

BROWN COUNTY PLANNING & ZONING COMMISSION
May 9th, 2023

The Brown County Planning & Zoning Commission held a regularly scheduled public meeting at Brown County Commissioners Room on May 9th, 2023, at 9:00 am . Planning Commission members present: 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, Designee Zoning Administrator. Members of the public included: Jana Thormodson, Tim Vogel, Scott Vogel, Curt Walter, Travis Wendt, and Roger Vaske.

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

The Minutes from March 14th, 2023 were reviewed. A motion to approve was made by Fischer and Seconded by Potter. Motion carried 5-0 on a unanimous vote.

The first item of business was an Interim Use Permit Application APP-I-0009

Application filed by Curt Walter of Powder River Development Services,LLC on the property owned by Jeffrey Wellmann described as the SW ¼ of the SW ¼ , Section 21, Township 108 North, Range 30 West, Linden Township, Brown County, Minnesota. Application is to install a new 250' tall communication tower and supporting equipment to allow to be used as a communications facility, all located in the A-1 Agricultural Protection Zoning District.

Discussion: Background was provided by Sletta. Sletta stated there was some comment received on the application. Walter stated that he represents vertical bridge, and that initial use is for T-Mobile. They have a \$20,000 bond for decommissioning and the MN DOT is ok with access to the State Road. Thormodson stated she owns adjacent land and spoke with the landowner about the location of the driveway and about insurance on the tower if it were to fall on her property. Berg asked about a policy in place, Walters stated there is a policy in place already.

Finding of Fact Sheet was completed.

The motion was made by Berg and seconded by Lendt to recommend approval to the County Board with conditions in the packet. The motion was passed on a 4-0 unanimous vote.

The Second item of business was an Interim Use Permit Application APP-I-0010

Application filed by Brian Aschenbrenner on the property owned by Brian & Teresa Aschenbrenner described as Government Lot 1, Section 32, Township 109 North, Range 32 West ,Stark Township, Brown County, Minnesota. Application is to continue to allow use of existing gravel mining operation to include pit run, screening, crushing and possible hot mix plant , all located in the A-1 Agricultural Protection Zoning District.

Discussion: Background was provided by Sletta. Santaella stated no comment was received on 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 the conditions from the packet. The motion was passed on a 4-0 unanimous vote.

The third item of business was an Interim Use Permit Application APP-I-0011

Application filed by James Schindele on the property owned by James W & Beverly A Schindele described as part of the E ½ of the NW ¼ of Govt Lot 2 of the NE ¼ of the SE ¼ & of Govt Lot 1 of the NW ¼ which lies Southerly of Centerline, Section 33, Township 112 North, Range 33 West, Eden Township Brown County, Minnesota. Application is to continue to allow use of existing gravel mining operation, all located in the A-1 Agricultural Protection Zoning District.

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

Finding of Fact Sheet was completed.

A motion was made by Lendt and Seconded Potter to recommend approval to the County Board with conditions listed in the packet. The motion was passed 4-0 on a unanimous vote.

The fourth item of business was a Final Plat Application APP-P-0130

Application filed by Brad Nachreiner on the property owned by Leonard E Nachreiner known as Nachreiner Subdivision Lot 1 (24.45 Acres) on the property described as Lot A of the NE ¼ of the NW ¼ ; Lot A of the NW ¼ of the NE ¼; Lot A of the SE ¼ of the NW ¼ and the West ½ of the NW ¼ , Section 8, Township 108 North, Range 33 West, Mulligan 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. No Comments were received.

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

The fifth item of business was a Preliminary Plat Application APP-P-0131

Application filed by Sam Niemela of EG Rud and Sons Inc. on the property owned by David J Berle known as Reimiger Subdivision Lot 1 (4.61 acres), Lot 2 (2.50 Acres) and Lot 3 (2.98 acres) on the property described as W ½ of the NW ¼, Section 10, Township 109 North, Range 32 West, Stark Township, Brown County, Minnesota. Application is to split building sites from tillable land, all located in the A-1 Agricultural Protection Zoning District.

Discussion: Sletta provided background on the application. No comments were received.

The motion was made by Berg and Seconded by Lendt to recommend approval to the County Board.

The motion was passed 4-0 on a unanimous vote.

The final item of business was a Re-Zoning Application APP-RZ-0006

Application filed by Travis Wendt of Farmward Cooperative on the Property owned by WM & Marie Weinberger MEM Trust described as part of the NW ¼ Exc Vogels Seventh Subdivision, Section 11 , Township 109 North, Range 34 West, Burnstown Township, Brown County Minnesota and Property owned by Harvestland Cooperative described as Part of the SE¼ of the NE ¼ lying SE'ly of the RR Row described as commencing at the E ¼ corner: the S 89 Degree 50'20" W, Section 10 , Township 109 North, Range 34 West, Burnstown Township, Brown County Minnesota. Application for the purpose for rezoning approximately Sixteen and seven tenths (16.7) Acres of land from the A-1 Agricultural Protection Zoning District to I-1 Industrial Zoning District.

Discussion: Sletta provided background on the application. Wendt stated that the site they chose makes the most sense for their operation, it is setback from the State Highway and railroad a sufficient distance. Vaske stated the existing fuel station is in the middle of the operation and is not the safest location. Vaske also stated this allows for another source of revenue and there are no other truck fueling stations around the Springfield area. Tim and Scott Vogel brought up their main concerns about safety with more truck traffic turning off US highway 14 onto County Road 16 North. Wendt stated that it shouldn't increase traffic. Potter stated he is concerned about the location. Tim and Scott Vogel have concerns about the intersection on the North Side of US Highway 14 and the turn being too tough and trucks using the Township Road a mile East. Wendt stated they have been in contact with MN DOT about making a larger intersection for turning trucks. Potter asked about an option closer to Springfield, Wendt stated it is ideal to be closer to the main site. Tim Vogel stated the traffic will figure out a new route.

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

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

Motion passed unanimously.

Respectfully submitted,
Robert Santaella, Assistant Zoning Administrator