TUESDAY, JUNE 12, 2012

APPROVED MINUTES OF THE
COMMITTEE OF THE WHOLE MEETING HELD

STATE OF MINNESOTA) **COUNTY ADMINISTRATION OFFICE**
DODGE COUNTY) **MANTORVILLE, MN** **2012-11 C.O.W.**

The Dodge County Commissioners met in Committee of the Whole June 12, 2012, in the Commissioner's Room at the Dodge County Courthouse Annex, Mantorville, MN, at 9:00 a.m. CDT. Chair Don Gray opened the meeting at 9:00 a.m. CDT. Meeting Convened

The Chair acknowledged those present: Those Present

Members present:	Jane Olive	District #1
	Lyle Tjosaas	District #2
	David Erickson	District #3
	Don Gray	District #4
	David Hanson	District #5
Members absent:	None	
Also present:	Jim Elmquist	County Administrator
	Becky Lubahn	Deputy County Clerk
	Melissa DeVetter	Zoning Administrator
	Steven Gray	Dodge County Resident

Zoning Administrator Melissa DeVetter presented for the Board's consideration the proposed parcel-based density draft language that she is recommending be added to the Zoning Ordinance. Parcel-Based Density Draft Language Reviewed

Ms. DeVetter discussed with the Board density limitation for dwellings within the Agricultural Zoning District. Previously, department staff discussed several different options to attempt to address the circumventing of the Agricultural density standards, including, the "green-white" concept, setting a density by quarter section, setting a density by section and parcel-based density limitation. At the Committee of the Whole meeting with department staff, the Board preferred the parcel-based density limitation and directed staff to develop draft language for this approach. This language is proposed to be included as part of new Chapter 17 (Development Standards), which will go to public hearing in September 2012.

The Zoning Administrator indicated that she was looking for a recommendation from the Board on whether department staff should bring this language to public hearing or if an alternative density approach is preferred.

Commissioner Erickson clarified that the intent of the proposed language isn't to change the quarter section rule; they are trying to address the issue of people finding loop holes in the Zoning Ordinance to circumvent the rules.

Ms. DeVetter stated that as the current ordinance is written, there isn't an infinite density limit in the ag district.

The Zoning Administrator commented that the proposed parcel-based density draft language has the potential to preserve ag land.

Parcel-Based Density Draft Language Reviewed - Continued

Commissioners were in agreement that Chapters 16 & 17 of the Zoning Ordinance should be discussed separately from the density issues at two different public hearings.

The Chair adjourned the meeting at 9:28 a.m. CDT.

Meeting Adjourned

ATTEST:

DON GRAY
CHAIR, COUNTY BOARD

BECKY LUBAHN
DEPUTY CLERK

DATED: