

MORRISON COUNTY PLANNING COMMISSION

January 27, 2020 – 7:00 P.M.

MINUTES

The Morrison County Planning Commission held a public hearing and regular monthly meeting in the County Board Room, 213 1st Ave SE; Little Falls, MN 56345

Regular Members Present: Dave Stish, Nadya Gotvald, Dave Brutscher and Earl Fuechtmann

Regular Members Absent: Brent Lindgren

Commissioners Present: Randy Winscher, Mike LeMieur, Greg Blaine, Jeff Jelinski and Mike Wilson

Commissioners Absent: None

Ex-Officio Members Present: Amy Kowalzek and Sharon Peterson

Vice Chairman Dave Stish called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

1. Election of Officers

A suggestion was made by Clint Kathrein to nominate Dave Stish as Chairperson. A suggestion was made to nominate Clint Kathrein as Vice-Chairperson. A motion was made by Dave Stish to keep the suggested chair and vice-chair. The motion was seconded by Dave Brutscher. The vote was all in favor.

2. **John & Sandra Monroe – No property address – Application to Rezone a parcel of property from Agriculture to Residential for the purpose of future development; located in pt of S ½ of the SE ¼, Section 2, Township 42, Range 32, Ripley Township.**

John & Sandra Monroe were present.

Amy Kowalzek entered into record Section 508 of the Morrison County Land Use Control Ordinance, a plat map with parcel location, the Rezone Request, an aerial photo showing the parcel proposed to be rezoned, an oblique image of the parcel, staff report, a site plan showing the number of lots and proposed road location, an aerial photo showing neighboring private residences, an oblique image of the northern line of the proposed parcel and a aerial photo of the zoning of the surrounding area. There were 36 notices mailed out to neighboring property owners. There was two phone calls and one e-mail received prior to the hearing. Amy entered the Zoning Amendment Discussion Questions.

John Monroe stated that the tree percentage in the staff report is a little off. There will be no driveways coming off County Road 49.

Dave Stish asked Amy Kowalzek to clarify why the applicants must go through this process. Amy Kowalzek stated the applicants what to create 18 lots within this parcel. This would not meet the current density or zoning for this parcel. Anytime four or more lots are created at one time and/or if a road is proposed the platting process must be completed. Because this property is zoned agriculture and the lots would not meet the agriculture standards it must be rezoned first.

Dave Stish asked if the applicants could apply for a variance to allow more homes in a quarter/quarter in the agricultural zoning district. Amy Kowalzek stated the variance could be applies for to add more

density than what is allowed. This would still need to go through the platting process if they want to split four or more parcels.

Clint Kathrein asked what the distance to the nearest feedlot is. Amy Kowalzek stated the setback depends on the Tier of the feedlot. The setback could be 1000 or 1350.

Clint Kathrein asked if the proposed road would come off 155th Ave. John Monroe stated that is what is proposed. This is a logical place for housing. This is next to a golf course and there is housing around the property now. The County comp plan states a need to increase population. We will get the property surveyed if the rezone is approved. The proposed curved road is because I do not like straight roads.

Nadya Gotvald asked if the wildlife authorities were notified. Amy Kowalzek stated that the DNR was notified and this request does not reach the threshold of needing an EAW.

John Monroe stated there may be a small wetland in the middle of the property that never gets wet. We will get a wetland delineation at the time of the platting process.

Dave Stish stated there is a golf course in the area with a residential development. There are four undeveloped lots in that subdivision. John Monroe stated that some of the residents in that subdivision bought two lots, so they did not have to have neighbors.

Audience Comment:

Judy Kriesel - asked where is the wildlife that is in the area supposed to go.

Sarah Schultz – stated they purchased 10 acres to the north of this property. Is this really an appropriate place for a housing development? Sarah read from a few State Statutes.

Mike Shultz – stated there is a lot of traffic on County Road 49 to onto 155th Ave. Adding more vehicles coming from 155th Ave is not good. I feel this would be spot zoning. The development at the golf course was only changed do to the course being there.

Bernice Dumont-Brodeur – stated she moved into the golf course development because it had covenants to regulate what type of homes could be built here. This is a nice neighborhood. We do not know what type of neighborhood this new development would be or if they would add covenants.

Justin Bieganek – stated he had moved here from a small development to have more room. What kinds of homes will be built here?

Bill Weidenbach – stated he has wildlife in his backyard and a golf course. There is nothing like this in the area. There is crazy road traffic in the area now. The Township cannot handle the roads it already has. I am opposed to this request. What is the process of the application, who has final approval or denial? Where would someone go to appeal the decision.

7:47 p.m. Dave Stish closed public comment.

Amy Kowalzek stated that the Planning Commission holds the public hearing and is a recommending body to the County Board which has final approval or denial. All members of the County Board are present here tonight. The County Board meeting will be on February 11th. An appeal of the decision would go to District Court.

Darvin Keehr from the Ripley Township Board stated at the time they met with the applicant only two of the board members were present. We were not opposed to the request. There is some development in this area already. No feedlots are close the area and ACUB does not want the property.

Amy Kowalzek stated that the County Engineer stated that the site distance is adequate from 155th Ave to County Road 49.

The Zoning Amendment Discussion questions were discussed.

Nadya Gotvald stated that rezoning the property to Residential is allowing the possibility of 30,000 sq ft lots.

Amy Kowalzek stated that she was entering into record the petition as Exhibit A.

Dave Brutscher stated he does not think this is compatible with the area. There are farms in the area. The original zoning was agriculture and should stay this way. It is a dangerous intersection.

Mike Wilson asked if this was just someone that wanted to take down all the trees on the property, would this be a problem. Amy Kowalzek stated not with our office.

The voting sheets were polled.

A motion was made by Dave Stish to recommend approval of this request. The motion was seconded by Clint Kathrein. The vote was all in favor.

The application will go in front of the Morrison County Board of Commissioners on February 11, 2020.

The public hearing was closed at 8:24 p.m.

A motion was made by Dave Brutscher to approve the November 25, 2019 minutes. The motion was seconded by Dave Stish. The vote was all in favor.

Correspondence – None

Old Business – None

New Business – None

A motion was made by Clint Kathrein to adjourn the meeting. The motion was seconded by Dave Stish. The vote was all in favor.

With no further business at hand, the meeting was adjourned at 8:26 p.m.

Respectfully submitted,

Amy Kowalzek, Secretary
Morrison County Planning Commission