

BROWN COUNTY PLANNING & ZONING COMMISSION
April 12th 2022

The Brown County Planning & Zoning Commission held a regularly scheduled public meeting at Brown County Commissioners Room on April 12th 2022 at 9:00 am . Planning Commission members present: Brian Braun, Dennis Potter, Lisa Fischer, Joe Stadheim, and Commissioner Tony Berg. Also present: Sam Hansen, County Administrator; Laine Sletta, Zoning Administrator; Charles Hanson, County Attorney; and Robert Santaella. Assistant Zoning Administrator. Members of public included: Brent Kucera, Clem Windschitl, Michael Sprenger, and Trent Moe.

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

The Minutes from March 8th 2022 were reviewed. A motion to approve was made by Stadheim and Seconded by Berg. Motion carried 5-0 on a unanimous vote.

The first item of business was a Conditional Use Permit Application APP-C-0151

Application filed by Duane Roiger on the property owned by Duane Roiger Inc described as part of the E ½ of the NW ¼ & SW ¼ of the NW ¼, of Section 31, Township 109 North, Range 34 West, Burnstown Township, Brown County, Minnesota. Application is to renew existing Conditional Use Permit to continue to allow a feedlot of 300 AU hogs in a hog wean and finish operation, all in the A-1 Agricultural Protection Zoning District.

Discussion: Sletta provided background on the application. Sletta stated no opposition to the application.

Finding of Fact sheet was completed.

Motion was made by Potter and Seconded by Berg to recommend approval to the County Board with conditions listed in the packet. Motion was passed 5-0 on a unanimous vote.

The second item of business was a Conditional Use Permit Application APP-C-0152

Application filed by Bryan Windschitl on the property owned by Dean Bernloehr described as part of the S ½ of the SW ¼; & the NE ¼ of the SW ¼, of Section 16, Township 108 North, Range 32 West, Albin Township, Brown County, Minnesota. Application is to renew existing Conditional Use Permit to continue to allow a feedlot of 999 AU beef cattle and existing earthen basin that is 460'X245' used to collect open lot run off in a beef cattle operation, all in the A-1 Agricultural Protection Zoning District.

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

Finding of Fact sheet was completed.

Motion was made by Fischer and Seconded by Stadheim to recommend approval to the County Board with conditions listed in the packet. Motion was passed 5-0 on a unanimous vote.

The third item of business was a Conditional Use Permit Application APP-C-0153

Application filed by Michael Sprenger on the property owned by Michael Sprenger described as part of the SW ¼ of the SE ¼, of Section 26, Township 108 North, Range 33 West, Mulligan Township, Brown County, Minnesota. Application is for a Conditional Use Permit to allow a Landscaping and Nursery Business, all in the A-1 Agricultural Protection zoning District.

Discussion: Sletta provided background on the application. Sletta stated no comment received. Braun stated that it is good to see a new business in the area. Fischer asked about onsite parking, Sprenger stated that yes parking is onsite, he plans to widen the driveway to accommodate more parking. Finding of Fact sheet was completed.

Motion was made by Berg and Seconded by Potter to recommend approval to the County Board with conditions listed in the packet. Motion was passed 5-0 on a unanimous vote.

The fourth item of business was a Final Plat Application APP-P-0098

Application filed by Douglas Koehler on the property owned by Douglas Koehler known as Koehler Second Subdivision Lot 1 (5.02 acres) and Lot 2 (3.28 Acres) on the property described as part of the SE ¼ of the SW ¼ , Section 22, Township 108 North , Range 30 West , all in Linden Township, Brown County, Minnesota. Application is to re-subdivide and to adjust current parcels lines, all located in A-1 Agricultural Protection Zoning District.

Discussion: Sletta provided background on the application. Stadheim stated the split makes sense. Potter asked about where the line went. Sletta stated down the middle.

Motion was made by Stadheim and Seconded by Fischer to recommend approval to the County Board. Motion was passed 5-0 on a unanimous vote.

The fifth item of business was a Final Plat Application APP-P-0099

Application filed by Landen Berle on the property owned by Leslie Johnson known as Berle and Johnson Subdivision Lot 1 (3.21 acres) and Lot 2 (4.02 acres) on the property described as Lot 3, Block 1, Galvin's 2nd Subdivision, Section 3, Township 109 North, Range 32 West, all in Stark Township, Brown County, Minnesota. Application is to split the existing platted lot into 2 new platted lots, all located in A-1 Agricultural Protection Zoning District.

Discussion: Sletta provided background on the application. Braun asked about cement slab in map 1 and not map 2, Sletta confirmed it is a different aerial.

