

BROWN COUNTY PLANNING & ZONING COMMISSION
March 9, 2021

The Brown County Planning & Zoning Commission held a regularly scheduled public meeting at Brown County Law Enforcement Center Training Room on March 9th 2021 at 9:00 am . Planning Commission members present: Brian Braun, Joe Stadheim, Dennis Potter, John Roloff, and Commissioner Tony Berg. Also present: Laine Sletta, Zoning Administrator; Robert Santaella. Assistant Zoning Administrator; Sam Hansen Administrator; and Charles Hanson, County Attorney. Members of the public included: Tim Vogel, Dan Juni, Randy Wilscheck, Shawn Hillesheim, Marlin & Carol Helget, Craig Holm, Brian Domeier, Tim Knack, Brad Domeier, Leora John, Connie Neal, and Robert Goblirsch.

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

A motion was made by Stadheim and seconded by Potter to approve the minutes of the February 10th 2021.

The motion passed unanimously 5-0.

The first item of business was a Conditional Use Permit APP-C-0123

Application filed by Craig Holm on property owned by Craig Holm described as part of the SW ¼ of the SE ¼ of the SW ¼ of Section 33, Township 109 North, Range 31 West, Sigel Township, Brown County, Minnesota. Application is to renew an existing conditional use permit to continue to allow up to 936 AU in a hog wean to finish feedlot operation, all located in the A-1 Agricultural Protection Zoning District. Discussion: Sletta provided background on the application. Braun asked when the site as built, Holm stated 2001. Braun asked about feedback, Sletta stated none had been received.

Finding of fact was completed.

A motion was made by Berg and seconded by Stadheim to recommend approval with conditions in the packet to the County Board.

The motion passed unanimously 5-0

The second item of business was a Conditional Use Permit Application APP-C-0124

Application filed by Shawn Hillesheim on property owned by Shawn M & Tiffany K Hillesheim described as 10.05 Acres of the SW of the SW of Section 24, Township 109 North, Range 31 West, Sigel Township, Brown County, Minnesota. Application is to allow up to 83 AU in a beef cattle feeding operation within a quarter mile from an existing dwelling unit, all located in the A-1 Agricultural Protection Zoning District. Discussion: Sletta provided background on the application, stated no feedback was received. Braun asked about head count, Hillesheim stated it was a mix of sized animals.

Finding of Fact was completed.

A motion was made by Potter and seconded by Rolloff to recommend approval with conditions in the packet to the County Board

The motion passed unanimously 5-0

The third item of business was a Conditional Use Permit Application APP-C-0125

Application filed by Jon Beckius on property owned by Jonathan E & Lisa A Beckius described as being 5 acre tract located in the W ½ of the SW ¼ of the SW ¼ and in the W ½ of the NW ¼ of the SW ¼ of the SW ¼ of the W ½ ,Section 24, Township 108 North, Range 32 West, Albin Township, Brown County, Minnesota. Application is to renew an existing Conditional Use Permit to continue to allow up to 720 AU in a hog finishing operation, all located in the A-1 Agricultural Protection Zoning District.

Discussion: Sletta provided background on the application, no comment recieved. Potter asked how long site has been around, Sletta stated about 10 years. Braun asked if there was any comment, Sletta stated no.

Finding of fact was completed.

A motion was made by Stadheim and seconded by Berg to recommend approval with conditions in the packet to the County Board

The motion passed unanimously 5-0

The fourth item of business was a Conditional Use Permit Application APP-C-0126

Application filed by Robert Goblirsch on property owned by Robert C & Kathy J Goblirsch described as Part of the SE ¼ of Section 27, Township 109 North, Range 32 West, Stark Township, Brown County, Minnesota. Application is to renew an existing Conditional Use Permit to continue to allow up to 936 AU in a hog wean to finish feedlot operation, all located in the A-1 Agricultural Protection Zoning District.

Discussion: Sletta provided background on the application, no comment received.

Finding of fact completed

A motion was made by Potter and seconded by Rolloff to recommend approval with conditions in the packet to the County Board

The motion passed unanimously 5-0

The fifth item of business was a Preliminary Plat Application APP-P-0078

Application filed by Dan Juni on the property owned by Daniel H Juni known as Juni 6th Subdivision, Lot 1 (6.49 Acres) and Lot 2 (14.12 Acres) on the property described as Lot B of the NE ¼ of the NE ¼ and the NW 14/ of the NE ¼ , Section 9, Township 110 North, Range 31 West , all in Milford Township, Brown County, Minnesota. Application is to split one parcel into two parcels, all located in the A-1 Agricultural Protection Zoning District.

