

TUESDAY, APRIL 8, 2014

**APPROVED MINUTES OF THE
COUNTY BOARD OF COMMISSIONERS MEETING HELD**

**STATE OF MINNESOTA)
COUNTY OF DODGE)**

**COUNTY ADMINISTRATION OFFICE
MANTORVILLE, MN**

2014-08

The Dodge County Board of Commissioners met in regular session April 8, 2014, in the Commissioner's Room at the Courthouse Annex, Mantorville, MN, at 9:30 a.m. CDT. Rodney Peterson, Chair called the County Board of Commissioners meeting to order at 9:30 a.m. CDT.

Meeting Convened

The pledge of allegiance was recited.

Pledge of Allegiance

The Chair acknowledged those present and established that there was a quorum:

Those Present

Members present:	John Allen	District #1
	Tim Tjosaas	District #2
	Rodney Peterson	District #3
	David Erickson	District #4
	Steven Gray	District #5

Members absent: None

Also present:	Jim Elmquist	County Administrator
	Becky Lubahn	Deputy County Clerk

The County Administrator noted that item 1.1 on the Consent Agenda (garbage disposal and recycling contract for county buildings) will be pulled and discussed under the Administration Committee.

Agenda Approved

Motion by Erickson seconded by Tjosaas to approve and adopt the agenda as amended. *Motion adopted unanimously.*

Motion by Erickson seconded by Gray to approve the following Consent Agenda items:

Consent Agenda
Items Approved

- 1.2 Liquor and Sunday Sale License for The Oaks Country Club for calendar year 2014, pending the approval of the County Sheriff.
- 1.3 Human Services Resolution #95-10.
- 1.4 County-issued credit card for Jane Hardwick, as Human Services Director.
- 1.5 Highway Department to advertise for the 2014 Seal Coat project and set a bid opening date of May 14, 2014 at 11:00 a.m.

Motion adopted unanimously.

Sheriff Jim Jensen discussed with the Board his request to update the Regional Logger (telephone and radio recorder) in the Sheriffs' Office.

Regional Logger
Update Approved

Olmsted, Wabasha, Fillmore, Winona, Goodhue and Dodge Counties have worked together towards Regional Logging. The counties have received pricing from Northland Business Systems/Verint, NICE Voice Logging (\$74,713.00 - Dodge County's share) and Capture 911 (\$43,775.00 for Dodge County). After reviewing all of the information and the pricing, the counties agreed that Northland Business Systems was the least expensive and the best fit for the Southeast region.

The Sheriff reported that Dodge County will need to update their local logger and will also need to add a new logger for their radio traffic when they upgrade their dispatch consoles in the early part of 2015. The cost for Dodge County to have its own radio logger would be approximately \$180,000.00. By consolidating our logger services with Olmsted, Wabasha, Fillmore, Winona and Goodhue counties, Dodge County's share to upgrade the logger system for telephones and the county's share of the Regional Logger will be \$43,616.08. There will be a yearly maintenance charge after the first year starting at \$12,548.00, subject to a 5% increase each year following, which will be divided between the six counties.

Mr. Jensen noted that this expense can be covered by the E-911 funds, the Sheriff's Office currently has approximately \$227,285.00 in the E-911 account.

Motion by Erickson seconded by Gray to approve and authorize the payment of \$43,616.08 from the E-911 account to Northland Business Systems for Dodge County's share of the Regional Logger when the project is complete. *Motion adopted unanimously.*

Employee Relations Director Lisa Hager presented the Personnel Agenda for the Board's consideration. Ms. Hager informed the Board that the Highway Department's request to hire two seasonal maintenance workers, which was discussed during the Administration committee, is being added to the personnel agenda as item E.2.

