

BROWN COUNTY PLANNING & ZONING COMMISSION
April 13th, 2021

The Brown County Planning & Zoning Commission held a regularly scheduled public meeting at Brown County Law Enforcement Center Training Room on April 13th 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: Daniel Juni and Steve Lax.

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

A motion was made by Stadheim and seconded by Roloff to approve the minutes of the March 9th 2021.

The motion passed unanimously 5-0.

The first item of business was a Conditional Use Permit APP-C-0127

Application filed by Steve Lax on property owned by Steven A & Jeanette Lax described as part of the NE ¼ of the NW ¼ , Lot B of the SE ¼ of the NW ¼ , and the W ½ of the NE ¼ of Section 23, Township 109 North, Range 33 West, Leavenworth Township, Brown County, Minnesota. Application is to renew amend an existing conditional use permit to continue to allow and an increase to 630 AU in a dairy operation, all located in the A-1 Agricultural Protection Zoning District.

Discussion: Sletta provided background on the application. Sletta read the objection letter form Larry Steffl for the record. Sletta discussed the conditions and specifically the condition about liquid manure application. Braun asked about the manure storage on the site, Lax stated the free stall barn is scrape and daily haul- about 10 days of storage, they try to avoid stockpiling. Braun asked about winter hauling, Santaella confirmed it is an allowed practice. Braun asked about increase in animal units, Lax stated the increase is to 630 animal units. Braun asked about incorporation, Lax stated they do when feasible.

Finding of fact was completed.

A motion was made by Berg and seconded by Potter to recommend approval with conditions in the packet minus condition #3 to the County Board.

The motion passed unanimously 5-0

The second item of business was a Conditional Use Permit Application APP-C-0128

Application filed by Peter Eichberger on property owned by Peter Eichberger described as part of the North ½ of Section 7, excepting the South 800' of the East 414.14' in the SE ¼ of the NE ¼ of said Section 7, Township 108 North, Range 32 West, Albin Township, Brown County, Minnesota. Application is to renew an existing conditional use permit to continue to allow gravel mining operation including gravel mining and extraction, crushing and hot-mix plant, all located in the A-1 Agricultural Protection Zoning District.

Discussion: Sletta provided background on the application, stated no feedback was received. Sletta stated the mine is not very active, is used when projects around State Highway 4 are occurring.

Finding of Fact was completed.

A motion was made by Rolloff and seconded by Stadheim 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-0129

Application filed by John Rosenhammer on property owned by John & Patricia Rosenhammer described as part of the N ½ of the NE ¼ Section 9, Township 108 North, Range 32 West, Albin Township, Brown County, Minnesota. Application is to renew and amend an existing conditional use permit to continue use and to allow an increase to 446 AU in a dairy operation, all located in the A-1 Agricultural Protection Zoning District.

Discussion: Sletta provided background on the application. Braun asked about feedback, Sletta stated none was received. Santaella stated this site has the same condition issue as the prior with condition number 3 regarding liquid manure application and staff would recommend removing this one.

Finding of fact was completed.

A motion was made by Stadheim and seconded by Berg to recommend approval with conditions in the packet minus condition number 3 to the County Board

The motion passed unanimously 5-0

The fourth item of business was a Final 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 ¼ 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. Sletta stated no communication from the complainant from last month. 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 fifth item of business was a Final 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. No comments were received 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 sixth item of business was a Final 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. No opposition and no changes from the prior month.

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

The motion passed unanimously 5-0.

The final item of business was a Final 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. No opposition and no changes from the prior month. Potter stated that Kieper will continue to live on the site and that Vogel's will farm the land around it.

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

The motion passed unanimously 5-0

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