

MORRISON COUNTY PLANNING COMMISSION

May 26, 2020 – 7:00 P.M.

MINUTES

The Morrison County Planning Commission held a public hearing and regular monthly meeting via Web Ex.

Regular Members Present: Dave Stish, Frances Brisk, Brent Lindgren, Clint Kathrein and Earl Fuechtmann

Regular Members Absent:

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

Commissioners Absent:

Ex-Officio Members Present: Amy Kowalzek and Sharon Peterson

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

- 1. Detail Storage LLC / Jeff Hines – 32118 Park Rd; Cushing, MN 56443 – Application for a Plat to establish a 15 lot Planned Unit Development; located in pt. of W ½ of SE ¼, Section 21, Township 132, Range 31, Scandia Valley Township.**
- 2. Steve & Jennifer Doucette – No Property Address; Cushing, MN 56443 – Application for a Conditional Use Permit to establish a storage rental facility; located in pt. of E ½ of SW ¼, Section 20, Township 132, Range 31, Scandia Valley Township.**

Amy Kowalzek entered into record Sections 604.5 and 704.5 of the Morrison County Land Use Control Ordinance, a plat map with parcel location, the Conditional Use Permit Request, Conditional Use Criteria Questions, site plan, an aerial photo showing the parcel, oblique image of the parcel, staff report, aerial photo showing surrounding zoning districts and suggested conditions. There were 105 notices sent to neighboring property owners. There were three phone calls and five e-mails received prior to the hearing. Amy entered the Conditional Use Permit Questions.

Steve Doucette was present.

Steve Doucette stated that the long-term rentals will reduce the number of things in people's yards. The County Board has now allowed this due to the need of the people. This will help the storage issues in the area. I could do this in the agriculture area without a conditional use permit.

Dave Stish asked how much of the 23 acres will be for the storage buildings. Steve Doucette stated less than one acre. Amy Kowalzek stated that storage facilities are allowed in both zoning districts and either zoning district would need a conditional use permit.

Clint Katherine asked if the area would be all but one acre or only one acre. Steve Doucette stated only using one acre. If I would have to move the buildings back, I would end up splitting the field in half. I do not plan to build a second one until the first one is filled and so on from there. Total for all buildings would be 60' x 700'.

Earl Fuechtamann stated he would be abstaining from this request due to personal knowledge and he lives within one half mile of the proposed project.

Audience Comment:

Shannon Wettstein stated Soil and Water would like to see a grass buffer around the sheds for stormwater control.

Jason Peska stated he lives to the south of the proposed project. Concerns with the amount of people, traffic, property values, theft and property damage. What are the plans for traffic during and after construction? The speed limit here is 55 miles per hour and this is on a curve, this could cause accidents when people are coming and going into the storage shed area. This is an agriculture and residential area not commercial. I will have to see this everyday and I am against.

Dave Ciminski stated he agrees with what the other neighbors have said. He and his wife are not in favor of this request. This is so close to the road.

Julie Bruber stated she is concerned about putting commercial in a residential area.

Dave & Devona Kilgard stated they are against the project as well for the same reasons as others. There is plenty of rental storage places in the area. What is long term rental. This is a residential area not commercial. This could be moved back and add trees and a fence to screen it.

Glen Walters stated he is opposed for same reasons as the others. If this was built at the rear of the property it would make more sense. This is not a good idea to put commercial things in a residential area.

David Kilgard asked if this process could be explained.

Amy Kowalzek asked Steve Doucette to define the long-term rentals. Steve Doucette stated the intent is for local people to have a place to store things. The term would be for one year. There will not be any advertisement to get people from outside of the area.

Amy Kowalzek stated that this is the public hearing to get a recommendation to the County Board. On June 9th, this will be heard by the County Board for final approval or denial. The County Board will not be a public hearing, tonight is the public hearing and the chance for the public to state their opinions.

Dave & Devona Kilgard asked what the Counties opinion of Bear Cabins is. Amy Kowalzek stated that this is a permitted and complaint property.

Dave Stish asked if there was any comment from the County or Township regarding the road. Amy Kowalzek stated that there was not. The applicant did communicate with the County Engineer and they would like for Steve to move the driveway 400 feet to the east due to the curve. Steve Doucette stated once the driveway is moved this will give a 750-foot site distance in both directions.

