on the application and noted that a wetland delineation will be required if and when a structure is built on the property.

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

The motion passed unanimously on a 5-0 vote.

The **fourth item of business** was a preliminary plat application P-00139 for a single lot split by **Mike Prah (Dennis & Karen and Joseph & Mavis Lamecker current owners)** known as **Prah's First Addition** on property described as part of the NE4 of SE4, Sec 21, T109N, R30W, Cottonwood Township, Brown County. The property being platted is currently farm field that is being split off for future construction. The Applicant is aware that once the parcel is taken out of farm production there is a five (5) year wait period before any construction can begin.

Discussion: Hohenstein provided background on the application and explained the reasoning behind the five year wait period for construction. She also noted that they can plant grass, get their wind break established, etc.

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

The motion passed unanimously on a 5-0 vote.

The **final item of business** was to set **Tuesday, May 8th, 2012 as the next meeting** of the Planning Commission.

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

Respectfully submitted

Desiree Hohenstein
Asst. Zoning Administrator