

Minutes of the Dodge County  
**PLANNING COMMISSION MEETING**  
**February 07, 2007**

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The regular meeting of the Planning Commission was called to order by Jon Balzum at 1:05 PM on Wednesday, February 07, 2007. Present were Planning Commission members Jon Balzum, Larry Schmeling, Harlan Buck, John Allen, and Richard Wolf. Also present were County Commissioner Dave Erickson, Klaus Alberts, County Administrator David McKnight and Planning Director Duane Johnson.

Motion by Harlan Buck, seconded by Larry Schmeling, to approve the agenda and the January 2007 minutes. Motion passed unanimously.

**Darrin Jensen / Chris Torgerson – CUP #07-03**

The public hearing is for a request for a Conditional Use Permit to establish a home occupation in accessory buildings. The property is located in the unincorporated Village of Wasioja, SE ¼ of the SE ¼ of Section 11 of Wasioja Township. Darrin Jensen and Chris Torgerson are the applicants and Jerry Bartel is the property owner.

Darrin Jensen was present to explain his plans. He does welding now and wants to sandblast and paint in the building.

Quentin Kleinwort, Wasioja Township stated that there has been no complaint on this site and the township has no objection to the proposed plans.

Duane Johnson explained the county's concern with this permit. If the county would permit this as a home occupation the permit can be pulled if there was an issue or complaints. Duane gave a brief history of the site from the original CUP issues with traffic and the neighboring feedlot, which is now not an issue.

Darrin Jensen indicated that the air compressor and the sandblasting will be done inside the building reducing the noise.

John Allen was concerned about the use of water in the painting process. Darrin Jensen stated that no water will be used in the process of painting and the sand from sandblasting will be picked up by a wholesaler and will be taken to Olmsted County for disposal. The paint will be brought to Jensen in 55 gal drums and the empties will go back to McNeilus Truck for disposal.

Motion by Harlan Buck, seconded by Richard Wolf, to close the public hearing. Motion passed unanimously. Motion by John Allen, seconded by Harlan Buck, to recommend approval with the following conditions:

1. The Home Occupation Agreement is signed and recorded with the CUP.
2. The permit will be reviewed by the Planning Commission before any expansion of outside activity area or any new accessory buildings outside.
3. Ag Covenant be signed and recorded.
4. Feedlot is allowed to continue to operate.
5. Business operation conform to all State and Federal Rules including sandblasting and sandblast material after use; use of solvents, paints or other fabricating materials stored, used or disposed of.
6. Sandblasting operation be in a shed or enclosed to eliminate noise of sandblasting process and air compressor.

The motion was passed unanimously

#### **Donald Leth CUP #07-04**

The second public hearing is for a request for a Conditional Use Permit to establish a non-farm dwelling on 3 acres in the Ag District. The property is located in the SW ¼ of SW ¼ of Section 1 of Mantorville Township. Donald Leth is the applicant and the property owner.

Donald Leth was present to explain his plans for the proposed building site. He currently lives west of the proposed site and plans to build a new home for himself. He does have a driveway permit.

Andy Buckwalter, Mantorville Township stated that Donald did meet with them and the township has no objection to the proposed site.

Duane Johnson stated that this request is only for one home. The memo from Guy Kohnlhofer indicated that possibly two homes could share a driveway.

Motion by Harlan Buck, seconded by Larry Schmeling, to close the public hearing. Motion passed unanimously. Motion by Larry Schmeling, seconded by John Allen, to recommend approval with the following conditions

1. The Ag Covenant shall be signed and recorded.
2. The septic system must meet the County's septic ordinance.
3. Driveway access and permits be obtained from the County Hwy Dept.

The motion was passed unanimously

**Review B&M Sand – CUP #02-029**

Duane Johnson presented a history of the sand pit. A CUP was issued 5 years ago to a different owner to extract gravel. Property has been sold to Dave Brooks and Dave has submitted new plans for the site. He plans to do a retention pond which will be built in the spring, also berms and stormwater diversions where needed. The erosion issues will be fixed.

John Allen stated the Dave has good reputation with having clean sites asked if he was going deeper with the pit. Dave indicated that he will not.

Mantorville Township has no objection to this site.

Motion by John Allen, seconded by Harlan Buck, to approve this review and recommends renewal of this CUP along with the following;

Reviewed site plan and application for extraction of minerals and materials. After the retention pond is built and the pit is operational, in late spring, the sand pit will be inspected to be sure erosion control measures are in place. These control measures should include;

1. Additional slit fencing along the east side of the operation where stockpiling has taken place to prevent runoff into ravine;
2. Berming or clean water diversion to prevent storm water entering the pit area;
3. Seeding of the stockpiles as soon as possible; submit plan for weed control;
4. Remove or pull back overburden that has been pulled into ravened area (this is a small area that amounts to 3-10 yards of black dirt from previous operator).
5. Review of permit in 5 (five) years from date September 4<sup>th</sup>, 2007.

The motion was passed unanimously

**Review Fredrickson – CUP #05-11**

Duane Fredrickson owner of the signs and Keith Carson from Collins Outdoor Advertising was present to explain their plans. Keith Carson is going to purchase Duane Fredrickson's three signs along Hwy 14. The signs will be shaped into a "V", the face of the sign will be illuminated and the structures will be painted. The power supply will be buried and will not interfere with the farming of the land.

Andy Buckwalter, Mantorville Township has no objection with the site.

Motion by Harlan Buck, seconded by Larry Schmeling, to recommend approval of this review and renewal the existing conditional use permit with the following changes;

1. Change of ownership.
2. Changing the sign face orientation to a "V" shape.
3. Changing the color of sign structures.
4. Illumination of sign faces.
5. Replacement of the Bonds as approved by the Planning Office.

The motion was passed unanimously

### **Request for Extension of Paul Moe CUP #06-08**

A request was received from Dr. Erik Hess who purchased the property from Paul Moe to extend the CUP for 1 year. He is temporarily residing in Canada.

Duane Harms (father-in-law) explained that after the purchase of the property a Canadian research project came up for additional training in cardiac disease research with Mayo Clinic. This is temporary and Erik does plan to build on this site.

Duane Johnson explained that if the county extends the CUP for a year and Erik fails to build then he will have to reapply for a new CUP.

Motion by Harlan Buck, seconded by John Allen, to recommend approval for an extension of CUP #06-08 for 1 (one) year based on reasons stated in the letter from new owner, Dr Erik Ness dated 12/22/06 with the following conditions

1. The Ag Covenant shall be signed and recorded.
2. The septic system must meet the County's septic ordinance.
3. Driveway access and permits be obtained from MnDot if needed.

The motion was passed unanimously

### **Other Business**

Duane informed the Planning Commission that no March meeting is scheduled.

### **Adjourn**

Motion by Richard Wolf, seconded by Larry Schmeling, to adjourn. Motion passed unanimously. The meeting was adjourned at 1:40PM.