

Brown County Planning Commission

June 8, 2021 Meeting Minutes

The Brown County Planning Commission met with the following members present: Brian Braun, Commissioner Tony Berg, Joe Stadheim, Dennis Potter and John Rolloff; also present: County Administrator Sam Hansen, County Zoning Administrator Laine Sletta, County Environmental Technician Andy Meyer. Attending via Zoom: County Attorney Chuck Hansen, applicant Jay Parker. Members of the public at the meeting: Randy and Wellmann, Trent Frederickson Nate Frederickson Lee Dire.

May 11, 2021 Meeting Minutes: Meeting minutes of the May 11, 2021 meeting were sent to the commission members. Rolloff made a motion to approve the draft minutes of the meeting. Berg seconded the motion and it passed unanimously.

Conditional Use Permit Application APP-C-0132 Application filed by Jay Parker on property owned by Oak Shores LLC described as the Northerly 18.77 acres of Government Lot Four less the westerly 1015 feet thereof, Section 30, Township 108 North, Range 30 West, Lake Hanska Township, Brown County, Minnesota. Application is for a Conditional Use Permit to allow a campground with a maximum of six (6) campsites all located in the Shoreland Protection Zoning District. (See Attachments) Recommended Conditions:

1. The owner/operator must comply with all applicable Federal, State, and Local rules and regulations and keep all required permit in good standing.
2. All recreational camping vehicles must be equipped with toilet and bathing facilities. If not a central building shall be provided with such facilities.
3. If there is a change in ownership at any time, the new owner must update contact information with Brown County Planning and Zoning Office.

Sletta read a letter from DeAnn Lenz into the record that was received by the Zoning Office

Braun noted that the Brown County Board of Adjustment acted on a Variance request from Jay Parker which would allow construction of a building to 50' feet from the township road instead of the required 110' from the center of the road and 3.3 feet from the west property line instead of the required 10'. The board heard the evidence and voted to deny the request because of the site having additional space to meet the setbacks without a variance.

Jay Parker noted that he was applying for a campground for his family and friends. There will be approximately three all summer with the possibility of three additional campers staying on holidays. The reason for the Conditional Use is so he can obtain a permit from the Brown Nicollet Board of Environmental Health and to obtain a permit for a septic holding tank from Brown County.

He has met with the DNR Hydrologist and Forrester to get their advice as to which trees he should cut down and how to best mitigate the erosion that is taking place along the shoreline. They recommended that the Buckthorn, Siberian Elm and dead trees should be removed keeping the oak trees. He will

obtain a grading and filling permit when he works on the erosion problem. He noted he is trying to work with the regulating agencies to do what is right.

Berg inquired as to the distance the closest camper will be from the house on the neighboring property? Parker answered that the neighbor is constructing a 12' high fence to screen the view to campsite. Parker is also planning a row of trees for privacy to separate the two properties.

Randy Wellmann noted that the campground will be noisy and the property will wash when there is a 2" rain. Trent Frederickson stated he has rented the land to the west for 40 years and there will be increased traffic and noise in the area. He noted that there will be six campers there, and each camper will invite six friends each. He noted that there is already a campground across the lake that is noisy all the time. Nate Frederickson noted the traffic concern, stated that it is a small lot size of 1.5 acres with not enough room for six campers and there is a steep slope on the property.

Lee Dire noted that the lot is suitable for one camper, not six.

Nate Frederickson questioned whether there was room for a septic system on the lot. Jay Parker noted that he is working with Terry Heiderscheidt (Certified Installer) of Heiderscheidt Excavating to put in the holding tank. All campers have their own waste holding tank that can dump into the holding tank.

Stadheim asked if there will be a well on the property and Parker said no. He explained that he has a 250 gallon tank that he will use for water and fill each camper's water supply tank.

Kathy Wellmann stated that they do not want added traffic, and want their privacy.

Braun asked if Parker was going to change the slope other than constructing the building and Parker replied no. Attorney Hansen inquired as to the location of the campground across the lake and Frederickson noted it was located to the west. Parker noted that he is no longer involved with that campground. Trent Frederickson stated the other campground was directly across the lake from him and it is very loud over there.

Randy Wellmann stated the when it rains 2 to 2.5 inches the site will become swamped and invited the commission to view it.

The planning commission closed public comment and filled out the Findings of Fact Form. Berg made a motion to recommend the County Board approve the application with conditions listed, Stadheim seconded the motion and it passed unanimously.

Conditional Use Permit Application APP-C-0133 Application filed by Thomas Rose on property owned by Thomas Rose described as Outlot B of the balance of the SW ¼, Section 7, Township 109 North, Range 30 West, Cottonwood Township, Brown County, Minnesota. Application is to renew an existing Conditional Use Permit to continue to allow the use of a Sign & Decal making business, all located in the A-1 Agricultural Protection Zoning District. (See attachments) Recommended Conditions:

1. Owner must comply with all MPCA standards & regulations regarding disposal of all waste generated by the business.
2. If there is a change in ownership at any time, the new owner must update contact information with Brown County Planning and Zoning Office.

3. CUP # C-00266 is null & void.

Sletta noted it was a clean, well-kept site and the Zoning Office has had no issues with the application. The Findings of Fact Form was filled out by the Commission. Stadheim made a motion to recommend the county board approve the application with conditions listed. Rolloff seconded the motion and it passed unanimously.

Conditional Use Permit Application APP-C-0134 Application filed by Theodore Anderson Prairie Agronomics on property owned by Theodore J Anderson described as the N ½ of the SE ¼, Section 36, Township 109, Range 34 West, Burnstown Township, Brown County, Minnesota. Application is to renew an existing Conditional Use Permit to continue to allow the use of a 595 AU beef steer feedlot operation, all located in the A-1 Agricultural Protection Zoning District. (See attachments) Recommended Conditions:

1. The feedlot operator must comply with MPCA standards and regulations regarding feedlot facility construction & operation, including application of manure generated at the facility to cropland at rates which do not exceed the recommended crop nutrient requirements.
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 and Zoning office upon request.
3. Onsite feedlot inspections shall be done to ensure compliance with all State & County standards & requirements.
4. 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.
5. CUP # C-00289 is null and void.

Sletta noted it was a clean, well-kept site and the Zoning Office has had no complaints, issues or concerns with the application. The Findings of Fact Form was filled out by the Commission. Potter made a motion to recommend the county board approve the application with the conditions listed. Berg seconded the motion and it passed unanimously.

Preliminary Plat Application APP-P-0084 Application filed by Jack Forsberg on the property owned by Jack M Forsberg ETAL known as Forsberg First Addition, Lot 1 (3.65 acres), Lot 2 (16.68 Acres) and Lot 3 (30.02 acres) on the property described as Lot B of the SW ¼ of the NE ¼; and NW ¼ of the NE ¼, Section 5, Township 110 North, Range 31 West, all in Milford Township, Brown County, Minnesota. Application is to split the existing platted lot into 3 new platted lots, all located in the A-1 Agricultural Protection Zoning District. (See attachments)

Neal Mangen questioned the splitting of the property into three parcels. After hearing that the two large lots will remain the same and that the small lot is north of the KC Road he had no problem with the plat. Berg made a motion to recommend the county board approve the Preliminary Plat. Stadheim seconded the motion and it passed unanimously.