Motion was made by Berg and Seconded by Fischer to recommend approval to the County Board. Motion was passed 5-0 on a unanimous vote.

The sixth item of business was a Final Plat Application APP-P-0100

Application filed by Donald Hirsch on the property owned by Donald Hirsch known as Hirsch 2nd Subdivision (2.74 acres) on the property described as part of Lot 1 of the NW ¼ of the SW ¼ , Section 25, Township 110 North, Range 33 West , all in Prairieville Township, Brown County, Minnesota. Application is to split off stock pile area from tillable ground, all located in A-1 Agricultural Protection Zoning District.

Discussion: Sletta provided background on the application. Sletta stated no comments or changes.

Motion was made by Stadheim and Seconded by Potter to recommend approval to the County Board. Motion was passed 5-0 on a unanimous vote.

The seventh item of business was a Final Plat Application APP-P-0101

Application filed by Eric Pierson on the property owned by Eric M & Jennifer L Pierson known as Pierson Subdivision (3.75 acres) on the property described as part of the SW ¼ of the SE ¼, Section 18, Township 108 North, Range 31 West, all in Lake Hanska Township, Brown County, Minnesota. Application is to split off the residential part of the building site from the agricultural building site, all located in the A-1 Agricultural Protection Zoning District.

Discussion: Sletta provided background on the application.

Motion was made by Berg and Seconded by Stadheim to recommend approval to the County Board. Motion was passed 5-0 on a unanimous vote.

The eighth item of business was a preliminary Plat Application APP-P-0102

Application filed by JoDean Bruess on the property owned by Steven Bruess ETAL known as Bruess Addition (8.21 Acres) on the property described as part of the S ½ of the SW ¼, Section 22, Township 110 North, Range 32 West, all in Home township, Brown County, Minnesota. Application is to split off building site from tillable ground, all located in the A-1 Agricultural Protection Zoning District.

Discussion: Sletta provided background on the application.

Motion was made by Fischer and Seconded by Potter to recommend approval to the County Board. Motion was passed 5-0 on a unanimous vote.

The final item of business was a preliminary Plat Application APP-P-0103

Application filed by Brent Kucera on the property owned by Brent & Rachel Kucera and Ronda Mathiowetz known as Kucera Subdivision (13.01 Acres) on the property described as Lot A of the SW ¼, of the NW ¼ Plat # 205179 and part of the SE ¼ of the NW ¼, Section 27, Township 109 North, Range 33 West, all in Leavenworth Township, Brown County, Minnesota. Application is to add to existing platted lot, all located in the A-1 Agricultural Protection Zoning District.

Discussion: Sletta provided background on the application.

Motion was made by Stadheim and Seconded by Berg to recommend approval to the County Board. Motion was passed 5-0 on a unanimous vote.

The final item of business was a preliminary Plat Application APP-P-0105

Application filed by Trent Moe on the property owned by Trent & Amy Moe known as Moe Subdivision (2.50 Acres) on the property described as the NW ¼ of the NW ¼, Section 15, Township 109 North, Range 34 West, all in Burnstown Township, Brown County, Minnesota. Application is to split off building site for tillable, all located in the A-1 Agricultural Protection Zoning District.

Discussion: Sletta provided background on the application. Hanson asked about the building on the unplatted lot that is too close to the property line, Santaella stated that line doesn't change and is an existing nonconforming structure. Potter asked about an easement, Moe stated an easement has been delivered to the recorder's office last week.

Motion was made by Berg and Seconded by Fischer to recommend approval to the County Board. Motion was passed 5-0 on a unanimous vote.

The final item of business was a preliminary Plat Application APP-P-0106

Application filed by Eric Knudson on the property owned by Eric M Knudson and Loren K & Jean L Knudson known as Knudson Farms Subdivision (3.52 Acres) on the property described as part of the N ½ of the S ¼ and the S ½ of the N ½ of the NW ¼; S ½ of the NW ¼; N ½ of the SW ¼ & N ½ of the S ½ of the SE ¼, Section 19, Township 108 North, Range 32 West, all in Albin Township, Brown County, Minnesota. Application is to adjust existing lot to form a conforming building site, all located in the A-1 Agricultural Protection Zoning District.

Discussion: Sletta provided background on the application. Fischer asked about an easement, Santaella stated they will record the easement first and then write the document number on the plat prior to recording.

Motion was made by Berg and Seconded by Fischer to recommend approval to the County Board. Motion was passed 5-0 on a unanimous vote.

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

Motion passed unanimously.

Respectfully submitted,

Robert Santaella, Assistant Zoning Administrator