Personnel Actions
Approved

Motion by Gray seconded by Erickson approve the following personnel actions including the addition of item E.2:

A. Administration

- A.1 Tobey Hicks – Director of Information Technology
Authorization to change status from Information Systems Specialist B31 step 2 \$22.18 to Director of Information Technology C43 step 8 \$26.68.
Effective Date: 4/1/14
- A.2 Information Systems Specialist – 1.0 FTE
Authorization to post and fill vacancy.
Effective Date: 4/8/14
- A.3 Nicholas Harbaugh – Custodian/Maintenance
Authorization to employ at A13 step 3 \$15.59 to fill approved vacancy.
Effective Date: 4/28/14

A.4 Eric Thompson – Drug Court Coordinator
Annual review.

Effective Date: 3/12/14

Personnel Actions
Approved -
Continued

B. Public Health

B.1 Amy Ewing – Administrative Secretary - .6 FTE

Step increase from A13 step 3 \$15.12 to A13 step 2 \$15.59.

Effective Date: 3/26/14

C. Human Services

C.1 Amber Andrist - Office Support Specialist

Authorization to employ at B21 step 10 \$13.99 to fill approved vacancy.

Effective Date: 4/14/14

C.2 Jessica Baker - Social Worker

Regular status and step increase from C42 step 9 \$21.43 to C42 step 8 \$22.22.

Effective Date: 3/18/14

C.3 Jodi Marsh – Social Worker – On-Call

Annual review.

Effective Date: 3/3/14

C.4 Brione Thompson – Social Worker

Step increase from C42 step 2 \$27.51 to C42 step 1 \$28.34.

Effective Date: 4/11/14

C.5 Kristin Ferris – Executive Assistant

Authorization to change from B24 step 8 \$17.93 union to B24 step 9 \$18.11 non-union.

Effective Date: 2/10/14

C.6 Abbie Willis – Human Services Delivery Authority Development Project Manager

Authorization to employ at D62 step 5 \$39.33 to fill approved vacancy.

Effective Date: 4/28/14

D. Sheriff's Office

D.1 Wendell Meyer – Transport Officer

Step increase from B21 step 10 \$14.44 to B21 step 9 \$14.75.

Effective Date: 3/8/14

D.2 Jeff Hoffman – Deputy Sheriff

Step increase from C41 84 month step \$27.54 to C41 120 month step \$28.09.

Effective Date: 3/24/14

D.3 911 Dispatcher – 1.0 FTE

Authorization to post and fill vacancy upon receipt of letter of resignation.

Effective Date: TBD

D.4 Deputy Sheriff – FT

Authorization to post and fill vacancy.

Effective Date: 4/8/14

E. Highway

E.1 Tom Cashel – Engineering Tech III

Annual review.

Effective Date: 3/27/14

- E.2 Seasonal Highway Maintenance - (2)
Request authorization to post and fill two positions not to exceed six months.
Effective Date: 4/8/14

Personnel Actions
Approved -
Continued

Commissioner Peterson clarified that if item D.4 is approved that the position will be filled as a Deputy Sheriff position, not a Chief Deputy position. Also clarified was that if the Sheriff decides at a later date that he wants to fill the Chief Deputy position that a Chief Deputy position would be filled through a reduction in the current number of Deputies.

It was reported that another squad car is not needed for the additional Deputy Sheriff position.

The Board wanted to make sure the Sheriff understood that if he decides that he would like to fill the Chief Deputy position at a later date that he will be required to hire from within and reduce the number of patrol Deputies by one in order to place somebody back in the Chief Deputy position.

Brief discussion took place on whether or not a Chief Deputy position was required.

The County Administrator reported that it is up to the discretion of the Sheriff to decide if he wants to have a Chief Deputy or not.

Commissioner Tjosaas stated that he was not happy with how the Chief Deputy vacancy came about and reported that he has issues with the Sheriff's request for an additional full-time Deputy Sheriff position.

Motion adopted unanimously.

Ms. Hager discussed with the Board the proposed Highway Union modified work schedule.

Highway Equipment
Operators &
Engineering Staff
Schedule
Adjustments
Approved

As a cost savings measure unique to the Highway Department, to save on fuel and additional daily startup costs, Administration is requesting the county temporarily agree to the schedule provided in Appendix A. As indicated in this language the employer shall provide a seven (7) day notice when the work schedule is to revert back to the five (5) day – eight (8) hour work week schedule.

