

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

The Brown County Planning & Zoning Commission held a regularly scheduled public meeting at Brown County Commissioners Room on December 13<sup>th</sup>, 2022 at 9:00 am . Planning Commission members present: Brian Braun, Joe Stadheim, Dennis Potter, and Commissioner Tony Berg. Also present: Laine Sletta, Zoning Administrator; and Robert Santaella, Assistant Zoning Administrator. No members of the public were present.

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

The Minutes from November 8<sup>th</sup> 2022 were reviewed. A motion to approve was made by Stadheim and Seconded by Berg. Motion carried 4-0 on a unanimous vote.

**The first 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. Braun asked about changes, Sletta stated none.

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

**The second item of business was a Final 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. Sletta stated no changes.

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 third item of business was a Final 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. Sletta stated no changes.

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-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. Sletta stated no changes.

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 fifth item of business was a Final 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 the driveway was built to avoid the low spot, which created the irregular shape on the lot to accommodate the driveway.

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 sixth 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 Potter 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-0121**

Application filed by Roger Fry on the property owned by Bernadette B Fischer Trust and Russel D & Kim Anderson known as Fischer Fry Subdivision (7.03 acres) on the property described as the W ½ of the NW ¼ except 10.07 AC in the SE corner of the SW ¼ of the NW ¼ (626.5' X 700'), Section 1, Township 108 North, 34 Range West, Bashaw 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. Berg stated the line cutting through the building site is going to remain the same. Santaella recommended addition of an easement for access if the commission so desires to recommend approval of the preliminary plat.

Motion was made by Potter and Seconded by Berg to recommend approval with the condition that an easement is provided for the east lot from the driveway to the County Board.  
Motion was passed 4-0 on a unanimous vote

**The eighth item of business was a Preliminary Plat Application APP-P-0122**

Application filed by Jon Riederer on the property owned by Jon T & Anita J Riederer known as Riederer Subdivision (6.20 acres) on the property described as the S ½ of the NW ¼ & N ½ of the SW ¼ , Section 7, Township 108 north, 33 Range West, Mulligan 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 Braun to recommend approval to the County Board.  
Motion was passed 4-0 on a unanimous vote

**The ninth item of business was a Preliminary Plat Application APP-P-0123**

Application filed by Kurt Kratz on the property owned by Janice Kettner known as Kettner Subdivision (7.03 acres) on the property described as the E ½ of the NE ¼ except 38.47AC tract in the N ½ of the E ½ of the NE ¼ & Except 30.83 AC Tract in S ½ of the E ½ of the NE ¼, Section 1, Township 109 North, 35 Range West, North Star Township, Brown County, Minnesota. Application is to create a building site under 10 acres, all located in the A-1 Agricultural Protection Zoning District.  
**Discussion:** Sletta provided background on the application.

Motion was made by Potter 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-0125**

Application filed by Derek Wendland on the property owned by Derek & Andrea Wendland known as Boesch Third Subdivision (3.87 acres) on the property described as Lot 1, Block 1 Boesch 2<sup>nd</sup> Subdivision, Section 10, Township 109 North, 30 Range West , Cottonwood Township, Brown County, Minnesota. Application is to add additional property to existing platted parcel, 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 4-0 on a unanimous vote

**Ordinance Revisions**

Staff provided proposed language for two changes to the Zoning Ordinance. This included the repeal of project riverbend from the ordinance and rewriting language in Section 504.1 on Planning Commission Membership. Looking to set public hearing for the next planning commission meeting on January 11<sup>th</sup> 2023.

Motion was made by Stadheim and seconded by Potter to recommend the County Board set a public hearing for January 11<sup>th</sup> 2023 for ordinance revisions presented.  
Motion was passed 4-0 on a unanimous vote.

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