

BROWN COUNTY PLANNING & ZONING COMMISSION
February 14th 2017

The Brown County Planning & Zoning Commission held their regularly scheduled public meeting on February 14th 2017 at 9:00 am in the Commissioners Room 204 of the Brown County Courthouse. Commission members present: Anita Mohr, Brian Tohal, Brian Braun, John Rolloff, and Commissioner Dennis Potter. Also present: Charles Enter, County Administrator; Charles Hanson, County Attorney; Laine Sletta, Zoning Administrator; Robert Santaella, Asst. Zoning Administrator. Members of the public present were Dean Sellner, Brad Sellner, Karen Sellner, Gene Rolloff, Joan Rolloff, and Duane Weerts.

The meeting was called to order by Chairman Tohal at 9:00 am.

A motion was made by Potter and seconded by Mohr to approve the minutes of the January 10th 2016 meeting as submitted. The motion passed unanimously 5-0.

The **first item of business** was a Conditional Use Permit Application APP-C-0040 by Dean & Karen Sellner on the property described as Lot A of Government Lot 3, Government Lot 4, and Government Lot 5, Section 16, Township 109 N, Range 32 W, Brown County, Minnesota, to renew the existing Conditional Use Permit to allow up to 334 AU in a Dairy, Hog Finishing, and Sheep Operation all located in the A-1 Agricultural Protection Zoning District.

Discussion: Sletta provided background on the application. Braun asked about the total animal units listed covering all species of livestock on the farm, Sletta confirmed. Tohal asked about the creek to the North of the feedlot, Dean Sellner confirmed it used to be a creek and was straightened into a ditch years ago. Braun asked about runoff from feedlot entering the ditch, Sletta stated there was no concern of runoff going into the creek. Tohal asked about concerns from the neighbors, Sletta stated there was no concern from the neighbors.

Motion was made by Braun and seconded by Potter **to recommend approval** to the County Board.

The motion passed unanimously on a 5-0 vote.

The **second item of business** was a Re-Zoning Application #APP-RZ-0002 by Laine Sletta on the property described as all that part of the E 1/2 of the SE 1/4, lying westerly of County State Aid Highway Number 11 consisting of approximately 72 acres and the South 492.25' of the W 1/2 of the SE 1/4 consisting of approximately 15 acres, all located in Section 31, Township 110N, Range 31W, Brown County, Minnesota, for the purpose to rezone the above described parcels from the A-1 Agricultural Protection Zoning District to the I-2 Industrial Zoning District.

Discussion: Sletta provided background on the application. Tohal asked what would keep the leachate out of the Cottonwood River, Sletta stated that the leachate is sprayed over the spray field and it percolates into the ground and is used up by the grass planted in the spray field, which is then harvested and put back into the landfill. Braun asked about any issues with the current leachate ponds discharging to the river, Sletta stated those ponds have a synthetic liner and are monitored for any leaking. Gene Rolloff asked if the leachate is going to leave the spray field and run into the ditch and eventually river, Sletta confirmed it should not, the spray field will have a buffer around it from any property line. Gene Rolloff asked about why the 15 acre piece is being rezoned if it is only being used as a borrow pit, Sletta stated to be consistent with the zoning of the landfill. Gene Rolloff asked about how long until the landfill would expand anymore and if the neighbors would be notified, Sletta stated we are unsure about how long until anymore expansion would occur it depends on how technology develops in the future and that at that time the neighbors would be notified of landfill expansion. Joan Rolloff

asked about the 15 acre piece having garbage placed in it in the future, Enter Stated that the intention was for a borrow pit and not for filling, when looked at the area is not practical to use it as a filling area, however the landfill area is permitted for 30-40 years and at that time things will be different then. Joan Rolloff asked about how many acres will be used for the spray field, Sletta stated the South 40 acres will be used as spray field and will be about 60' X 1,000'. Gene Rolloff asked about how long the old landfill will last, Sletta stated about 30-35 years. Dean Sellner asked if the soil is tested, Sletta confirmed it is monitored annually. Braun asked about availability if anyone wanted to see them, Sletta confirmed they can be made available if anyone wants.

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

The motion passed unanimously on a 5-0 vote.

The **third item of business** was a Conditional Use Permit Application APP-C-0041 by Duane Weerts on the property described as the N ½ of the SW ¼ & Lot 5 of the S ½ of the NW ¼, Section 8, Township 108 N, Range 34 W, Brown County, Minnesota, to renew an existing Conditional Use Permit to continue to allow up to 834 AU in a Hog Finishing and Broiler Chicken Operation all located in the A-1 Agricultural Protection Zoning District.

Discussion: Sletta provided background on the application. Potter stated it is a very clean site he drives by there frequently and has not heard any comments from the local community.

Motion: was made by Potter and seconded by Mohr **to recommend approval** to the County Board

The Motion passed unanimously on a 5-0 vote.

The **fourth item of business** was a Final Plat Application #APP-P-0014 by Dave Soukup on property described as Part of the NE 1/4, Section 18, Twp. 109N, Range 32W, Stark Township, Brown County, MN. Parcel being platted is an existing building site being split off from the tillable land.

Discussion: Sletta provided background on the application.

Motion: was made by Mohr and seconded by Potter **to recommend approval** to the County Board

The Motion passed unanimously on a 5-0 vote.

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

Respectfully submitted
Robert Santaella, Asst. Zoning Administrator