

BROWN COUNTY PLANNING & ZONING COMMISSION
May 14th 2019

The Brown County Planning & Zoning Commission held their regularly scheduled public meeting on May 14th 2019 at 9:00 am in Room 204 of the Brown County Courthouse. Commission members present: John Rolloff, Brian Braun, Anita Mohr, Dennis Potter, and Commissioner Anton Berg. Also present: Charles Enter. County Administrator; Laine Sletta, Zoning Administrator; Robert Santaella, Assistant Zoning Administrator; and Chuck Hanson, County Attorney. Members of the public present include John Knisley and David Tauer.

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

A motion was made by Berg and seconded by Mohr to approve the minutes of the April 9th, 2019 meeting.

The motion passed unanimously 4-0.

The First item of business was a Re-Zoning Application APP-RZ-0005

Application filed by Bradley Berkner on the property owned by Bryan & Belinda Berkner described as Part of the balance of Lot F described as being at the Southeast corner balance of Lot F, also being the Southwest corner of Lot H of Section 31, TWP 110N, Range 32W, Home Township, Brown County, Minnesota for the purpose of rezoning approximately Fifteen(15) acres of land from the I-1/Industrial Zoning District to A-1/Agriculture to allow an existing farm site to be considered a conforming use.

Discussion: Sletta provided background on the application, stated this borders the property that was rezoned last month.

Motion: was made by Rolloff and seconded by Berg to recommend approval to the County Board on a 5-0 Unanimous vote.

The second item of business was a Conditional Use Permit Application APP-C-0077

Application filed by David Tauer on the property owned by David Tauer located in the West ½ of the Northwest ¼ of Section 12, Township 108N, Range 32W, Albin Township, Brown County, Minnesota application is to renew and amend an existing CUP to allow an expansion from the current 375 Animal Unit to 429 Animal Unit, All located in the A-1 Protection Zoning District.

Discussion: Sletta provided background on the application. Potter asked about expansion, Santaella stated that no buildings have been added but number of milking cows has gone up. Potter stated it was good to see a dairy farm increasing in size. Braun asked how many head do they milk, Tauer stated currently between 200-220 head.

Finding of Fact sheet completed.

Motion: by Mohr and seconded by Potter to recommend approval to the County Board on a 5-0 Unanimous vote with the Following Conditions:

1. The feedlot operator must comply with all Minnesota state rules and regulations including 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 20 feet down-gradient of the barn(s) in order to allow drawing a tile line water sample for analysis as may be desired in the future.
3. Liquid manure applied to farm fields must be injected into soil, or may be spread on fields with incorporation into the soil within 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. Manure Management Plan must be updated annually, be retained on file for a period of at least three (3) years & shall be available to the County Planning & Zoning Office upon request.
7. County Staff shall be provided access to the property to perform onsite inspections as needed to ensure compliance with all rules & regulations set forth for this operation.
8. If there is a change of ownership of this site, at any time, the new owner must contact the County Planning & Zoning Office and provide all necessary information to update CUP file. County contact must be made within 30 days of official property transfer.

The **third item of business** was a **Conditional Use Permit Application APP-C-0079**

Application filed by Brooke Knisley on the property owned by John & Brooke Knisley described as Lot 1, Block1, of Harmony Acres Second Subdivision located in Section 23, Township 108N, Range 30W, Linden Township, Brown County, Minnesota application is to allow an On Farm Store for Produce and Farm Products, all located in the A-1 Agriculture Protection Zoning District.

Discussion: Sletta provided background on the application. Knisley stated they would be open 2 to 3 days a week for limited hours and open all year. Braun asked what would be sold, Knisley stated fruit and vegetables grown on the farm. Knisley stated he talked with the township and the township was ok with it. Potter asked about parking, Knisley stated parking would be off the road, up to four spots available at once. Potter asked if there was concern with dust, Knisley stated they were one of the two homes on the road. Braun asked how many trees were on site, Knisley stated 60 trees in site. Braun asked if there was a picnic or seating area, Knisley stated there was not, did not have plans in having one either.

Finding of Fact sheet completed.

Motion: by Berg and seconded by Mohr to recommend approval to the County Board on a 5-0 Unanimous vote with the Following Conditions:

1. Owner/Operator must follow rules & regulations of all regulating agencies.
2. County Staff shall be provided access to the property to perform onsite inspections as needed to ensure compliance with all rules and regulations set forth for this operation.
3. If there is a change of ownership of this site, at any time, the new owner must contact the County Planning and Zoning Office and provide all necessary information to update the CUP file. County contact must be made within 30 days of official property transfer

The **final item of business** was a **Preliminary Plat Application APP-P-0046**

Application filed by Bradley Carlson on the property owned by Allan Lee and Wendy Butler know as Willow Haven Second Subdivision (8.94 Acres) on property described as Lot 1, Block 1 of the Willow Haven First Subdivision and the Southeast ¼ of the Southwest ¼ of Section 27. Township 108N, Range 32W, Albin Township, Brown County, Minnesota application is to re-subdivide to add land to building site, all located in the A-1 Agriculture Protection Zoning District.

Discussion: Sletta provided background on the application. Potter asked about the existing lot, Sletta explained what current parcel line was, Potter stated that it cleans up the lot.

Motion: by Potter and Seconded by Rolloff to recommend approval to the County Board.

There being no further business, a motion was made by Rolloff and seconded by Mohr to adjourn the meeting. Motion passed unanimously.

Respectfully submitted,
Robert Santaella, Assistant Zoning Administrator