

BROWN COUNTY PLANNING & ZONING COMMISSION
September 9th, 2020

The Brown County Planning & Zoning Commission held a regularly scheduled public meeting at Brown County Law Enforcement Center Room 104 on September 9th 2020 at 9:00 am . Planning Commission members present: Brian Braun, Dennis Potter, Joseph Stadheim, John Rolloff and Commissioner Tony Berg. Also present: Laine Sletta, Zoning Administrator; Robert Santaella. Assistant Zoning Administrator. No members of the public were present.

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

A motion was made by Potter and seconded by Stadheim to approve the minutes of the August 11th, 2020 meeting.

The motion passed unanimously 4-0.

The first item of business was a Conditional Use Permit Application APP-C-0108

Application filed by Daniel Lendt on property owned by Daniel A & Deanne M Lendt described as part of the SW ¼ except railroad, all in Section 15, and part of the NW ¼ , all in Section 22 ,Township 110 North, Range 33 West, Prairieville Township, Brown County, Minnesota. Application is to renew existing Conditional Use Permit to allow 950 AU in a nursery to finish swine operation all located in the A-1 Agricultural Protection Zoning District.

Discussion: Sletta provided background on the application. Braun stated he is familiar with the site, understands why there have been no issues.

The finding of fact sheet was completed.

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

1. The feedlot operator must comply with 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 installed & maintained within twenty (20) feet down-gradient of the barns in order to allow drawing a tile line water sample for water 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 twelve (12) hours of spreading.
4. Field application of liquid manure from barns with 12 months storage capacity shall not exceed two (2) times per year. The County Planning & Zoning Office shall be informed prior to any field application of liquid manure in an emergency which would require application in excess of two (2) times per year.
5. Manure application records and any soil or manure analysis records 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. CUP # C-00261 is null and void.

The motion passed unanimously 5-0

The second item of business was a Conditional Use Permit Application APP-C-0109

Application filed by John Hillesheim on property owned by John R & Lorraine G Hillesheim described as part of the SW ¼ of the NW ¼, all in Section 22, Township 110 North, Range 32 West, Home Township, Brown County, Minnesota. Application is to renew an existing Conditional Use Permit to allow the use of existing feedlot with up to 936 AU (3120 head) in a hog wean to finish operation, all located in the A-1 Agricultural Protection Zoning District.

Discussion: Sletta provided background on the application, no comment received on the site. Berg asked when the site as build, Hillesheim stated in 1999.

The 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. The feedlot operator must comply with 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 installed & maintained within twenty (20) feet down-gradient of the barns in order to allow drawing a tile line water sample for water 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 twelve (12) hours of spreading.
4. Field application of liquid manure from barns with 12 months storage capacity shall not exceed two (2) times per year. The County Planning & Zoning Office shall be informed prior to any field application of liquid manure in an emergency which would require application in excess of two (2) times per year.
5. Manure application records and any soil or manure analysis records 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. CUP # C-00256 is null and void.

The motion passed unanimously 5-0

The third item of business was a Conditional Use Permit Application APP-C-0110

Application filed by Keith Olson of Mathiowetz Construction on property owned by Justin & Carrie Roiger described as part of the NW ¼, all in Section 4 , Township 108 North, Range 35 West, Stately Township, Brown County, Minnesota. Application is to renew an existing Conditional Use Permit to allow the use of an existing gravel mining operation to include extraction, screening, and crushing , all located in the A-1 Agricultural Protection Zoning District.

Discussion: Sletta provided background on the application. The finding of fact sheet was completed.

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

1. The owner/operator must comply with all applicable state rules & regulations obtain & keep in good standing all required permits & shall submit copies of like to Brown County Planning and Zoning Office.
2. The CUP is effective for a period of three (3) years from the date of issuance.
3. If there is a change in ownership of this site, at any time, the new owner must apply for a new CUP.
4. CUP# C-2017-0057 is null and void.

The motion passed unanimously 5-0

The fourth item of business was a Conditional Use Permit Application APP-C-0111

Application filed by Curtis Thram on property owned by Curtis Thram Rev Trust Etal described as the W ½ of the SW ¼, all in Section 7, Township 108 North, Range 35 West, Stately Township, Brown County, Minnesota. Application is to renew an existing Conditional Use Permit and to allow an increase from 693 AU of feeder cattle to 840 AU beef cattle operation, all in the A-1 Agricultural Protection Zoning District.

Discussion: Sletta provided background on the application. Braun asked why the increase in AU, Curt Thram stated to allow them all to be considered fats. Braun stated the closest neighbor is ½ mile away.

The finding of fact sheet was completed.

