

MORRISON COUNTY PLANNING COMMISSION

June 22, 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, Josh Rucinski, Brent Lindgren, Clint Kathrein and Dave Brutscher

Regular Members Absent: Frances Brisk and Earl Fuechtmann

Commissioners Present: Mike Wilson, Mike LeMieur and Jeff Jelinski

Commissioners Absent: Randy Winscher and Greg Blaine

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.

Amy Kowalzek entered into record Sections 800 and 1500 of the Morrison County Land Use Control Ordinance, a plat map with parcel location, the Plat Request, four (4) site plans/surveys, three (3) aerial photos, staff report, aerial photo showing surrounding zoning districts, outline of the proposed parcel split and suggested conditions. There were 120 notices sent to neighboring property owners. There was one telephone call received prior to the hearing.

Jeff Hines, Gregg Rutten and Ross Wamre were present.

Dave Stish asked how many parcels are owned by Detail Storage. Jeff Hines stated there is only one parcel someone else owns the neighboring parcel. Dave asked why you are splitting the eight-acre parcel. Jeff stated he thought of this a couple of years ago and heard the need for extra storage in the area. People don't want to rent they want to own. We want to keep our other storage shed separate. Dave asked what the two proposed road are for. Jeff stated it is for the access to the lots and for stormwater. Dave asked if the 21.3% impervious surface on the newly created parcel. Jeff stated it is and we tried to keep in under the allowed amount.

Brent Lindgren asked about the size of the lots and the structures on the lots. Jeff Hines stated the buildings on the north seven lots can be 40' x 50' the south seven lots can be 40' x 60' and the end lot can be 40' x 60' maximum allowed building size. The impervious surface was calculated with the maximum size buildings.

Clint Katherine this is on east side of Scandia Valley Township. Jeff Hines stated by the townhall.

Josh Rucinski stated this looks like a great plan. When someone buys a lot is it up to them to build the structure. Jeff Hines stated that is correct. Josh well on site. Jeff yes and it will be removed and capped. Josh what is the distance between the commercial and shoreland zoning. Jeff Hines stated 40 to 50 feet.

Dave Stish asked the tress on the south end be removed. Jeff stated they would in order to build. Dave asked about the building designs. Jeff stated this is in the declaration.

Audience Comment: None

The voting sheets were polled.

A motion was made by Dave Brutscher to recommend approval of this request. 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 July 14, 2020.

2. Eli & Rachel Miller – 23652 235th Ave; Pierz, MN 56364 – Application for an Interim Use Permit to establish a limited rural business to construct and sell storage buildings; located in pt. of E ½ of SW ¼, Section 19, Township 42, Range 30, Platte Township.

Amy Kowalzek entered into record Section 604.8 of the Morrison County Land Use Control Ordinance, a plat map with parcel location, the Interim Use Permit Request, Interim Use Criteria Questions, site plan, two (2) aerial photos, staff report and an aerial photo showing surrounding zoning districts. There were 27 notices sent to neighboring property owners. There was no comment received prior to the hearing. Amy entered the Interim Use Permit Questions.

Eli Miller was present

Clint Katherine asked what the amount of structures per year would be. Eli Miller stated about 20. Clint asked how many structures will be on the lot for sale at one time. Eli stated they would be built per the demand. Could sit on the property no longer than two weeks. Clint asked if a shed would be built to house the structures. Eli stated he would build a structure to house them if all goes well. Eli pointed out where the structures and building would be on the property.

Brent Lindgren asked if these would be stick built structures with lumber. Eli Miller stated they would be stick built with steel roofs.

Dave Stish asked if the site for the sheds and building are in the same place are. Eli Miller stated the site is the same. Dave asked what the setback to the road right of way is. Amy Kowalzek stated it is 40 feet. Dave asked how far back from the right of way would be structures be. Eli stated about 100 feet.

Audience Comment: None

The voting sheets were polled.

A motion was made by Clint Katherine to recommend approval of this request with condition. 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 July 14, 2020.

The public hearing was closed at 8:11 p.m.

A motion was made by Clint Katherine to approve the May 26, 2020 minutes. The motion was seconded by Dave Brutscher. The vote was all in favor.

Correspondence – None

Old Business – None

New Business – Amy Kowalzek asked the Board to think about starting meetings in person.

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

With no further business at hand, the meeting was adjourned at 8:41 p.m.

Respectfully submitted,

Amy Kowalzek, Secretary
Morrison County Planning Commission