

**BROWN COUNTY PLANNING & ZONING COMMISSION**  
**September 13<sup>th</sup> 2022**

The Brown County Planning & Zoning Commission held a regularly scheduled public meeting at Brown County Commissioners Room on September 13, 2022 at 9:00 am . Planning Commission members present: Brian Braun, Dennis Potter, Joe Stadheim, and Commissioner Tony Berg. Also present: Sam Hansen, County Administrator; Charles Hanson, County Attorney; and Robert Santaella. Assistant Zoning Administrator. Members of the public included: Dean Sellner, Karen Sellner, Glen Setterholm, Dale Filzen, Pat & Gail Reinarts Portner, Carol Portner, Lester & Catherine Hillesheim, Jane & Tom Beranek, Mike & Cyndi Hillesheim, Jason Jay, Marie Jay, Julie Hellendrung, Andrea Lynn, Tom Beranek, Doug & Connie Grams, Brian Domeier, Ron Hillesheim, and Cyndi Hillesheim.

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

The Minutes from August 9<sup>th</sup> 2022 were reviewed. A motion to approve was made by Potter and Seconded by Berg. Motion carried 4-0 on a unanimous vote.

**The first item of business was a Conditional Use Permit Application APP-C-0158**

Application filed by Jason Jay on the property owned by Jason & Marie Jay described as Lot A of the N ½ of the Se ¼ , Section 20, Township 110 North, Range 31 West, all in Milford Township, Brown County, Minnesota. Application is allow a farm machine repair shop, all located in the A-1 Agricultural Protection Zoning District.

**Discussion:** Sletta provided background on the application. Domeier stated that first permit was approved in 2019 unanimously, there have been no negative complaints, only positive, and there is a wait list. Jesse from Brown- Nicollet inspected and no violation. Campground giving more use to the County Park and DNR boat landing. 1.2 million square feet has 90% open space. Braun asked about missing permits listed in the packet, Santaella stated permits were obtained yesterday. Gail and Pat Portner stated concerns with their property value and traffic, they don't want more campers closer it will affect property value. Braun asked about screening, Domeier stated looking into honey suckle or lilac bushes. Braun asked about screening to the South, Domeier stated they have a lot of tree planting plans. Lynn stated there is value in spending more on bigger trees such as oaks to keep the natural feel. Ron Hilleshiem stated his concern about the ability to maintain drainage through property, Hanson stated that it is a civil issue. Jane Beranek stated that they were not opposed to 24 sites it didn't change the views, but it ended up being 30 plus sites all summer becoming more unsightly. Beranek stated she used to know the people in the neighborhood now is uncomfortable with lots of cars and four wheelers racing by and asked if a storm shelter is available. Tome Beranek stated he is concerned with 70 sites, he is concerns with the wetlands and the property in a wet year. Beranek noted he saw more than 24 campers most of the summer. Braun asked what the number of campsites should have been, Sletta stated the site is for a max of 24 sites. Connie Grahms spoke in support of the campground, has been there since the beginning. Braun stated he went out yesterday and the road was good, Berg stated that he took in the good way. Hellendrung stated she lives on lakeside road, biggest concern is road, and this is an asset for the people who vacation there, and those who live there this is home. Mike Hillesheim stated his property line is 75' from the campground and he doesn't want it to limit his expansion. Sletta stated this is an Ag zone and normal operations would be allowed. Pat Portner noted there was going to be a lot of extra noise. Domeier stated the campground has rules. Lynn stated two pages of rules, quiet time for

weddings in 10:30 PM. Gail Portner noted the biggest concern is the size. Dean Sellner asked about an ordinance for fire department to get in and out, Stadheim noted he is on the fire department and it wouldn't be uncommon for smaller driveways. Jane Beranek stated all those in favor do not live out there. Braun then closed public comment.

Finding of Fact Sheet was completed

Motion was made by Potter and Seconded by Braun to table the item. After discussion the motion failed on a 1-3 vote.

Motion was made by Stadheim and Seconded by Berg to recommend approval to the County Board Motion with conditions listed in the packet and the addition of three conditions was passed on a 3-1 vote.

1. Access to the North East campsites using Department of Natural Resources (DNR) road with written document of approval from the DNR, if not access will be from Lakeshore Road.
2. Applicant submits to the County Board a landscape plan showing screening on the North and East Boundary. The landscape plan should also include the South boundary where practical.
3. Dust control application 300' on 3 properties once per year (17050 Lakeside Road, 19846 170<sup>th</sup> St, 20509 170<sup>th</sup> St), water application for special events over 100 people in attendance, unrelated to the campers.

