

BROWN COUNTY PLANNING & ZONING COMMISSION
December 11th, 2012

The Brown County Planning & Zoning Commission held their regularly scheduled public meeting on December 11th, 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: Laine Sletta, Zoning Administrator, Charles Enter, County Administrator and Desiree Hohenstein, Assistant Zoning Administrator.

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 November 13th, 2012 meeting as submitted. The motion passed unanimously.

The **first item of business** was the conditional use permit application #C-00333 by **Doris Hurias & Randy Lax** on property described as part of the NW4, Sec 28, T109N, R33W, Leavenworth Township, Brown County for the purpose of renewing CUP #C-00228 and to continue to allow gravel extraction to include crushing, screening and a temporary hot mix plant in the gravel pit area. Pit also includes property owned by Randy Lax in E2 of SW4 Leavenworth 28/109/33.

Discussion: Sletta provided background on the application and noted that the Planning & Zoning Office had not received any comments or requests for a public hearing for this application. Tohal asked about if a hot mix plant was present at the mine. Sletta stated that there hasn't been one onsite, but that the applicant(s) wanted to keep it as an option in case a contract became available where one may be needed.

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

1. Must obtain all required state permits for mining operations, these may include, but are not limited to DNR and/or MPCA permits. Owner/Operator shall submit a copy of said permit(s) to Brown County Planning & Zoning Office.
2. 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.
3. CUP #C-00228 is null & void.

The motion passed unanimously on a 5-0 vote.

The **second item of business** was a preliminary plat application P-00150 for a single lot split by **Paul Krienke** known as **Krienke Third Subdivision** on property described as part of the S2 of SW4, Sec 27, T110N, R32W, Home Township, Brown County. The property being platted is an existing homesite being split off from tillable acres.

Discussion: Sletta provided background on the application and noted that this plat is located to the west of the previous subdivision by Norman Krienke.

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 discussion regarding a concept drawing for a proposed plat by Jeff Menage located in Burnstown Sec. 19. He is proposing to split the current, 10.3 acre parcel that he owns into two (2) separate lots in order to construct a new home. The issue being that he can't obtain funding from the bank to construct the new home if it is on the same parcel as his garage with living quarters. Sletta noted that Mr. Menage will need to obtain a variance prior to the preliminary plat being submitted for approval to the Planning Commission and County Board since it doesn't meet the 200'x200' buildable area requirement as outlined in the Zoning Ordinance. Discussion centered on questions regarding the septic system, access for the new home, etc. It was noted by Lochner that the outcome of the variance application will determine what happens with this proposed plat.

The **fourth item of business** was to establish a preliminary schedule for 2013 meeting dates. See attached calendar for more information.

The **final item of business** was to set **Tuesday, January 15th, 2013 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