

# MORRISON COUNTY PLANNING COMMISSION

March 22, 2021 – 7:00 P.M.

## MINUTES

The Morrison County Planning Commission held a public hearing and regular monthly meeting via Microsoft Teams.

Regular Members Present: George Sandy, Frances Brisk, Clint Kathrein, Brent Lindgren and Earl Fuechtmann

Regular Members Absent: None

Alternate Members Present:

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

Commissioners Absent: Greg Blaine

Ex-Officio Members Present: Amy Kowalzek, Robert Wall and Sharon Peterson

Chairman Clint Katherine called the meeting to order at 7:00p.m.

### **1. Hines Family Trust – Donovan McCain – No property address – Application for a Conditional Use Permit to construct a 190' telecommunications tower; located in N ½ of NW ¼, Section 21, Township 132, Range 31, Scandia Valley Township.**

Amy Kowalzek entered into record Sections 604.6 and 1222 of the Morrison County Land Use Control Ordinance, a plat map with parcel location, the Conditional Use Permit Request, Conditional Use Criteria Questions, Agent Authorization form, letter from Buell Consulting regarding the site, site plan and tower information packet, two (2) photos of proposed tower, three (3) aerial photos, staff report, aerial photo with approximate tower location and aerial photo with surrounding parcels. There were 182 notices sent to neighboring property owners. There were two comments were received prior to the hearing. Amy entered the Conditional Use Criteria Questions.

Donovan McCain was present.

Donovan McCain stated he was approached by Verizon to see if he could find a property that a tower could be placed on to help with network improvement in this area. There is a limited amount of property in this area to place a tower. This tower will help with residential and emergency coverage.

Brent Lindgren asked if the tower is to be lighted. Donovan McCain stated lighting of the tower is not proposed. A tower that is under 200 feet tall is not required to be lighted.

Clint Katherine stated he assumed this area was selected because it meets all setbacks and has the highest elevation. Amy Kowalzek stated all setbacks will be met.

Audience Comment:

Joe Reycraft asked if the tower was reviewed by the FAA. Joe stated he would not like to see the tower have a light. Joe stated he has concerns with property values and if the tower would affect this. Joe stated there is a similar tower off Highway 210 and it was made to look like a pine tree, this would be a great concept for this tower, less of an eye sore. Joe also asked what coverage the tower would have.

Clint Katherine stated he believes the tower already has a requirement to follow FAA requirements. Amy Kowalzek stated she believes the question is what would happen to the existing tower if the FAA rules change in the future and the tower would be required to be lit. Joe Reycraft stated that was correct. Donovan

McCain stated the it is in the review process now and has been for some time. The process has been slow moving. As of now the tower is not required to have a light. The process of determining if the tower should have a light is not complete yet. The tower will be able to use either technology for coverage. Clint Katherine ask what would happen if the FAA rules did change and the tower is required to be lit. Donovan stated he has not heard of a retroactive issue like this. Since this tower is lower since it is so close to the lakes.

Amy Kowalzek stated that there are performance standards in the ordinance that make this application follow FAA requirements. Conditional Use permit do not normally have to come back if laws or rules change. This could be added as a condition for the applicant to come back to the board if the rule changes to require lighting.

George Sandy stated he as seen the tower near Baxter and it does look like a pine tree, we could also add this as a condition.

Clint Katherine stated he is not sure about adding conditions.

Amy Kowalzek stated if the light is a significant unknown the board could always continue the application. Amy asked how long before an answer could be given on the FAA. Donovan McCain stated he is not sure how long it would take. The tower is currently below the requirements of needing lighting.

Amy Kowalzek asked when a light would be needed for a tower. Donovan McCain stated if it is near a flight pattern. Amy stated this property is somewhat close to Camp Ripley, this might be something to consider.

Brent Lindgren stated a lighted tower would affect lake owner's enjoyment. The application before us is for a tower that does not have a light.

George Sandy asked if the light is just a single flashing light. Donovan McCain stated it would be a white strobe light during the day and a low intensity red light at night.

The voting sheets were polled.

A motion was made by Frances Brisk to recommend approval of this request. The motion was seconded by George Sandy. The vote was all in favor.

The application will go in front of the Morrison County Board of Commissioners on April 6, 2021.

**2. Stone Creek LLC – 27800 83<sup>rd</sup> St; Pierz, MN 56364 – Application for a Conditional Use Permit to expand to a Tier III feedlot; located in S ½ of the SE ¼, Section 9, Township 39, Range 30, Buckman Township.**

Amy Kowalzek entered into record Sections 604.6 and 1209 of the Morrison County Land Use Control Ordinance, a plat map with parcel location, the Conditional Use Permit Request, Conditional Use Criteria Questions, two (2) site plans, four (4) aerial photos, staff report, aerial photo showing setbacks to the city of Buckman, chart of windrose plot, Environmental Review comments and recommendations and suggested conditions if approved. There were 15 notices sent to neighboring property owners. There was one comment received prior to the hearing. Amy entered the Conditional Use Criteria Questions.

Shane Stangl, Scott Stangl and Craig Stangl were present.

Amy Kowalzek stated that if this application gets approved it will be monitored by the MPCA not the local Feedlot Officer.

Shane Stangl stated they looked at all the land they own, and this seemed like the best place to put the barn. This property is the most secluded and we may get of dairy in the future.

George Sandy asked how far is the Wimmer home to the barn. Shane Stangl stated the Wimmer property is to the north west of the barn. We will be adding chemicals to the manure to help manage the smell.

Frances Brisk asked if the Township or the people in the City of Buckman had any comments to the application. Amy Kowalzek stated we advertise one half mile around the property, we were not required to notify the City of Buckman, but a letter was sent to notify them.

Clint Katherine stated in the reports it stated that the closest residence is 2200 feet away.

Robert Wall stated this barn fits within the surrounding area and I would assist the MPCA if they need anything from us locally.

Audience Comment:

Ralph Hanneken and Gary Solinger – Buckman Township – stated the Township does not have an issued with this request. The Stangls work hard and have a good operation.

Diana Theis – stated herself and a neighbor have some concerns with water pollution, odor, noise and manure spreading.

Shane Stangl stated they do not want to smell the barn any more than anyone else. We will be planting trees and adding odor eliminating additives. We will try everything we can do help eliminate the odor.

Amy Kowalzek stated there is an odor minimization plan on file. All odors are different from one person to the next. There is also an offset run. Pumping time is when the odor is most offensive, due to the pit being agitated. This is a total confinement barn with no runoff.

The voting sheets were polled.

A motion was made by Brent Lindgren to recommend approval of this request with conditions. The motion was seconded by Earl Fuechtmann. The vote was all in favor.

The application will go in front of the Morrison County Board of Commissioners on April 6, 2021.

The public hearing was closed at 8:41 p.m.

A motion was made by Brent Lindgren to approve the January 25, 2021 minutes. The motion was seconded by George Sandy. The vote was all in favor.

Correspondence – None

Old Business –

New Business – Amy Kowalzek stated this may be the last meeting for some of the members. We appreciate the great work.

A motion was made by Brent Lindgren to adjourn the meeting. The motion was seconded by George Sandy. The vote was all in favor.

With no further business at hand, the meeting was adjourned at 8:46 p.m.

Respectfully submitted,

Amy Kowalzek, Secretary  
Morrison County Planning Commission