

MORRISON COUNTY PLANNING COMMISSION

March 21, 2023 – 6:00 P.M.

MINUTES

The Morrison County Planning Commission held a public hearing and regular monthly meeting in the Morrison County Government Center Board Room.

Regular Members Present: Brent Lindgren, Clint Kathrein, Dave Stish, Marvin Trettel and John Kunelius

Regular Members Absent: None

Commissioners Present: Jeff Jelinski, Greg Blaine, Mike LeMieur (via Teams) and Bobby Kasper

Commissioners Absent: Randy Winscher

Ex-Officio Members Present: Amy Kowalzek, Sharon Peterson and Shannon Wettstein (SWCD)

Ex-Officio Members Absent: Robert Wall

Other members: Matt LeBlanc

Chairman Clint Kathrein called the meeting to order at 6:00 p.m.

Pledge of Allegiance

Chairperson Clint Kathrein read the opening statement.

- 1. Jerome & Maryrose Capko – 4731 Cable Rd; Swanville, MN 56382 – Application for a Conditional Use Permit to expand to a Tier II cattle feedlot; located in pt of the N ½, Section 10, Township 128, Range 31, Swanville Township.**

Jerome and Maryrose Capko and Jared Capko were present.

Amy Kowalzek entered into record Section 604.6 of the Morrison County Land Use Control Ordinance, a plat map with parcel location, Conditional Use Permit Application, Conditional Use Criteria Questions, Good neighbor plan, odor minimization plan, three (3) aerial photos, staff report, aerial photo showing parcel and comments from the environmental review. There were 33 notices sent to neighboring property owners. One comment was received prior to the hearing. Amy entered the Conditional Use Criteria Questions into record.

Dave Stish stated the manure storage facility is in the plans. Will this be done by along with the expansion. Jerome Capko stated they are looking into funding for this. Dave stated this is concerning since this is on a slope. This may be a condition that the expansion goes along with the storage facility.

Marvin Trettel asked how many cows were on site with the previous owner. Jared Capko stated around 100 cows. Marvin stated this would not be a huge increase.

Clint Kathrein asked about the water appropriation permit. Amy Kowalzek stated this would depend on the water usage and will go through the DNR. Clint asked Shannon Wettstein about the possibility of runoff on this site. Shannon stated this is a good site for expansion. The farm site is on a side slope, that is why the plan is at a best site possible plan. The engineers are working on a plan to incorporate the runoff and manure. The expansion should not increase the water flow. There are improvements to help the site. Clint asked about the neighboring property and if there are setbacks that need to be met. Amy Kowalzek stated there is no dwelling on the neighboring property, so no setback is needed from the feedlot. They have enough land

for their manure.

Audience Comment:

Ron Miller stated the Capco's are doing a fine job and respect the natural resources. Strongly support the request.

Dave Stish stated that the application is to be able to go to 600 animal units. Don't think the previous owner has ever had more than 200 animal units. Would like to see a condition on the development and the progress. Shannon Wettstein stated that without funding a project like this is quite expensive. The feedlot is and will be in compliance with or without the stacking slab.

Marvin Trettel stated that the Capco's have been great stewards of the land and do a fine job.

Jared Capko stated they do not have any plans to expand the lots, all of the expansions would be within the barn.

Dave Stish asked how often the manure would need to be cleaned out. Jared Capko stated could hold two to three months per building. Could apply if weather permits or can bring to our other site.

The voting sheets were polled.

A motion was made by Brent Lindgren to recommend approval of this request. The motion was seconded by Marvin Trettel. The vote was all in favor.

The application will go in front of the Morrison County Board of Commissioners on March 28, 2023.

2. John & Laura Pantzke – 15287 Twin Lakes Rd; Little Falls, MN 56345 – Application for an Interim Use Permit to allow a home décor shop; located in pt of NE ¼, of SW ¼, Section 16, Township 129, Range 30, Pike Creek Township.

John & Laura Pantzke were present.

Amy Kowalzek entered into record Section 604.8 of the Morrison County Land Use Control Ordinance, a plat map with parcel location, Interim Use Permit Application, Interim Use Criteria Questions, Dandelion Land Business Plan, site plan, two (2) aerial photos, staff report, aerial photo showing the shed area, letter from Pike Creek Township, aerial photo showing roads, performance standards for home extended business and aerial photo showing the neighboring homes. There were 22 notices sent to neighboring property owners. One comment was received prior to the hearing. Amy entered the Interim Use Criteria Questions into record.

Clint Kathrein stated that the end date that was in the application was when you no longer own the property. John Pantzke stated this is correct.

Brent Lindgren stated that the application states that the business would run Wednesday through Sunday. John Pantzke stated this is correct and not each day nor each week. This is meant to be a time to time business not an everyday business. Brent asked about the bathroom facilities. John stated if they needed to, they could get a port a pot but for now people will just use the bathroom in the house.

Clint Kathrein asked about the parking. John Pantzke stated that they wanted to suggest the maximum amount of parking, but it should not get that high.

Brent Lindgren asked about the employees. John Pantzke stated that right now it is just our family. If we grew larger, we would probably move into a different location.

Marvin Trettel asked about traffic and deliveries. John Pantzke stated one to two deliveries per week. No

semis. We would have people come and pick up things or ship them out.

Dave Stish stated parking for 30 vehicles could be done if they were guided. Will you know if people are coming. John Pantzke stated they dates will be posted. Dave asked if this could be done by appointment only. If parking is on the road this could cause issues. John Pantzke stated appointments will not work at this time. This is a small building and one person could run the business. We only reached out to the Township for parking on the road if it would be needed. We do not know how the business will take off. A list of the business hours will be given to the Township, so we do not interfere with the road maintenance.

