

Minutes of the Dodge County
PLANNING COMMISSION MEETING
November 7, 2007

The regular meeting of the Planning Commission was called to order by Jon Balzum at 7:15 PM on Wednesday, November 7, 2007. Present were Planning Commission members Galen Johnson, Jon Balzum, Larry Schmeling, Harlan Buck, and Richard Wolf. Also present were County Commissioner Dave Erickson, Dave Hanson, Lyle Tjosaas, Klaus Alberts, and Planning Director Duane Johnson.

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

High County Energy, LLC – CUP #07- 30

The public hearing is to consider an application for a Conditional Use Permit to establish a meteorological tower in the Agricultural District. The property is 114 acres located in the NW 1/4 of SE 1/4, of Section 4, Vernon Township. High Country Energy, LLC is the applicant and Terry and Nancy Gulbransen is the property owner.

Missy Kelley, High County Energy, LLC was present to explain the purposed plans for the meteorological tower. The met tower will be 60 meters high or approximately 200 feet high. It will have 3 or 4 guide wires with a solar and battery power pack. This will run the equipment required to collect wind data and to run the top marker light. It's a temporary structure with a base of 5 to 8 feet under ground. Currently the applicant has one tower in Olmsted County and would like to establish several in Dodge County. The tower is needed to determine the speed and pattern of the wind in the county.

Duane Johnson had a concern on why the tower was to be located to the back of the property and if a road was going to be built to the tower.

Missy Kelley stated the elevation of the site was the determining factor for tower location. The road has been discussed with the owner and they will work together on location.

Duane Johnson inquired if an address will be need.

Missy Kelley stated that she was not sure at this time. The tower is temporary and will only be at this site for 2 to 3 years.

Motion by Harlan Buck, seconded by Jon Balzum, to close the public hearing. Motion passed unanimously. Motion by Harlan Buck seconded by Larry Schmeling, to recommend approval of the Findings of Facts and Recommendations of the agenda report with the following conditions:

1. Zoning Permit for construction of tower.
2. Driveway access and permits be obtained from the Dodge County Highway Dept.
3. Address be obtained from Dodge County Highway Dept.

The motion was passed unanimously

Jay Harris / Northview – FP# 07-02

The Planning Commission is to consider a Final Plat for Northview subdivision. The property is 10 acres located in the NE ¼ of NW ¼ of SW ¼ of Section 15, Mantorville Township. Jay Harris is the applicant and property owner.

Kyle Skov and Jay Harris were present to explain the plans for the Final Plat for Northview subdivision. Kyle Skov gave a brief review of the history of this site.

Galen Johnson had a concern about road traffic.

Duane Johnson stated that this is covered in the Developers Agreement on page 7, Transportation Improvement Fee.

Kyle Skov stated that after talking to the Mantorville Township it was agreed to have a central location for all the mail boxes. The driveways will be approved by the township before construction.

Duane Johnson addressed the financial agreement with the Planning Commission.

Galen Johnson inquired about the wetland and possible flooding issues that was brought at the last meeting.

Kyle Skov addressed the issue with Lot 1 Block 4 being close to the wetland by stating that the home will be placed 1 foot above the road elevation. This will keep it from possible draining the wetland and water entering the home.

Galen Johnson had a concern about the septic system.

Kyle Skov addressed this with a brief description of the septic system.

Duane Johnson stated that the county is satisfied with the Developers Agreement.

Kyle Skov stated the covenants will be part of the owners abstract.

Motion by Jon Balzum, seconded by Harlan Buck, to recommend approval of the Final Plat as presented with the supporting documents listed below.

1. Declaration and Dedication of Easement for Well, Sewage Treatment System, and Common Open Space.
2. Declaration of Protective Covenants, Conditions and Restrictions for Northview.
3. County of Dodge Developers Agreement.
4. Operations and Maintenance Plan for Northview Mantorville Township Dodge County, MN.
5. Northview Plat

The motion was passed unanimously

Other Business

Planning Commission discussed time changing to 1:00pm starting December 5th meeting for the winter months.

Year end information and Bylaws and Rules of Procedure were handed to the Planning Commission for their review to be discussed at their next meeting.

Duane Johnson gave a brief idea of what is coming in the months ahead.

Duane Johnson thanked Harlan Buck and John Allen for agreeing to be reappointed to the Planning Commission.

Adjourn

Motion by Larry Schmeling, seconded by Jon Balzum, to adjourn. Motion passed unanimously. The meeting was adjourned at 8:00 PM.