Discussion: Sletta provided background. There was lengthy presentation by both Connie Neal and Dan Juni on this application, after consideration the Planning Commission made the decision that the issue at hand was related to a question of adverse possession of the property and that the Planning Commission

was not who should be making that determination, and that they would focus on the preliminary plat that was before them.

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

The motion passed unanimously 5-0.

The sixth item of business was a Preliminary Plat Application APP-P-0080

Application filed by Brian Domeier on the property owned by Brian Domeier ETAL known as Domeier Sigel Addition , Lot 1 (2.50 Acres), Lot 2 (8.48+- Acres) on the property described as Lot 1 of Governor Lot 2, Section 16, Township 109 North, Range 31 West, all in Sigel Township, Brown County, Minnesota. Application is to split building site off from wooded area, all located in the A-1 Agricultural Protection Zoning District.

Discussion: Sletta provided background. Randy Wilscheck stated he owned property north of lot 2 and was not against the plat, he was looking for an easement for access to his property, Domeier stated there was an existing easement from the road to his current lot, they would extend it to lot 2. Domeier felt that randy wanting an easement is not apart of this application, but he would discuss an easement with Wilscheck outside of the meeting.

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

The motion passed unanimously 5-0.

The seventh item of business was a Preliminary Plat Application APP-P-0082

Application filed by Mark Schaefer on the property owned by Mark P & Kim M Schaefer known as S & S 3rd Subdivision Lot 1 (2.50 Acres), Lot 2 (2.50 Acres), Lot 3 (2.50 Acres) on the property described as Lot 1, Block 1, Mack's 2nd Subdivision, Section 11, Township 109 North, Range 30 West, all in Cottonwood Township, Brown County, Minnesota. Application in to split the existing platted lot into 3 new platted lots, all located in the A-1 Agricultural Protection Zoning District.

Discussion: Sletta provided background. Braun stated this was same as the concept that was reviewed last month.

A motion was made by Berg and seconded by Rolloff to recommend approval to the County Board with an easement for access to lot 1.

The motion passed unanimously 5-0.

The eighth item of business was a Final Plat Application APP-P-0079

Application filed by Mark Schaefer on the property owned by Mark P & Kim M Schaefer and Steven & Gloria J Schmid known as S&S 2nd Subdivision Lots 1(2.66 Acres), Lot 2 (3.12 Acres), Lot 3 (3.17 Acres), and Lot 4(2.92 Acres) on the property described as Part of the S&S Subdivision and Part of the NW ¼ of the SW ¼ , Section 11, Township 109 North, Range 30 West, all in Cottonwood Township, Brown County, Minnesota. Application is to reshaping parcels for possible sale and transfer, all located in the A-1 Agricultural protection Zoning District.

Discussion: Sletta provided background. Sletta stated this plat received a variance for substandard lot width.

A motion was made by Potter 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-0081

Application filed by Chad Hoffmann on the property owned by Chad M Hoffmann known as Hoffmann 9th Subdivision (4.46 Acres) on the property described as N ½ of the NW ¼ of the SW ¼ , Section 9, Township 109 North, Range 30 West, all in Cottonwood Township, Brown County, Minnesota. Application is to split building site off from tillable land, all located in the A-1 Agricultural Protection Zoning District.

Discussion: Sletta provided background.

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-0083

Application filed by Scott Vogel on the property owned by Donald Kieper known as Donald Kieper Subdivision (2.73 Acres) on the property described as the balance of the W ½ of the NE ¼, Section 18 Township 109 North, Range 34 West, all in Burnstown Township, Brown County, Minnesota. Application is to split building site off form tillable land, all located in the A-1 Agricultural Protection Zoning District.

Discussion: Sletta provided background. Braun asked about the farm site, Tim Vogel stated they will clean up the structures outside the building site and will be farmed.

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

The motion passed unanimously 5-0

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

Motion passed unanimously.

Respectfully submitted,
Robert Santaella, Assistant Zoning Administrator