

BROWN COUNTY PLANNING & ZONING COMMISSION
March 14th 2023

The Brown County Planning & Zoning Commission held a regularly scheduled public meeting at Brown County Commissioners Room on March 14th, 2023, at 9:00 am . Planning Commission members present: Joe Stadheim, Dennis Potter, Lisa Fischer, Dan Lendt, and Commissioner Tony Berg. Also present: Charles Hanson, County Attorney; Sam Hansen, Administrator; Laine Sletta, Zoning Administrator; and Robert Santaella, Assistant Zoning Administrator. Members of the public included: Melvin Schugel, Dennis Hillesheim, and Dean Sellner.

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

The Minutes from February 14th, 2023, were reviewed. A motion to approve was made by Fischer 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-0164

Application filed by Keith Olson for Ladd Demolition & Aggregates. Application is for a Demolition Landfill. Property is located in the Northeast Quarter of Section 13, Leavenworth Township, Brown County, MN.

Discussion: Background was provided by Sletta. Hillesheim noted that the watering for dust control is making the roads wider and that the calcium chloride holds the roads together better. Berg stated that the road being wider is caused by heavier equipment. Hillesheim stated the calcium chloride holds the roads together better. Fischer asked Sletta if we have looked at these in the past, Sletta stated a lot of discussions, Board has used a consistent condition to address dust and maintenance of road. Berg asked Hillesheim about more grading, Hillesheim stated it needs more gravel and the trucks to drive slower. Potter asked about complaints from dust, Hillesheim said calls are for the road conditions. Potter stated the mines in North Star township use calcium chloride on the roads and they have the same issues.

Finding of Fact Sheet was completed.

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

The first item of business was an Interim Use Permit Application APP-I-0001

Application filed by Keith Olson for Ladd Demolition & Aggregates. Application is for Mining and Extraction to include a hot-mix plant. Property is located in the Northeast Quarter of Section 13, Leavenworth Township, Brown County, MN.

Discussion: Background was provided by Sletta, Sletta noted this is the same site as the prior application, Stadheim stated favor for a condition to recommend 30 MPH Speed limit, Potter stated that gravel mines in his area have this and its difficult to regulate. Stadheim read the conditions in the packet into record. Hanson stated to consider an addition to condition number two to include noise as well as dust control.

Finding of Fact sheet was completed.

Motion was made by Berg and seconded by Potter to recommend approval to the County Board with the conditions from the packet amended to include noise control. Motion was passed on a 5-0 unanimous vote.

The third item of business was a Final Plat Application APP-P-0126

Application filed by Judy Seidl on the property owned by Judy Seidl known as Seidl Second Subdivision (4.18 Acres) on the property described as Balance of the State Lot 1, Subject to easement Doc # 414814 & 414815, Section 36, Township 110 North, 31 Range West, Sigel Township, Brown County, Minnesota. Application is to split house and buildings from woodland, all located in the A-1 Agricultural Protection Zoning District

Discussion: Sletta provided background on the application. Potter stated that it is not square, but the boundary is logical.

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

The fourth item of business was a Final Plat Application APP-P-0127

Application filed by Roger Wilfahrt on the property owned by Roger J & Julie A Wilfahrt known as Wilfahrt First Subdivision Lot 1 (4.43 Acres) and Lot 2 (4.43 Acres) on the property described as Lot 1, Block 1 Rathmann First Subdivision, Section 12, Township 109 North, Range 30 West, Cottonwood Township, Brown County, Minnesota. Application is to split into 2 parcels, all located in the A-1 Agricultural Protection Zoning District.

Discussion: Sletta provided background on the application. Stadheim stated that the application is to add another building site.

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-0128

Application filed by Alison Stadick on the property owned by Alison Stadick known as Alison Acres Subdivision Lot 1(6.75 Acres) and Lot 2 (3.26 Acres) on the property described as part of the NW ¼ and part of the NE ¼, Section 11, Township 110 North, Range 31 West, Milford Township, Brown County, Minnesota. Application is to split into 2 parcels, all located in the A-1 Agricultural Protection Zoning District

Discussion: Sletta provided background on the application. Stadheim asked about an easement. Schugel stated he will contact the surveyor about an easement.

Motion was made by Berg and Seconded by Potter to recommend approval to the County Board with the condition of an easement on the final plat

Motion was passed 5-0 on a unanimous vote.

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

Motion passed unanimously.

Respectfully submitted,
Robert Santaella, Assistant Zoning Administrator