**The second item of business was a Conditional Use Permit Application APP-C-0159**

Application filed by Brian Domeier on the property owned by Brian R Domeier described as Lot 1, Block 1 Siefert Grove Subdivision, Lot 2, Block 1 Siefert Grove Subdivision, Lot 2, Block 1 Domeier 2<sup>nd</sup> Subdivision, Seciton 14, Township 109 North, Range 31 West, all in Sigel Township, Brown County, Minnesota. Application is to amend an existing CUP for a seasonal RV park to allow for an expansion from the existing 24 campsites to allow up to 70 campsite, all located in the A-1Agricultural Protection Zoning District.

**Discussion:** Sletta provided background on the application.

Motion was made by Potter and Seconded by Stadheim to recommend approval to the County Board. Motion was passed 4-0 on a unanimous vote.

**The third item of business was a Final Plat Application APP-P-0107**

Application filed by Mark Moldaschel on the property owned by Mark & Kathleen Moldaschel known as Moldaschel Third Subdivision Lot 1 (7.98 acres), Lot 2 (7.22acres)) on the property described as Lot 1, Block 1 Moldaschel 2<sup>nd</sup> Subdivision and part of the SW ¼ of the NE ¼, Section 19, Township 109 North, 32 Range West, all in Stark Township, Brown County, Minnesota. Application is to split existing lots into two lots, 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.

Motion was made by Berg and Seconded by Stadheim to recommend approval to the County Board. Motion was passed 4-0 on a unanimous vote.

**The Fourth item of business was a Final Plat Application APP-P-0108**

Application filed by Marcella Beilke on the property owned by William Beilke JR ETAL known as Beilke Subdivision (6.71 Acres) on the property described as part of the NW ¼ , Section 7, Township 111 North, 33 Range West, all in Eden Township, Brown County, Minnesota. Application is to split off building site from tillable, all located in A-1 Agricultural Protection Zoning District.

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

Motion was made by Stadheim and Seconded by Potter to recommend approval to the County Board. Motion was passed 4-0 on a unanimous vote.

**The Fifth item of business was a Preliminary Plat Application APP-P-0112**

Application filed by Kristine Flygare on the property owned by Alvin H & Hazel M Maasz known as JJKP Subdivision (5.0 Acres) on the property described as part of GOVT Lot 1 commencing at the NW section corner, Section 22, Township 109 North, 32 Range West, all in Stark Township, Brown County, Minnesota. Application is to revise the lot line to incorporate all buildings and better sit with the field lines as they exist, all located in 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 4-0 on a unanimous vote

**The Sixth item of business was a Preliminary Plat Application APP-P-0113**

Application filed by Galen Bode on the property owned by Galen G & Sharon A Bode known as Bode Second Subdivision (2.50 Acres) on the property described as GOVT Lots 9,10,15,&16, Section 19, Township 110 North, 31 Range West, all in Milford Township, Brown County, Minnesota. Application is to split off the building site from the tillable land, all located in A-1 Agricultural Protection Zoning District.

**Discussion:** Sletta provided background on the application. Berg asked about easement for access, Santaella noted the preliminary plat identified a 20' wide easement for access.

Motion was made by Berg and Seconded by Stadheim to recommend approval to the County Board. Motion was passed 4-0 on a unanimous vote

**The Seventh item of business was a Preliminary Plat Application APP-P-0114**

Application filed by Mark Longcor on the property owned by John A Altenburg LIV TR known as Altenburg Subdivision (7.35 Acres) on the property described as SW ¼ of the NW ¼ E ½ of the NW ¼ , Section 29, Township 110 North, 31 Range West, all in Milford Township, Brown County, Minnesota. Application is to split off the building site from the tillable land, all located in the A-1 Agricultural Protection Zoning District.

**Discussion:** Sletta provided background on the application. Braun noted that he could see the reason for the odd shape.

Motion was made by Stadheim and Seconded by Berg to recommend approval to the County Board.  
Motion was passed 4-0 on a unanimous vote

**The Final item of business was a Preliminary Plat Application APP-P-0115**

Application filed by Jeremy Zihlke on the property owned by Jeremy J & Jamie L Zihlke and Duane Weerts known as Zihlke Subdivision (6.02 Acres) on the property described as Lot1, Block 1, Weerts 2<sup>nd</sup> Subdivision and part of the SW 1/4 , Section 2, Township 108 North, 35 Range West, all in Stately Township, Brown County, Minnesota. Application is to add land to existing building site, all located in the A-1 Agricultural Protection Zoning District.

**Discussion:** Sletta provided background on the application. Braun noted it appears they are just adding land to the East and the South of existing lot.

Motion was made by Berg and Seconded by Potter to recommend approval to the County Board.  
Motion was passed 4-0 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