

BROWN COUNTY PLANNING & ZONING COMMISSION
March 14th 2017

The Brown County Planning & Zoning Commission held their regularly scheduled public meeting on March 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 Todd Green, Kevin Barnhart, Kerry Hoffman, Joe Hoffman, Steve Hoffman, Dave Richert, and Joan Richert.

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 February 14th 2016 meeting as submitted. The motion passed unanimously 5-0.

The **first item of business** was a Conditional Use Permit Application APP-C-0044 by Schwartz Farms Inc. on the property described as the East 355 feet of the South 622 feet of the SE 1/4 of the SW ¼, Section 27, Township 108 N, Range 35 W, Stately Township, Brown County, Minnesota, to renew the existing Conditional Use Permit to allow up to 900 AU (3,000 Head) in a Hog Finishing Operation all located in the A-1 Agricultural Protection Zoning District.

Discussion: Sletta provided background on the application. Tohal asked about the slope of land from the site to the Little Cottonwood River, Santaella stated there would not be a concern with any runoff or discharge sloping to the Little Cottonwood River. Sletta Stated it always appears to be a well-run, neat site. Tohal asked about Dan Vogel operating the site, Barnhart stated Dan Vogel is no longer an operator at the site. Potter stated the site is in his area and he doesn't hear anything about the site.

Motion was made by Potter and seconded by Braun **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 #APP-P-0016 A Single lot split by Tom Haala known as Haala Acreage on the property described as Part of the NW 1/4, Section 27, Township 110 N, Range 31 W, Milford Township, Brown County, Minnesota. Parcel being platted is an existing platted lot known as Goltz Fourth Subdivision that is being resized.

Discussion: Sletta provided background on the application. Tohal asked about any buildings being on the acreage being split off from the site, Sletta confirmed there used to be a barn on the property but it is no longer there and the ground being split off will be farmed.

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 **third item of business** was a Conditional Use Permit Application #APP-C-0043 by Matt and Todd Green on the property described as Lot "A" and Part of the South ½ of the SW ¼, Section 30, Township 111N, Range 33W, Eden Township, Brown County, Minnesota, for the purpose to allow up to a maximum of 720 AU (2400 Head) in a hog finishing operation through construction of a 102' X 192' Total Confinement Hog Barn with a 102' X 192' X 8' Deep concrete pit, All located in the A-1 Agricultural Protection Zoning District.

Discussion: Sletta provided background on the application, stated we had one inquiry about the proposed site. Braun asked about the existing buildings, Green stated the existing buildings were apart of an old dairy operation used as storage now and there is a house that has a renter from a prior owner and they have intentions for their son to live in the house. Potter asked if these recommended conditions were standard for what is normally required for hog sites, Sletta confirmed that they are.

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

The motion passed unanimously on a 5-0 vote.

The **fourth item of business** was a Conditional Use Permit Application APP-C-0045 by Steve and Kerry Hoffman on the property described as that part of the NW ¼ of the NW ¼, Section 21, Township 109 N, Range 30 W, Cottonwood Township, Brown County, Minnesota, to allow an existing 205 AU feedlot to expand to a total of 389 AU in a dairy operation through construction of a 76' X 220' Cattle Barn all located in the A-1 Agricultural Protection Zoning District.

Discussion: Sletta provided background on the application. Sletta asked about the state of the property transfer to make sure the new barn is making all the required setbacks, Steve Hoffman stated that the neighboring land is owned by his Father and they are in the process of acquiring the land. Kerry Hoffman stated the new barn is for their herdsman who has the opportunity to acquire a herd. Braun asked about any issues with the site, Sletta confirms there are no concerns about the site currently.

Motion: was made by Braun and seconded by Mohr **to recommend approval** to the County Board with the added condition for the applicant to acquire land sufficient enough to build the proposed barn to meet the required setbacks to the property lines.

The Motion passed unanimously on a 5-0 vote.

The **last item of business** was a Conditional Use Permit Application APP-C-0044 by David and Joan Richert on the property described as the NW ¼, Section 20, Township 108 N, Range 34 W, Bashaw Township, Brown County, Minnesota, to renew and amend existing Conditional Use Permit C-00251 to continue to allow use of an existing gun range for law enforcement for up to 6 times per year, and allow for retail sale of Cabinets, furniture, and other woodworking products in a woodworking shop, all located in the A-1 Agricultural Protection Zoning District.

Discussion: Sletta provided background on the application. Tohal asked about the gun range, Dave Richert stated the gun range is used by the Springfield and Comfrey Police Departments for training purposes, Joan Richert stated that they do have night shoots sometimes going until 10 PM. Tohal asked about how the scheduling is done for the gun range, Dave Richert stated that the departments contact them a few days in advance when they need to do some training, usually around three shooters at a time.

Motion: was made by Braun and seconded by Potter **to recommend approval** to the County Board with the modified condition to allow up to three night shoots a year which must be completed by 11:00 PM.

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