

**Minutes of the Dodge County
PLANNING COMMISSION MEETING
December 7, 2011**

The regular meeting of the Planning Commission was called to order by John Allen at 2:00 PM on Wednesday, December 7, 2011. Present were Planning Commission members Harlan Buck, Jon Balzum, John Allen, Galen Johnson, Walter Wyttenbach, and Richard Wolf. Also present were County Commissioner Lyle Tjosaas, Dave Erickson, Dave Hanson, Jane Olive and County Attorney Paul Kiltinen, and Zoning Administrator, Melissa DeVetter.

Motion by Harlan Buck, seconded by Richard Wolf, to approve the agenda and the November 2011 minutes. Motion passed unanimously.

Hodgman Drainage Co., Inc –CUP #11-03

The public hearing is to consider an application for a Conditional Use Permit to allow an Ag Related Business in the Agricultural District. The proposed property will be a 5 acre parcel split from 32.66 acres. The property is located in the SW 1/4 of the SE 1/4 of Section 24, Claremont Township. Hodgman Drainage Co., Inc is the applicant and Dan and Lori Hodgman are the property owners.

Dan and Lori Hodgman were present to explain their proposal. The plan is to consolidate their existing business by locating the office and shop on one site.

Richard Wolf, Claremont Township had no objections with this proposal.

Motion by Harlan Buck, seconded by Jon Balzum, to close the public hearing. Motion passed unanimously

Galen Johnson inquired if Mr. Hodgman was aware of the conditions that MnDot required for the driveway access.

Dan Hodgman stated that they did meet with Terry Condon from MnDot on site and reviewed the plans and conditions that will be required of them.

Galen Johnson inquired if there was a well already on this site.

Dan Hodgman stated no; they will have to establish a well and septic system.

Jon Balzum inquired if there was an existing driveway.

Dan Hodgman stated yes, but a new driveway will have to be constructed for the business. Mr. Hodgman was not sure if the existing driveway could stay for the field access.

Melissa DeVetter stated that the existing driveway will have to be removed as part of the MnDot requirements.

Dan Hodgman stated that the field drive access will still have to be addressed.

Galen Johnson stated that MnDot letter reads; the applicant shall remove the existing field entrance at the time of construction.

Motion by Galen Johnson, seconded by Jon Balzum, to recommend approval of the Findings of Facts and Recommendations of the agenda report with the following conditions:

1. Operation will comply with all local, state, and federal regulation regarding the use and activities performed on site.
2. Any sign shall meet the performance standards of Section 1601 of the Dodge County Zoning Ordinance. A sign advertising the business shall not exceed sixteen (16) square feet and shall be set back a minimum of ten (10) feet from the right-of-way.
3. Any change involving the addition of new business related structures or employees beyond that specified in the agreement/application 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.
4. The business shall comply with the conditions of this permit and the Business Plan, which shall be recorded with the CUP.
5. A Zoning Permit shall be obtained prior to any construction.
6. Discharges from the floor drain shall be appropriately collected, treated and discharged as determined by the EPA.
7. The applicant shall meet all requirements of MnDOT's letter dated November 21st, 2011 (Attached as Exhibit 4) and shall submit copies of all permits and/or other required approvals to the Environmental Services Department.
8. Parking shall comply with the design requirements of Section 1602.2 and any County Board requirements. The number of parking spaces shall be set by the County Board upon recommendation of the Planning Commission.
9. Stormwater runoff quality and quantity due to the impervious surface from the building and parking area shall be adequately addressed on site. Complaints involving stormwater shall result in review of the CUP by the Planning Commission.
10. The applicant shall provide the county with copies of the MPCA's stormwater permits, when applicable.
11. The business shall comply with Section 1611 (Nuisance Standards). Nuisance complaints shall result in review of the CUP by the Planning Commission.
12. Hours of operation shall be as indicated by the applicant in the Findings of Fact.

Motion passed unanimously.

Other Business

Zoning Amendment – ZA #11-05 (Chapters 3 & 4 continued)

Melissa DeVetter explained that after the last meeting the Goodhue County Surveyor and Assessor reviewed the survey language to Chapter 3 and suggested some changes. Since these changes are different than what was proposed in Chapter 3 a new public hearing is required. The Goodhue County Surveyor also felt that the survey requirement should be part of the Subdivision section of the ordinance. At this time the staff's is recommending that the proposed Chapter 3, Land Description and Survey and Chapter 4, Definitions pertaining only to surveys be denied.

Motion by Galen Johnson, seconded by Richard Wolf, to recommend denying Chapter 3 Land Use Description and Survey and Chapter 4 Definitions pertaining to survey as presented. Motion passed unanimously.

Ms. DeVetter inquired if the Planning Commission would like to see this brought back as a revision to Chapter 20 Subdivision ordinance or as a stand alone chapter.

It was agreed upon that it should be its own chapter now and then blend it in at a later date to Chapter 20.

Adjourn

Motion by Jon Balzum, seconded by Richard Wolf, to adjourn. Motion passed unanimously. The meeting was adjourned at 2:20 P.M.