Equipment Operators:

It is the recommendation of Administration that the modified work schedule (4 ten-hour days Monday-Thursday) for this group runs from June 2, 2014 through August 29, 2014.

Engineering Technicians:

The engineering staff within the union would like to also do a four ten hour day – work week. However due to scheduling, the start and end dates would not coincide with the maintenance personnel. Start and end dates for engineering would be from April 7 until the start of construction requires five day weeks (sometime after June 9th but no later than June 27th). It is the recommendation of Administration that this modified work schedule be approved.

Highway Equipment Operators & Engineering Staff Schedule Adjustments Approved - Continued

Commissioner Allen stated that he doesn't like specifying that the Equipment Operators schedule adjustment should run from June until August, he felt that they could still get a lot accomplished in the months of September and October. It was Mr. Allen's opinion that it should be left up to Mr. Kohlnhofer and Mr. Hesper, not the County Board, to determine how long they can continue operating under their modified work schedule.

Motion by Gray seconded by Tjosaas to approve and authorize the Highway Department's Equipment Operators and Engineering staff modified work schedule beginning Monday, June 2, 2014. Upon seven (7) days written notice from the employer the work schedule will revert back to the five (5) day – eight (8) hour work week schedule. It will be left up to the discretion of the County Engineer to determine when the work schedule will revert back to five day work weeks. *Motion adopted unanimously.*

Commissioner Allen commented that he feels it is not necessary for the office staff or the Engineering staff to be in the office while the Equipment Operators are working their extended hours.

Mr. Kohlnhofer reported that the Engineering staff hours and schedules are different than the Equipment Operators so this isn't an issue.

County Attorney Paul Kiltinen was not available to provide the Board with a legal update.

Legal Update Not Available

Zoning Administrator Melissa DeVetter discussed with the Board a deed restriction for the county owned property in Milton Township.

Declaration of Restriction Approved

The issue is that the county purchased a parcel of land along what is sometime referred to as the river road after a flood left the house uninhabitable and it was foreclosed on. The money that the county used to purchase the property was a grant from the state to buy these type of properties, with the provision that the land can never be developed.

Dodge County's Zoning Ordinance would never allow the establishment of a dwelling on the property because it is in a flood plain and the size of the lot does not meet minimum requirements.

The county was of the impression that the zoning realities would be sufficient restriction on future development. It now appears however that the state has determined that they need additional restrictions in the form of a declaration which needs to be signed and filed with the deed. Upon having the declaration executed, Mr. Kiltinen will attach it to the original deed and have it re-recorded to reflect the additional language as requested by the state. Upon the completion of the recording a copy will be provided to the Zoning Administrator who will in turn send it to the state to satisfy their concerns.

Declaration of
Restriction Approved
- Continued

Motion by Allen seconded by Tjosaas to approve and authorize the Chair and County Administrator to sign the proposed State of Minnesota General Obligation Bond Financed Property Declaration of Restriction as requested. *Motion adopted unanimously.*

Commissioner Gray presented a summary of the Human Services Committee report and action items.

Human Services
Committee Report

Taxpayer Services Director Rose Culbertson reviewed bills with the Board.

Bills Approved

Motion by Allen seconded by Erickson to approve the bills as discussed in the following amounts from the appropriate funds as determined by Finance:

01	Revenue Fund	\$	38,050.74
11	Human Services Fund	\$	39.00
13	Road and Bridge Fund	\$	5,818.08
16	Environmental Quality Fund	\$	4,961.90
32	County Capital Projects	\$	<u>48,953.81</u>
	Total	\$	97,823.53

Motion adopted unanimously.

Ms. Culbertson discussed with the Board her request to approve a Fairview Nursing Home loan appropriation.

Appropriation
Payment to Fairview
Care Center
Approved

The Taxpayer Services Director reported that in preparation for the 2013 audit and as one of the county's year-end journal entries, she is requesting that the Dodge County Board of Commissioners approve the appropriation of the balance remaining on Fairview Nursing Home's 2013 loan. This appropriation would be in the amount of \$175,000.00.