Clint Kathrein stated what happens when a farm wants to appear next to you. Other businesses we have allowed came with off street parking conditions.

Brent Lindgren stated that most small stores do not have 30 vehicles on site at one time. The merchandise will also take up a lot of the room in the building so there will not be enough room for 30 people. May want to look into bathroom possibilities.

Audience Comment: None

The voting sheets were polled.

A motion was made by Dave Stish to recommend approval of this request including conditions. The motion was seconded by Brent Lindgren. The vote was all in favor.

The application will go in front of the Morrison County Board of Commissioners on March 28, 2023.

3. Morrison County Public Works – 17502 Iris Rd; Little Falls, MN 56345 – Application to amend the existing Conditional Use Permit for the Solid Waste Management Facility; located in pt of Sections 23, 25 & 26, Township 40, Range 32, Little Falls Township.

Tony Hennen and Jeff Meyer were present.

Amy Kowalzek entered into record Sections 604.5 and 609.5 of the Morrison County Land Use Control Ordinance, a plat map with parcel location, Conditional Use Permit Application, Conditional Use Criteria Questions, survey, Morrison County Landfill permit reissuance drawings, aerial photo showing all of the parcels, aerial photo of the landfill, staff report and Section C of State Statue. There were 50 notices sent to neighboring property owners. No comment was received prior to the hearing. Amy entered the Use Criteria Questions into record.

Tony Hennen stated the Morrison County Land Fill is a large asset to the community. This will allow us to have a little more capacity.

John Kunelius asked what the total number of feet of difference is. Tony Hennen stated 100 feet. John asked if the buffer was on the property line. Tony stated it is. Tony pointed out the difference on the map.

Marvin Trettel asked what the need is for. Tony Hennen stated it is to increase the capacity.

Dave Stish asked about the years and capability. Jeff Meyer stated that the cell areas are shaped like a football. The cells have changed over time. Different things that happen at the land fill the storage area can change. Dave asked what the projected lifetime of the facility would be. Tony stated around 21 years.

Brent Lindgren asked approximately how many years would be removed off the life of the land fill if the application is denied. Tony Hennen stated roughly eight years.

Audience Comment:

Ron Miller – asked by expanding the pit do we expand the risk? Is it really wise to allow other Counties to bring their garbage here? Could the County put up a green belt? This could also help with the debris that is blowing into the woods. In the future we are planning on expanding. Will this affect our setback?

Jacob Carol – We believe the County keep the 300-foot buffer. We feel this encroachment would lower the property values. It is a concern that the County could condemn our site in the future. We have no intension of moving the dairy operation unless forced to. We also would like for the County Land Fill to except waste from our own County and no others. Would also like for the County to place a green belt in this area.

Marv Miller – There is garbage along the whole north side. Will reducing the setback make this better, I don't think so. Not for decreasing the buffer size. Would like a tree line along the north line.

John Theis – The 300-foot buffer was put there to keep a buffer between the neighbors. We need to have this land fill, but no one wants it in thier back yard. Where are we going to go if this is full? If we move it to 200 feet what can we do to help the issues other are having.

Questions:

Does the expansion expand the risk? Tony Hennen stated the expansion will not affect the risk. Have looked at capturing the gases. This has been looked at in the past and does not seem to be something the County has wanted to do. The County purchased the property in 1988 for \$1.00 from the Township. This has continued to be cleaned up over time

Vegetative buffer or tree buffer to be added. There have been pine trees planted on this property boundary line. There is not a significant amount of reduction here.

Jeff has stated they have not received liter complaints from around the property lines.

Will there be a detriment to the neighboring farms for setbacks? Amy Kowalzek state she is not aware of any. Tony Hennen and Jeff Meyer have not heard of this as well.

What is the County proposing to do along the property line? Tony stated this is the first time they have heard of the liter issue. They will make a better effort to keep this area clean.

Clint Kathrein asked if there are trees on the north side and how tall they are. Jeff Meyer stated they were planted in about 2013 and they are about 10 feet in height. Clint stated maybe a fence would work better. Clint asked about property values. Amy Kowalzek stated that property values are determined by the market.

John Kunelius asked about moving to the south. Tony Hennen stated they would be opening up an old land fill in this area.

Marvin Trettel stated the County Land Fill and the neighbors should work out something to help with the garbage.

The voting sheets were polled.

A motion was made by Dave Stish to recommend approval of this request. The motion was seconded by Brent Lindgren. The vote was all in favor.

The application will go in front of the Morrison County Board of Commissioners on March 28, 2023.

The public hearing was closed at 8:28 p.m.

A motion was made by Marvin Trettel to approve the February 28, 2023 minutes. The motion was seconded by Dave Stish. The vote was all in favor.

Correspondence – None

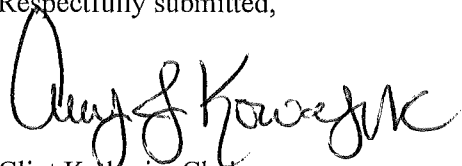
Old Business – None

New Business – None

A motion was made by Brent Lindgren to adjourn the meeting. The motion was seconded by Dave Stish. The vote was all in favor.

With no further business at hand, the meeting was adjourned at 8:28 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Amy Kowalzek". The signature is written in a cursive, flowing style.

Clint Kathrein, Chairperson
Brent Lindgren, Vice-Chairperson
Marvin Trettel, Secretary
Amy Kowalzek, Appointed Secretary
Morrison County Planning Commission