

Minutes of the Dodge County
PLANNING COMMISSION MEETING
August 4, 2010

The regular meeting of the Planning Commission was called to order by John Allen at 7:00 PM on Wednesday, August 4, 2010. Present were Planning Commission members Galen Johnson, Harlan Buck, John Allen, Jon Balzum, Richard Wolf and Gene Hallaway. Also present were County Commissioner, Lyle Tjosaas, Don Gray, Klaus Alberts and Environmental Service Director, Mark Gamm.

Motion by Harlan Buck, seconded by Jon Balzum, to approve the agenda and the July 2010 minutes. Motion passed unanimously.

Dean & Jody Schrom – CUP #10-07

The public hearing is to consider an application for a Conditional Use Permit to allow an Ag Related Business for Seed and Agronomy Services in the Agricultural District. The property is 4.5 acres located in the SW 1/4 of the SW 1/4 of Section 16, Claremont Township. Dean and Jody Schrom are the applicants and property owners.

Richard Wolf, Claremont Township had no objection to this proposal.

Dean and Jody Schrom were present to explain the proposal. Mr. Schrom stated that he and his son will be operating the warehouse. This will be strictly a seed warehouse and the seed will be coming in starting in October to November. The seed will be there through the planting season. They have a consulting business that they also operate. The business will have two to three family members and four employees. These are part time employees at this time. The office hours will be 8am to 5pm except in season and then it will be whatever it takes to do the work.

Motion by Galen Johnson, seconded by Harlan Buck, to close the public hearing. Motion passed unanimously.

Galen Johnson had a concern that if this was approved with the office hours as 8am to 5pm that during the planting season a farmer who wanted to come in and change seed this could be a problem. This is an Ag Related business and during the planting season there could be some business that needs to be done outside of 8-5 hours.

John Allen stated that condition # 8 could be changed to read that.

Galen Johnson inquired of the building location and if this is Mr. Schrom's residence.

Dean Schrom indicated on the map the location of the new proposed building and the house location that he also owns and which his son presently lives in.

Gene Hallaway inquired if the feedlot was part of Mr. Schrom's property.

Dean Schrom stated no it is not. It's owned by Ebenhohs.

Jon Balzum inquired what road this was on.

Dean Schrom stated its County Rd 1.

John Allen stated that the hours have to be changed and asked Mr. Schrom what he would like them to be.

Dean Schrom stated with the consulting business the interns will be coming in at night doing paper work. The business will start from April 1st to the middle of August and then start again in the middle of September to December.

Galen Johnson inquired if the new septic system is going to be shared with the house but will have a separate drainfield.

Dean Schrom stated yes and also the well will be shared.

John Allen inquired if the time from September to December would actually be employees and not customers.

Dean Schrom stated that would be correct it would only be employees.

Galen Johnson inquired if Mr. Schrom understood the other conditions of this permit specially the sign requirements.

Dean Schrom stated yes he did, but wondered about a sign on the building.

Mark Gamm stated it's a performance standard and it would have to be reviewed.

Motion by Galen Johnson, seconded by Gene Hallaway, to recommend approval of the Findings of Facts and Recommendations of the agenda report with the following conditions and also noting that within condition #3 the maximum number of 4 employees is for non-family employees.

1. Operation will comply with all local, state, and federal regulation regarding the use and activities performed on site.

2. The 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. Lighted signs are prohibited.
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 additional construction.
6. The access drive shall conform to the Dodge County Zoning Ordinance requirements.
7. The business shall comply with Section 1611 (Nuisance Standards). Nuisance complaints shall result in review of the CUP by the Planning Commission.
8. Hours of operation shall be 8:00 a.m. to 5:00 p.m., Monday through Friday except during the months of April through August when hours are extended for Ag Related business.

Motion passed unanimously.

Zoning Amendment – Repeal Language of Section 3 – Reserve for Future Use

The second public hearing is to consider repealing the current Section 3 language and reserving the chapter for future use. The language of Section 3 is now contained in Chapter 1, which was amended on July 13, 2010.

Mark Gamm explained that Section 3 language has been contained in Chapter 1 but Section 3 was never repealed at the time the Chapter 1 was amended. This is a clean up process.

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

Motion passed unanimously.

Motion by Jon Balzum, seconded by Gene Hallaway, to recommend approval to repeal and reserve Chapter 3 for future use. Motion passed unanimously.

Other Business

Mary Greening gave a brief summary of what is on the agenda for next month.

Adjourn

Motion by Richard Wolf, seconded by Jon Balzum, to adjourn. Motion passed unanimously. The meeting was adjourned at 7:30 P.M.