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

1. The feedlot operator must comply with all required State standards and regulations including but not limited to those regulated by MPCA. Manure generated at the facility shall be applied to cropland at agronomic rates consistent with the current Manure Management Plan.
2. 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.
3. 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.
4. Onsite feedlot inspections shall be done to ensure compliance with all State & County standards & requirements.
5. If there is a change of ownership of this site, at any time, the new owner must contact the County Feedlot Officer & provide all necessary information to update CUP file. CFO contact must be made within 30 days of official property transfer.

The motion passed unanimously 5-0

The fifth item of business was a Conditional Use Permit Application APP-C-0113

Application filed by Chad Thram of Thram Farms Cattle on property owned by Chad & Jane Thram described as the SW ¼ of the SW ¼, all in Section 13 Township 108 North, Range 35 West, Stately Township, Brown County Minnesota. Application is to renew an existing Conditional Use Permit to allow 900 AU beef cattle, all in the A-1 Agricultural Protection Zoning District.

Discussion: Sletta provided background on the application, no concerns brought forward. Braun noted that only 2 neighbors are within ½ mile.

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

1. The feedlot operator must comply with all required State standards and regulations including but not limited to those regulated by MPCA. Manure generated at the facility shall be applied to cropland at agronomic rates consistent with the current Manure Management Plan.
2. 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.
3. 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.
4. Onsite feedlot inspections shall be done to ensure compliance with all State & County standards & requirements.
5. If there is a change of ownership of this site, at any time, the new owner must contact the County Feedlot Officer & provide all necessary information to update CUP file. CFO contact must be made within 30 days of official property transfer

The motion passed unanimously 5-0

The sixth item of business was a Final Plat Application APP-P-0066

Application filed by Lee Bowman on the property owned by Floyd Bowman known as Bowman Estates (5.3 acres) on the property described as part of the N ½ of the NE ¼, Section 13, Township 108 North, Range 34 West, all in Bashaw Township, Brown county, Minnesota. Application is to split existing building site off from tillable land, all located in the A-1 Agricultural Protection Zoning District

Discussion: Sletta provided background on the application.

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

The motion passed unanimously 5-0

The seventh item of business was a Final Plat Application APP-P-0067

Application filed by Scott Haala on the property owned by Scott Haala known as Haala's Twelfth Subdivision (5.25 acres) on the property described as part of the Lot N of the SW ¼ described as beginning at the SE corner of Lot 5 Block 5 Haala's 3rd addition; then S00 E, Section 32, Township 110 North, Range 32 West, all in Home Township, Brown County, Minnesota. Application is to split existing building site off from tillable land, all located in the A-1 Agricultural Protection Zoning District.

Discussion: Sletta provided background on the application. Braun asked if there were any changes, Sletta stated no.

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

The motion passed unanimously 5-0

The eighth item of business was a Final Plat Application APP-P-0068

Application filed by Nick Stadick on the property owned by Michael & Tamara Stadick known as Stadick Second Subdivision (6.36 acres) on the property described as part of the NE ¼, Section 7, Township 109 North, Range 30 West, all in Cottonwood Township, Brown County, Minnesota. Application is to split the existing building site off from the tillable land, all located in the A-1 Agricultural Protection Zoning District.

Discussion: Sletta provided background and state no changes.

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

The motion passed unanimously 5-0

The ninth item of business was a Preliminary Plat Application APP-P-0071

Application filed by Pamela Steinle on the property owned by Kenneth J & Kathleen J Hanson know as Hanson 3rd Subdivision (1.774 Acres) on the property described as part of the SE ¼ of the SE¼, Section 35, Township 108 North, Range 32 West, all in Albin Township, Brown County, Minnesota. Application is to split the existing building site off form the tillable land, all located in the R-1 Residential Zoning District.

Discussion: Sletta provided background on the application. Potter stated he had some concerns with the shape of the parcel but understood why it was proposed.

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

The motion passed unanimously 5-0

The final item of business was a Preliminary Plat Application APP-P-0072

Application filed by Clarice Platz on the property owned by Laura Lee Bast ETAL know as Prairie Platz Estate (8.00 Acres) on the property described as the SE ¼, Section 24, Township 180 North, Range 34 West, , all in Bashaw, Brown County, Minnesota. Application is to split off the 8 acres to create new building site, all located in the A-1 Agricultural Protection Zoning District.

Discussion: Sletta provided background on the application.

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

The motion passed unanimously 5-0

There was conversation from the planning commission to review the County sign ordinance. Staff stated they could pull some information about neighboring counties and report back.

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

Motion passed unanimously.

Respectfully submitted,
Robert Santaella, Assistant Zoning Administrator