Motion by Erickson seconded by Allen to approve the appropriation of \$175,000.00 from the Dodge County revenue fund to the Fairview Nursing Home Fund. *Motion adopted Erickson, Tjosaas, Allen, Peterson aye, Gray nay.*

The Board reviewed the Building Operations Supervisor's request to approve a garbage disposal and recycling contract for county buildings.

Garbage and
Recycling Contract
Awarded for County
Facilities

The county's contract with Waste Management Inc. expires next month, therefore Mr. Friedt requested proposals from licensed haulers to provide garbage and recycling collection services to the Courthouse, Extension Office, Highway Department, Service Center and Fairview Health Care Center. Fairview was contacted and showed interest in being included in the bid to pursue a better bid based on volume.

Garbage and Recycling Contract Awarded for County Facilities - Continued

The following four proposals were received:

Proposals Received	Overall Total:
Hometown Haulers, LLC	\$1,012.14
Skjeveland Enterprises	\$1,077.51
Waste Management	\$1,349.07
Advanced Disposal	\$1,566.00

Cost comparisons were listed as follows for Waste Mangement and Hometown Haulers:

Building	Current Costs with WM/previously Alli Roloff, Inc.	Proposed Cost including all fees with Hometown Haulers, LLC
Courthouse	\$253.35	\$188.40
Highway Department	\$171.00 includes recycling	\$181.00 includes recycling
Service Center	\$33.16	\$29.07
Public Health	\$33.81	\$29.07
Fairview	\$562.00	\$584.60
TOTAL	\$1,053.32	\$1,012.14

The cost comparison numbers listed above reflect a second pick up of trash per week at the Courthouse. The figures listed under the proposals received information does not include a second pick up for Skeveland Enterprises, Waste Management or Advanced Disposal.

The Building Operations Supervisor and Rita Cole from Environmental Services met to discuss the proposals, it was determined that Hometown Haulers, LLC. was the lowest bid.

Hometown Haulers, LLC will provide the services that the county requires and is willing to work with any changes the county may have.

Skjeveland Enterprises wanted it noted in the public record that they are more experienced than Hometown Hauler, LLC and that they too are local haulers.

Motion by Erickson seconded by Tjosaas to accepting the proposal from Hometown Haulers, LLC and authorize the Building Operations Supervisor to sign a two year agreement with Hometown Haulers, LLC to provide garbage and recycling collection services to county facilities. The contract will provide an option to extend the service after two years if mutually agreed-to by both parties. *Motion adopted unanimously.*

The Chair recessed the meeting at 10:10 a.m. CDT.

Meeting Recessed

Assistant County Attorney Gary ReMine arrived to the meeting at 10:20 a.m. CDT.

Assistant County Attorney Arrived

The Chair reconvened the meeting at 10:22 a.m. CDT.

Meeting Reconvened

Commissioner Peterson presented a summary of the Administration Committee report and action items.

Administration Committee Report

Motion by Erickson seconded by Gray to approve and authorize the March 25, 2014 Committee of the Whole meeting minutes as presented. *Motion adopted unanimously.*

03/25/14 Committee of the Whole Meeting Minutes Approved

Motion by Gray seconded by Tjosaas to approve and authorize the March 25, 2014, 2014 meeting minutes as presented. *Motion adopted unanimously.*

03/25/14 Meeting Minutes Approved

Motion by Erickson seconded by Gray to approve and authorize the March 25, 2014 CIP meeting minutes as presented. *Motion adopted unanimously.*

03/25/14 CIP Meeting Minutes Approved

Commissioners provided their agency reports. Commissioner Allen attended a CIP meeting and a COG meeting. Commissioner Erickson attended a CIP hearing, a Dodge County Task Force meeting, a retirement party for Paul Wiltgen, a Planning and Zoning meeting and a DMC informational meeting. Commissioner Gray attended a Dodge County Board meeting, a CIP meeting, the Dodge County Expo, a Dodge County Corrections Task Force meeting and a Rail Transportation forum teleconference. Commissioner Peterson attended a SDA meeting and the Dodge County Expo. Commissioner Tjosaas attended a CIP meeting, a COG meeting and a DMC meeting.