Dave Stish asked if it was possible to move the structures back. Possibly adding some sort of screening like a fence. Steve Doucette stated he would be willing to move the structures back. I thought the county would like me to keep my agriculture land. That is why I kept them in the front. I will be putting hay around the sheds and adding a pond for the runoff. I would also like to keep the driveways environmentally friendly by not paving them. All the other rental units in the area are full.

Brent Lindgren stated the sheds are allowed in both zoning districts. Does the property owner need to change the size of the building depending on what the zoning district is? Amy Kowalzek stated that would be correct. The shoreland zoning district is more restrictive on building size but the agriculture zoning district has larger setbacks. Agriculture side yard setbacks are 25 feet where shoreland only has a 10-foot setback. Brent asked if the size could stay the same in either zoning district. Amy stated it could. Size does not apply for storage shed facilities.

Clint Katherine asked if there were any resorts close to this site. Steve Doucette stated Campfire Bay is about 1.5 miles away. Amy Kowalzek stated there are a few within the lakes area. Clint stated so there is some commercial in this area. Clint asked what the distance from the site is to neighboring homes. Amy Kowalzek stated on the lake side the lots are smaller and the homes are normally closer to the lake. On the other side of the road the area is more rural in nature and the homes would be further from the road. Clint stated he does not like to see agriculture land being taken out of production if it does not have to. Clint stated that the neighbors seem to have an issue with the view. Could you put up a fence that is not see through. Steve Doucette stated he would be willing to do this but did not think the neighbors would want to see a fence, that is why I suggested trees. Since I purchased this property the neighbors have stated they do not want to see the corn stocks either.

Dave Stish asked if the trees would be placed near the road. Steve Doucette stated they would be planted from west to east. Frances Brisk asked what kind of trees and how high would they be. Steve stated he would plant about 3' to 5' high trees, where the area would be blocked from eye view from a car. I think this would be more appealing.

The voting sheets were polled.

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

The application will go in front of the Morrison County Board of Commissioners on June 9, 2020.

3. Anton Voitalla – 20989 Jewel Rd, Little Falls, MN 56345 – Application for a Conditional Use Permit to expand to a Tier IV swine feedlot; located in pt. of NE ¼, Section 02, Township 41, Range 31, Belle Prairie Township.

Amy Kowalzek entered into record Sections 604.6 of the Morrison County Land Use Control Ordinance, a plat map with parcel location, the Conditional Use Permit Request, Conditional Use Criteria Questions, two maps from the environmental review, aerial photo, an oblique image of the parcel, staff report and suggested conditions. There were 31 notices sent to neighboring property owners. There were one phone calls received prior to the hearing. Amy entered the Conditional Use Permit Questions.

Anton and Tara Voitalla were present.

Frances Brisk asked the applicants to address the smell issue for the neighbor. Anton Voitalla stated the curtains are only open in the summer because its warm and we need the breeze. The new barn will be tunnel vented. Tara Voitalla stated that the person that called in does not even live here.

Clint Katherine stated in the packet it stated that the barn will be pumped and spread weekly. Tara Voitalla stated she made a mistake with that, it should have said once to twice per year.

Dave Stish asked if the 845 acres would be available for both barns. Anton Voitalla stated that was correct. Dave asked if the hauler is hired. Anton stated they hire the tanker and applicator and it is incorporated immediately.

Audience Comment:

Shannon Wettstein – SWCD – stated this is an excellent site for expansion. They picked a nice site for the new barn location. There is an old pit on the property that should be properly closed, this is not needed as a condition. Dave Stish asked if SWCD could expand on the odor issues. Shannon stated that the Voitallas' meet the threshold for the odor. This is an agriculture site in a rural area. Possibly adding a composting facility may help with the odor. Dave asked if the manure goes to someone else, do they

have a manure management plan. Shannon stated that what is being done is good. Tara Woitalla stated they do have a manure management plan. We are working to transfer 100% of the manure.

The voting sheets were polled.

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

The application will go in front of the Morrison County Board of Commissioners on June 9, 2020.

The public hearing was closed at 9:15 p.m.

A motion was made by Brent Lindgren to approve the April 27, 2020 minutes. The motion was seconded by Earl Fuechtmann. The vote was all in favor.

Correspondence – None

Old Business – None

New Business – None

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

With no further business at hand, the meeting was adjourned at 9:18 p.m.

Respectfully submitted,

Amy Kowalzek, Secretary
Morrison County Planning Commission