

**BROWN COUNTY PLANNING & ZONING COMMISSION**  
**November 8<sup>th</sup> 2022**

The Brown County Planning & Zoning Commission held a regularly scheduled public meeting at Brown County Commissioners Room on November 8<sup>th</sup>, 2022 at 9:00 am . Planning Commission members present: Brian Braun, Lisa Fischer, Joe Stadheim, Dennis Potter, and Commissioner Tony Berg. Also present: Sam Hansen, County Administrator; Charles Hanson, County Attorney; Laine Sletta, Zoning Administrator; and Robert Santaella, Assistant Zoning Administrator. Members of the public included Adam Schmidt, Ron Marquardt, Jack Grausam, Gary Besser, Eric Dietz, and Julie Wilfahrt.

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

The Minutes from October 11<sup>th</sup> 2022 were reviewed. A motion to approve was made by Berg and Seconded by Potter with the correction of assistant county attorney's name. Motion carried 4-0 on a unanimous vote with Stadheim absent for the vote.

**The first item of business was a Conditional Use Permit Application APP-C-0161**

Application filed by Mason Marlin Fredin on the property owned by Fredin Brothers LLC described as Lot X of the SW ¼ of the NE ¼, Section 17, Township 109 North, Range 34 West, all in Burnstown Township, Brown County, Minnesota. Application is to continue to allow the use of existing operation of 900 AU maximum capacity in a beef buying and selling feedlot operation with a 90' X 958' earthen basin, all in the I-1 Limited Industry Zoning District.

**Discussion:** Sletta provided background on the application. Potter stated there has been no complaints in the past, operation has been in existence for a while.

Finding of Fact Sheet was completed.

Motion was made by Potter and Seconded by Fischer to recommend approval to the County Board with conditions listed in the packet.

Motion was passed 4-0 on a unanimous vote with Stadheim absent.

**The second item of business was a Conditional Use Permit Application APP-C-0162**

Application filed by Ronald Marquardt of Flying Dutchmen Cycle Club, Inc on the property owned by Flying Dutchmen Cycle Club Inc described as Lots 1 ,2, & 3 of the NE ¼ of the SE ¼ , Section 11, Township 109 North, Range 30 West, all in Cottonwood Township, Brown County, Minnesota. Application is to renew and amend a conditional use permit to allow Road Runs, Hill Climbs, Flat Track Races, Training School, and National Hill Climbs as approved by the American Motorcycle Agricultural and other like events not to exceed a total of Twelve (12) events per year, all located in the A-1 Agricultural Protection Zoning District.

**Discussion:** Sletta provided background on the application. Schmidt stated that they have been doing extra signage for events with the detour in place for U.S. Highway 14. Wilfahrt state she lives across the road and has 110% support of the operation. Fischer asked about the music, Marquardt stated the music has been a part of the operation in the past. Berg stated he read over the proposed condition changes and has

no issues with them. Stadheim stated he has been on the site for numerous events with the fire department and has no issues over the proposed changes.

Finding of Fact was completed.

Motion was made by Berg and Seconded by Fischer to recommend approval to the County Board with the proposed condition changes made by the applicant.

Motion was passed 5-0 on a unanimous vote

**The third item of business was a Final 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 Lot 1, Block 1, Weerts 2<sup>nd</sup> Subdivision and part of the SW ¼, 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.

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 fourth item of business was a Preliminary Plat Application APP-P-0116**

Application filed by Taylor Trebesch on the property owned by John L Trebesch known as Taylor Trebesch Site (4.53 Acres) on the property described as the W ½ of the SW ¼, Section 29, Township 111 North, 33 Range West, all in Eden Township, Brown County, Minnesota. Application is to split off building site from tillable land, 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 fifth item of business was a Preliminary Plat Application APP-P-0117**

Application filed by James Schumacher on the property owned by James F Schumacher REV TR ETAL known as Schumacher Subdivision (5.88 Acres) on the property described as the W ½ of the NW ¼; Lots 1 & 2 of the NE ¼ of the NW ¼; & W ½ of the E ½ of the NW ¼, Section 9, Township 109 North, 33 Range West, all in Leavenworth Township, Brown County, Minnesota. Application is to split off building site from tillable land, all located in the A-1 Agricultural Protection Zoning District.

**Discussion:** Sletta provided background on the application. There was conversation about an existing bin that had a property line through it, Santaella mention that this was a non-conforming structure, it could not be rebuilt in that location, and past practice had always left them when the property line was already existing and did not have common ownership.

Motion was made by Potter and Seconded by Stadheim to recommend approval to the County Board.

Motion was passed 5-0 on a unanimous vote.

**The sixth item of business was a Preliminary Plat Application APP-P-0118**

Application filed by Medard Haala on the property owned by Medard J Haala known as Leo and Rose Haala Subdivision (6.79 Acres) on the property described as the N ½ of the S ½ of the NW ¼ , Section 33, Township 111 North, 32 Range West , all in Home Township, Brown County, Minnesota. Application is to split building site from tillable land, 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 Fischer to recommend approval to the County Board.

Motion was passed 5-0 on a unanimous vote

**The seventh item of business was a Preliminary Plat Application APP-P-0119**

Application filed by Sherri Siekas on the property owned by Cynthia L Moe known as KC Moe Subdivision (7.35 Acres) on the property described as the W ½ of the NW ¼ , Section 10, Township 109 North, 34 Range West, all in Burnstown Township, Brown County, Minnesota. Application is to split building site from tillable land, all located in the A-1 Agricultural Protection Zoning District.

**Discussion:** Sletta provided background on the application. Potter stated he is familiar with the site, been there a long time. Santaella stated there is a house on the parcel they are proposing to split otherwise platting wouldn't be needed.

Motion was made by Potter 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 Final Plat Application APP-P-0120**

Application filed by Alan Hagen on the property owned by Alan T Hagen known as Hagen 2<sup>nd</sup> Subdivision (8.50 Acres) on the property described as the N ½ of the N ½ of the SE ¼ of the NW ¼ , Section 21, Township 108 North, 32 Range West, Albin Township, Brown County, Minnesota. Application is to reorganize parcels lines, 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 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 Berg and seconded by Potter to adjourn the meeting.

Motion passed unanimously.

Respectfully submitted,  
Robert Santaella, Assistant Zoning Administrator