Agency Reports

Zoning Administrator Melissa DeVetter presented for the Board's consideration the April 2, 2014 Planning Commission recommendations.

CUP #14-03 Approved

Motion by Allen seconded by Erickson to approve of the following action of the Planning and Zoning Commission as reviewed on April 2, 2014 with the reasons, recommendations and conditions as found in the individual permit:

Kody Kramer – CUP #14-03

The first public hearing is to consider an application for a Conditional Use Permit to establish a new feedlot of 2,400 head of finishing hogs or 720 animal units. The parcel will be approximately 6 acres split from a 160 acres parcel located in the SW ¼ of the SE ¼ of Section 8, Hayfield Township. Kody Kramer is the applicant and Ted Kramer is the property owner.

The Planning Commission recommends approval with the following conditions:

1. A Dodge County Zoning Permit shall be obtained before construction of the building.
2. The Dodge County animal feedlot registration shall be updated prior to occupation of the barn.

3. All recommendations of the Feedlot Advisory Report dated 3/04/14 completed.
4. A copy of the appropriation permit from Minnesota DNR (when required) shall be submitted to Department for feedlot file and to include with a copy of the CUP.
5. The area where the driveway is proposed and the area in the road right of way will need to be evaluated by a county designated botanist or other plant professional for the presence of endangered species and the applicant will be required to fully comply with the Endangered Species Act, when applicable. The area should be clearly marked and the designated person(s) shall be on site during the preconstruction meeting to assist in avoiding and minimizing impacts. No mowing shall occur until after the site is evaluated.

CUP #14-03
Approved -
Continued

Motion adopted unanimously.

Ms. DeVetter reviewed with the Board CUP #14-04.

CUP #14-04
Approved

Motion by Allen seconded by Erickson to approve of the following action of the Planning and Zoning Commission as reviewed on April 2, 2014 with the reasons, recommendations and conditions as found in the individual permit:

Nick Masching – CUP#14-04

The second public hearing is to consider an application for a Conditional Use Permit to establish a new feedlot of 2,400 head of finishing hogs or 720 animal units. The parcel will be approximately 6 acres split from an 80 acre parcel located in the NE ¼ of the NW ¼ of the NE ¼ of Section 5, Westfield Township. Nick Masching is the applicant and Roger Toquam is the property owner.

The Planning Commission recommends approval with the following conditions:

1. A Dodge County Zoning Permit shall be obtained before construction of the building.
2. The Dodge County animal feedlot registration shall be updated prior to occupation of the barn.
3. All recommendations of the Feedlot Advisory Report dated 3/04/14 completed.
4. A copy of the appropriation permit from Minnesota DNR (when required) shall be submitted to Department for feedlot file and to include with a copy of the CUP.

Motion adopted unanimously.

Ms. DeVetter reviewed with the Board CUP #14-05.

CUP #14-05
Approved

Motion by Gray seconded by Tjosaas to approve of the following action of the Planning and Zoning Commission as reviewed on April 2, 2014 with the reasons, recommendations and conditions as found in the individual permit:

H4 Enterprises, LLC/Creative Modular Concepts – CUP#14-05CUP #14-05

The third public hearing is to consider an application for a Conditional Use Permit to allow a business under Section 12.3.11 of Chapter 12; Commercial District of the Dodge County Zoning Ordinance. The parcel is located in the SE ¼ of the SE ¼ of the NE ¼ of Section 35, Mantorville Township. H4 Enterprises LLC/Creative Modular Concepts are the applicants and H4 Enterprises, LLC is the property owner.

