

**BROWN COUNTY PLANNING & ZONING COMMISSION**  
**March 10<sup>th</sup> 2020**

The Brown County Planning & Zoning Commission held their regularly scheduled public meeting on March 10<sup>th</sup> 2020 at 9:00 am in Room 204 of the Brown County Courthouse. Commission members present: John Rolloff, Brian Braun, and Commissioner Tony Berg. Also present: Robert Santaella, Assistant Zoning Administrator; Sam Hansen, Administrator; and Charles Hanson, County Attorney. Members of the public included: Bruce Pace of Hanska, Cheryl Roiger of Springfield, Arland Roiger of Springfield, Gary Veenstra of Springfield, Andy Schmidt of Springfield, and Brad Gaard of New Ulm.

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

A motion was made by Berg and seconded by Rolloff to approve the minutes of the February 11<sup>th</sup>, 2020 meeting.

The motion passed unanimously 3-0.

**The first item of business was a Preliminary Plat Application APP-P-0061**

Application filed by Bruce Pace on the property owned by Bruce D & Julie A Pace known as Bruce Pace Subdivision (6.32 acres) on the property described as N 408' of the W 675' of the NE ¼ of the SW ¼, Section 26, Township 108N, Range 30 West, all in Linden Township, Brown County, Minnesota. Application is to do adjustment of the current building site, all located in the A-1 Agricultural Protection Zoning District.

Discussion: Santaella provided background on the application. Braun asked about the parcel size, Santaella confirmed the parcel remains the same size it just is being shifted East.

A motion was made by Berg and seconded by Rolloff to recommend approval to the County Board

The motion passed unanimously 4-0.

**The second item of business was a Conditional Use Permit Application APP-C-0086**

Application filed by Brad Gaard on the property owned by Brad J & Michelle K Gaard described as Lot 1, Block 1 Gaard 1<sup>st</sup> Subdivision, Section 4, Township 109 North, Range 31 West, Sigel Township, Brown County, Minnesota. Application is to continue to allow the operation of a manufacturing and machine shop to include equipment such as lathe & milling machine as a home occupation in an accessory structure, all located in the A-1 Agricultural Protection Zoning District.

Discussion: Santaella provided background on the application.

Finding of Fact was completed.

A motion was made by Berg and seconded by Rolloff to recommend approval to the County Board with the following conditions:

1. Owner must comply with all MPCA standards and regulations regarding disposal of all waste generated by the business.
2. If there is a change of ownership of this site, at any time, the new owner must contact the Planning and Zoning Office to update file within 30 days.

The motion passed unanimously 3-0.

**The third item of business was a Conditional Use Permit Application APP-C-0087**

Application filed by Arland Roiger on the property owned by Arland Roiger described as part of the SW ¼ of Section 33, Township 109North, Range 35 West, North Star Township & part of the NE ¼ of Section 5, Township 108 North, Range 35 West, Stately Township, Brown County, Minnesota. Application is to allow use of existing gravel mine to include crushing and/or screening, gravel extraction and processing all located in the A-1 Agricultural Protection Zoning District.

Discussion: Santaella provided background on the application. Santaella introduced a letter submitted by Gary and Pat Roiger, Braun read the letter to the commission and for the public. Arland Roiger stated he is 300 yards off the County Road and that they don't haul on Township Roads. Gary Veenstra stated the incident was a few years ago. Braun stated that he has spoken with Commission Member Potter (not present) and Curt Thram from the Township for their feelings on the letter submitted.

A motion was made by Roloff and seconded by Berg to recommend approval to the County Board with the following conditions:

1. Owner must comply with all MPCA standards and regulations regarding disposal of all waste generated by the business.
2. If there is a change of ownership of this site, at any time, the new owner must contact the Planning and Zoning Office to update file within 30 days.

The motion passed unanimously 3-0.

**The fourth item of business was a Conditional Use Permit Application APP-C-0088**

Application filed by Matthew James Dorfner of MICB, Inc on the property owned by Loren J & Yvonne Gag described as part of the NE ¼ and the E ½ of the E ½ of the NW ¼ , all in Section 9, Township 109North, Range 30 West, Cottonwood Township, Brown County, Minnesota. Application is to allow the use of an existing 110 foot Radio Transmission tower to be used in a Christian related radio station all located in the I-1 Limited Industrial Zoning District.

Discussion: Santaella provided background on the application. Braun asked if we had any feedback on the application, Santaella stated no comment was received.

A motion was made by Berg and seconded by Roloff to recommend approval to the County Board with the following conditions:

1. Petitioner must follow rules & regulations of all regulatory agencies included but not limited to the Federal Communication Commission.
2. In the event that the tower is not used for the purposes as described in the CUP for a period of one (1) year, the petitioner must remove the tower & related facilities from the property.
3. If there is a change of ownership of this site, at any time, the new owner must contact the Planning and Zoning Office to update file within 30 days

The motion passed unanimously 3-0.

**The fifth item of business was a Conditional Use Permit Application APP-C-0089**

Application filed by Andrew Schmidt on the property described as Block 4, Schotzko's 2<sup>nd</sup> Subdivision, all in Section 19, Township 109North, Range 34 West, Burnstown Township, Brown County, Minnesota. Application is to continue to allow the use of a 40'X85' office building to include shop for storage of employee's equipment for a masonry business all located A-1 Agricultural Protection Zoning District

Discussion: Santaella provided background on the application. Braun asked Schmidt about business, Schmidt stated he uses the building as an office and will maintain equipment occasionally onsite but mostly it is just for storage of supplies related to the business.

Finding of Fact sheet was completed.

A motion was made by Rolloff and seconded by Berg to recommend approval to the County Board with the following conditions:

1. Owner/Operator must follow rules & regulations of all regulatory agencies.
2. No open burning shall be permitted on site.
3. If there is a change of ownership of this site, at any time, the new owner must contact the Planning and Zoning Office to update file within 30 days.

The motion passed unanimously 3-0.

**The final item of business was a Preliminary Plat Application APP-P-0062**

Application filed by Charles Waibel on the property owned by Charles & Rita Waibel known as Waibel Subdivision (6.50 Acres) on the property described as Lot 1(E 1 AC) of the NE ¼ of the NE ¼, S ½ of the NE 14/ EXC W 1 RD; E 1 RD of the SW ¼, Section 33, Township 109N, Range 31 West, all in Sigel Township, Brown County, Minnesota. Application is to separate the building site from the tillable acres, all located in the A-1 Agricultural Protection Zoning District.

Discussion: Santaella provided background on the application.

A motion was made by Berg and seconded by Rolloff to recommend approval to the County Board.

The motion passed unanimously 4-0.

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

Respectfully submitted,  
Robert Santaella, Assistant Zoning Administrator