

**BROWN COUNTY PLANNING & ZONING COMMISSION**  
**September 11<sup>th</sup>, 2012**

The Brown County Planning & Zoning Commission held their regularly scheduled public meeting on Sept. 11<sup>th</sup>, 2012 at 9:00 AM in the Commissioners Room 204 of the Brown County Courthouse. Commission members present: Anita Mohr, Brian Tohal, Leo Wilfahrt, Loren Renberg and Andrew Lochner. Also present: Laine Sletta, Zoning Administrator, Desiree Hohenstein, Assistant Zoning Administrator and Chuck Enter, County Administrator.

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

A motion was made by Renberg and seconded by Mohr to approve the minutes of the Aug. 14<sup>th</sup>, 2012 meeting as submitted. The motion passed unanimously.

The **first item of business** was the public hearing for the Brown County Subdivision Regulations Update. To consider changes to the Brown County Subdivision Regulations as attached. These changes include the definition to agricultural use and to incorporate current Minnesota State Statute 505 Plats; Coordinates; Surveys.

**Discussion:**

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

The motion passed unanimously on a 5-0 vote.

The **second item of business** was a preliminary plat application P-00145 for a single lot split by **Stanley Turbes** known as **Turbes Second Subdivision** on property described as part of the S2 of SE4, Sec 10, T108N, R32W, Albin Township, Brown County. The property being platted is an existing homesite being separated from crop ground & feedlot operation.

**Discussion:** Sletta provided background information on the plat application. It was noted that there are two separate and distinct easements to this plat. One to grant those from Lot 1 Block 1 entry using the current driveway and one for the farmground to have access to the barns through Lot 1 Block 1. Enter asked about access to the garage with regard to the layout of the driveway and well location. It was decided that staff will make a site visit to verify what is being proposed on the plat.

**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 **third item of business** was a final plat application P-00143 for a single lot split by **Norman Krienke** known as **Krienke Second Subdivision** on property described as part of the S2, Sec

27, T110N, R32W, Home Township, Brown County. The property being platted is an existing building site being split off from the tillable land.

Note: Previous submittal was approved, as Krienke Second Subdivision, on 7/24/2012 but it has not been filed or recorded. Owner/applicant requests to have that plat recinded and to approve this revised plat as Krienke Second Subdivision.

**Discussion:** Sletta provided background information and noted that there had been no changes from the preliminary.

**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 **fourth item of business** was the public hearing for the Brown County Zoning Ordinance Update. To consider the following changes to the Brown County Zoning Ordinance:

- Section 502 – Board of Adjustment & Section 503 – Variances to incorporate the change to MN Statute 394 in 2011.
- Section 725 – Feedlots to clarify differences between registration requirements and feedlot construction permitting and to incorporate MN Rule 7020 (Feedlot Rule) into the ordinance.
- Section 727 – Sign Regulations
- Section 735 – Wind Energy Conservation Systems to incorporate the change to MN Statute 216F in 2011.
- Section 736 – Communication Towers

**Discussion:** Hohenstein provided background information on the changes since these were last presented to the Planning Commission members that were made at the County Board meeting on 8/7/2012. After discussion it was decided to eliminate the last two sentences in Section 735.5 (WECS) Noise Standards and to add “and responsibilities” to Section 735.9 (WECS) Discontinuation and Decommissioning with regard to financial resources for the discontinuation or decommissioning of a tower.

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

The motion passed unanimously on a 5-0 vote

The **final item of business** was to set **Tuesday, October 16<sup>th</sup>, 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