Approved -
Continued

The Planning Commission recommends approval with the following conditions:

1. Operation will comply with all local, state, and federal regulation regarding the use and activities performed on site.
2. One sign that does not exceed 160 square feet may be allowed on site. Due to the Agricultural and Rural Residential character of the surrounding area, no illumination of the sign shall be permitted.
3. Any change involving the addition of new business related structures or employees beyond that specified in the findings on file with the CUP, enlargement, intensification of the use or similar changes not specifically permitted by the CUP shall require an amended CUP to be issued by the County Board.
4. The hours of operation shall be limited to 7:00 a.m. to 6:00 p.m., Monday through Friday, and 8:00 a.m. to 12:00 p.m. on Saturday to reflect the hours of operation of those uses listed in Kasson's commercial district that are of the same general character of the applicant's use. This condition is added to limit impacts to adjacent properties.
5. One main designated employee parking area, located towards the southeast end of the existing building shall be utilized to maintain the appearance of the site. An additional existing parking area for office staff, inspectors and deliveries will be located adjacent to, and on the southwest end of the existing building.
6. If nuisance dust from the parking and loading areas becomes an issue, the owner will be required to improve to a durable, dustless surface meeting the requirements for Parking under the Dodge County Zoning Ordinance.
7. Off-street parking areas shall be graded to direct and treat all surface water accumulation within the parking area in accordance with an approved stormwater management plan. The quality and quantity of stormwater should be adequately addressed to prevent impacts to the adjacent farmland.
8. The applicant shall obtain MPCA's Industrial Stormwater Permit, or provide proof that they are exempt from such requirement for file with the CUP.
9. The parking and exterior storage areas shall be appropriately screened in accordance with Planning Commission recommendations. The applicant is directed to work with Department staff on the screening of the exterior storage and employee parking area.
10. Exterior Storage shall not be allowed within the front yard area or within 25 feet of any property line. The maximum number of units stored on site shall not exceed 10.

11. All waste generated on site shall be properly disposed of in accordance with the Dodge County Solid Waste Ordinance and MPCA rules.
12. SSTS Requirements:
 - A. Obtain an Operating Permit for the system with a licensed service provider. The contract limit shall be no longer than 2 years and shall terminate on March 1st of the expiration year.
 - B. Take water meter readings on the schedule provided by the SSTS Coordinator and submit readings to Dodge County on a quarterly basis.
 - C. Submit a copy of your Class V permit with EPA to Environmental Services to be on file with a copy of the Sewage Treatment Permit and CUP.
 - D. Ensure the septic system is not accepting anything except sewage from the bathrooms. No other waste is allowed.
13. Submit documentation of compliance with Minnesota Rules 4720 from the Minnesota Department of Health for the Public Water System located on site, to be retained with a copy of the CUP.
14. Mantorville Township Requirements:
 - A. CUP shall be reviewed every 3 years.
 - B. Maintain the “curb appeal” of the site, keep site neat.
 - C. Correspondence with the City of Kasson fire department so in case of emergency there is a plan.
15. The business shall comply with Section 17.19 (Nuisance Standards). Nuisance complaints shall result in review of the CUP by the Planning Commission.
16. The CUP shall be reviewed one year from the date issued by the County Board.

CUP #14-05
Approved -
Continued

Commissioner Peterson commented that he has an issue with this request mainly due to the fact that the business was up and running before Planning and Zoning was even consulted about applying for a conditional use permit. It was Mr. Peterson's opinion that this type of business would be better suited for a city.

Commissioner Gray commended the work of the Environmental Services staff in dealing with this conditional use permit request.

Motion adopted Erickson, Tjosaas, Gray, Allen aye, Peterson nay.

Ms. DeVetter reviewed with the Board ZA #14-01.

ZA #14-01 Approved

Motion by Allen seconded by Tjosaas to approve of the following action of the Planning and Zoning Commission as reviewed on April 2, 2014 with the reasons, recommendations and conditions as found in the individual permit:

GM, LLC – ZA#14-01 (tabled item continued)**ZA #14-01 Approved
- Continued**

The second public hearing is to consider a Zoning Amendment to allow a property that is currently zoned Agricultural to be rezoned to Industrial. A 20 acres parcel located in the S ½ of the NW ¼ of the SW ¼ and 9.94 acres parcel located within the W ½ of the NE ¼ of the SW ¼ for a total of 29.94 acres in Section 10, Ashland Township GM LLC/Garwin McNeilus is the applicant and the property owner.

