

Minutes of the Dodge County
PLANNING COMMISSION MEETING
December 2, 2009

The regular meeting of the Planning Commission was called to order by John Allen at 1:00 PM on Wednesday, December 2, 2009. Present were Planning Commission members Galen Johnson, Harlan Buck, Jon Balzum, John Allen, and Larry Schmeling. Also present were County Commissioner Dave Hanson, and Zoning Administrator, Melissa DeVetter.

Motion by Harlan Buck, seconded by Jon Balzum, to approve the agenda and the October 2009 minutes. Motion passed unanimously.

Rick Davis – CUP #09-13

The first public hearing is to consider an application for a Conditional Use Permit to allow a Bulk Seed Sales Business in the Agricultural District. The property is .50 acres located in the SW 1/4 of the NW 1/4 of Section 22, Hayfield Township. Rick Davis is the applicant and Jeffrey Swanson is the property owners.

Rick Davis was present to explain his proposal. He is in the process of purchasing the parcel with the two buildings and has already put new steel on the building to the east. The other building to the west will be re-steeled this summer and between the two buildings is a cement slab where he will locate 4 bulk seed storage bins.

Harlan Buck stated he talked to his brother Harold Buck who is on the Hayfield Township board and he indicated to him that the Hayfield Township has no objections to this proposal.

Motion by Harlan Buck, seconded by Larry Schmeling, to close the public hearing. Motion passed unanimously.

Harlan Buck stated he did visit the site and it fits right into the agricultural district and it's a prefect setup for the business.

Galen Johnson questioned if this CUP application was in front of the Planning Commission for the bulk seed bins.

Melissa DeVetter clarified on what is being asked of the Planning Commission. Mr. Swanson is selling the two buildings site to Mr. Davis. When they came to the Planning Office for a zoning permit to location 4 bulk seed storage bin on this parcel it was determined that the parcel is a non-buildable lot due to its size. The Board of Adjustment granted a variance for the bulk seed storage bins. It's an Ag related business which requires a Conditional Use Permit.

Galen Johnson clarified that the commission is being asked to grant a CUP for the Ag business not the bins.

Melissa DeVetter indicated yes.

Galen Johnson inquired on the location of the building that Junior Jorgenson does his truck repairs in.

Rick Davis stated it the one to the west of his buildings next to the highway.

Melissa DeVetter showed the Planning Commission on the map the three different parcels.

Rick Davis stated that he has been using the one building to the east for storage for the last seven years. He did let another location for storage go in Mower County for this site.

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

1. A Zoning Permit shall be obtained prior to any additional construction.
2. All business activities, including but not limited to truck or equipment traffic, loading/unloading and storage of products or equipment shall be conducted entirely within the business property boundaries, UNLESS the permittee obtains and records access easements describing the land and drive proposed for business use from all surrounding property owners. Copies of the required access easements from all surrounding property owners shall be submitted to the Dodge County Planning Office and retained on file with the Conditional Use Permit. Trucks shall not utilize the existing drive until this condition is satisfied.
3. The access drive shall conform to the Dodge County Zoning Ordinance requirements.
4. The business shall comply with Section 1611 (Nuisance Standards). Nuisance complaints shall result in review of the CUP by the Planning Commission.
5. Hours of operation shall be 7:00 a.m. to 9:00 p.m.

The motion was passed unanimously.

Other Business

Melissa DeVetter updated the Planning Commission on a few issues with a CUP for Troy Andrist – ARI Hauler. The current CUP which states he will only have 1-2 employees working for him; he now has 4 additional seasonal employees. Mr. Andrist claims that it was discussed at the meetings that he would have seasonal employees. He also processes mulch and dyes it on site. And the final item is that Mr. Andrist has been hauling sludge for Olmsted County, but does not bring it into Dodge County. Ms. DeVetter is asking the Planning Commission if they would want to have Mr. Andrist amended his CUP.

Galen Johnson stated he didn't recall any discussion about seasonal help. He also inquired about the items that are for sale out front.

Melissa DeVetter stated she has not seen them, but she did recall Mr. Andrist stating that he had taken in some stuff from some guy who owed him money. This is not part of his business.

John Allen stated that Mr. Andrist has been hauling the sludge for years. As far as the employees go he could claim that it's slow and lays them all off and then next week hires them all back.

Galen Johnson inquired about parking if there is any implication.

Melissa DeVetter stated as far as the ordinance; no there is not.

John Allen stated that this should be documented, inform him it has been documented and leave it be. But if there are any complaints then it could be looked at again.

Melissa DeVetter stated that two members of the Planning Commission terms are up (Galen Johnson, Larry Schmeling) and inquired if they wish to stay on. Galen Johnson agreed to stay on, but Larry Schmeling is resigning. Since Dave Erickson is unavailable Dave Hanson stated he would let the County Commissioners know at their meeting in January.

Melissa DeVetter informed the Planning Commission members that there will not be a January Planning Commission meeting.

Adjourn

Motion by Galen Johnson, seconded by Jon Balzum, to adjourn. Motion passed unanimously. The meeting was adjourned at 1:25P.M.