The Planning Commission recommends approval of the rezoning request after hearing testimony at the hearing and recognizing all of the staff findings, including both facts supporting approval and facts supporting denial of the rezoning request, which are included below:

FINDINGS SUPPORTING APPROVAL OF THE REZONING OF THE PROPERTY

1. The Industrial Zone has already been established. The applicant's current request is an expansion of an existing property that was zoned Industrial in 1999.
2. An Industrial use is already present upon the property.
3. The Highway Engineer and MnDOT have indicated that the rezoning from Agricultural to Industrial is not anticipated to cause impacts to public roads if traffic is handled appropriately.
4. Based upon information from the Assessor's office, the business currently operating on site and the proposed expansion of the Industrial Zoning District is not anticipated to have a detrimental impact on adjacent property values.
5. The proposed expansion of the Industrial District is consistent with the City of Dodge Center's long term plans for Commercial and Industrial Zoning south of U.S. Hwy 14.
6. The use is able to be adequately served by water and sewage treatment and there is adequate land for an expansion of the system if needed.
7. There is a relatively low density of dwellings located in this area. The Department has not received any complaints regarding the operation of this property.

FINDINGS SUPPORTING DENIAL OF THE REZONING OF THE PROPERTY

1. The rezoning request is not consistent with the Dodge County Comprehensive Plan, as updated and amended.
 - A. The 1993 comprehensive plan does not identify this area for future industrial growth.
 - B. The update completed in 2001, which included urban expansion areas for the cities within Dodge County, does not include this area as identified as a future industrial growth area.
2. The site lacks existing infrastructure. There is currently no public water or sewer serving the site. The sewage treatment system operating on site is only designed for a maximum usage of 75 employees. Currently there are 105 employees on site.

- 3. The adjacent and surrounding area is zoned Urban Expansion and Agricultural. In addition, the Dodge Center Airport Zone is located northeast of the property. Some other permitted and conditional uses that are allowed within the Industrial Zoning District would not be compatible with the existing surrounding land uses, which are primarily residential and agricultural in nature.
- 4. The adjacent and surrounding area is zoned Urban Expansion and Agricultural. Some of the other uses that may be allowed within the Industrial Zoning District may have a detrimental effect on the property values.
- 5. The adjacent and surrounding area has primarily Agricultural uses. Some of the other uses that may be allowed within the Industrial Zoning District may affect the enjoyment of the surrounding properties and/or increase nuisance complaints.

ZA #14-01 Approved - Continued

Commissioner Peterson commented that this request doesn't fit with the use in this district. It was his opinion that this type of business would be better suited for the city.

Motion adopted Erickson, Tjosaas, Gray, Allen aye, Peterson nay.

Ms. DeVetter reviewed with the Board ZA #14-02.

ZA #14-02 Discussion

Zoning Amendment – ZA#14-02 (tabled item continued)

The fourth public hearing is to consider a map and a text amendment to the Dodge County Zoning Ordinance. The proposal includes new language and a map amendment for Chapter 9 (Closed Landfill Restricted District), new language for Chapter 8 (Agricultural District) and Chapter 4 (Definition pertaining to Chapter 8).

The Planning Commission recommends tabling the language and map amendment for Chapter 9 and Chapter 7 until the next meeting for legal description clarification.

It was noted that this item was for informational purposes only and that no action was needed at this time.

Commissioner Gray suggested that the Board take some time at an upcoming Committee of the Whole meeting to discuss how they would like to address future start-up businesses.

Future Board Meeting Topic Suggested

Motion by Tjosaas seconded by Allen to adjourn the meeting at 10:53 a.m. CDT. *Motion adopted unanimously.*

Meeting Adjourned

The next meeting of the Dodge County Board of Commissioners will be held on April 22, 2014 at 9:30 a.m. CDT.

Next Regular Meeting

ATTEST:

RODNEY PETERSON
CHAIR, COUNTY BOARD

BECKY LUBAHN
DEPUTY COUNTY CLERK

DATED: