

MORRISON COUNTY PLANNING COMMISSION

April 26, 2022 – 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 Dave Brutscher

Regular Members Absent: None

Commissioners Present: Jeff Jelinski, Mike LeMieur, Mike Wilson and Randy Winscher

Commissioners Absent: Greg Blaine

Ex-Officio Members Present: Amy Kowalzek and Sharon Peterson

Ex-Officio Members Absent: Robert Wall and Shannon Wettstein (SWCD)

Other members: Matt LeBlanc

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

Pledge of Allegiance

- 1. Julie Leikvoll – 17147 Grouse Rd; Little Falls, MN 56345 – After-the-Fact application for an Interim Use Permit for a Home Extended Business to continue a used goods store; located in pt of Gov Lot 4, Section 5, Township 129, Range 29, Green Prairie Township.**

Julie Leikvoll was present.

Amy Kowalzek entered into record Section 606.8 of the Morrison County Land Use Control Ordinance, a plat map with parcel location, After the Fact Interim Use Permit Request, Interim Use Criteria Questions, site plan, three (3) aerial photos, aerial showing all four parcels, land use permit for the shed, staff report, first notice of violation, flyer from the applicant, two (2) aerial photos, home extended business performance standards and reminder of end date condition. There were 123 notices sent to neighboring property owners. four comments were received prior to the hearing. Amy entered the Interim Use Criteria Questions.

Julie Leikvoll stated this started with the pandemic. People have needs for basic things. I am here to do this. There is a need for people to be able to go someplace to get what they need without paying a lot of money. Respect the neighbor's comments. Try to wave the people in and not let them park on the road. Agencies also call and need help for others. Did not think a permit would be needed for this. The closest other place for people to go is in Deerwood MN. Now would like to keep everything in the back yard in the building. Only have volunteers for employees currently.

Dave Brutscher asked if the neighbors have been talked to. Julie Leikvoll stated only the closest ones.

Brent Lindgren asked what the business plan is here. Julie Leikvoll stated would like to have Tuesday through Friday and Saturday. Eight to 3 or 5. Seasons will change the hours of operation.

Marvin Trettel asked how many people per day. Julie Leikvoll stated four per day for the volunteers. Outside people would be maybe 6. After advertising starts that may bring in more people. Enough room for about 15 vehicles in the yard. Marvin asked if there is room for more parking to keep the people off of the road. Julie stated that now everything is in the back there should be no reason for anyone to park on the road.

Dave Stish stated no one can argue the need. Home Extended Business is allowed in the rural residential zoning district as long as it does not interfere with the principal use which is rural residential. Conditions could be added if this application is approved. Julie Leikvoll stated she gets referral phone calls and come out and find what they need. Dave asked if the operation could be held on a referral basis. Julie stated it could but waiting on non-profit status.

Clint Kathrein stated there is a clothing store in agriculture and so why not a used store in rural residential. Clint what is the speed limit here. Julie stated she thought 45. Clint stated he would suggest no parking on the road, possibly add some signage. Amy Kowalzek stated that this should not be advertised as a garage sale. Clint stated also having a list of hours. Are there restrooms here. Julie stated there is a port a pot on site. Clint asked what an end date would be. Julie stated she would like when she no longer owns the property. Amy Kowalzek asked about the storage side of things as well. Will all operations be happening during the hour's operation? Julie stated most of the time, sometimes there are certain circumstances.

Marvin Trettel stated this is admirable. Is there another place to house the operation? Julie Leikvoll stated this would cost money and would be further away. At this point there is no place else.

Audience Comment:

Dan Maslowski – Green Prairie Township – A lot of close calls with vehicles. Supervisors not against the business.

Justin Birdsell – stated he is a new resident. This place is located close to town. Know how it feels to lose everything and need to start over. I was able to contact Julie and she gave me hope and a foundation to start over. Did see the garage sale sign but also saw a beautiful home. There was parking and did not see any clutter. This is a really good thing she is doing. I have never been here when the traffic has been bad.

Rebecca Fulford – stated she is a neighbor. Have been spending my winters in Colorado. Seeing a lot of trucks and trailers. Not against what Julie is doing but am against where she is doing it. When there have been garage sales people drive through my yard.

Matt Crowder – stated he is grateful for what Julie does but it is in the wrong area.

Rose Surma – Oasis – stated we serve people that are in need. This has been an asset to the community. People call to give huge amounts of items and if Julie did not have this, we would not any where for these people to go.

Stephany Och – stated what is happening on this site is helping a lot of people.

Dave Stish stated he could not answer yes to any of the criteria questions if the business stays the way it is. Julie Leikvoll stated the vehicles will be in the back. The garage sale will not be in the front any more. All of the business will now happen indoors. Have always tried to solve any issues that has come up. Do not want to bother my neighbors.

Marvin Trettel stated he was thinking of a few conditions, like parking. Possibly allow the permit for one year then come back and visit it.

Brent Lindgren stated that the parking seems to be an issue here. Julie Leikvoll stated because last year the sale was in the front yard. You cannot even see the building from the road. The store is in the back of the lot and has a parking area. There are two access driveways. Any way to limit the amount of time the store is open. Julie stated she could cut the amount of days per week. The hours are harder because people like to come after work. Brent asked if the referrals could be by appointment. Julie stated they could.

Dave Brutscher stated it was brought to light that there is this much need out there. Is there a long-term plan to move if this keeps getting bigger? Julie Leikvoll stated it is a process and need to start here and see if I can get the permit. There could be grants to move someday. There is a need in Morrison County, and we should be supporting of those who are willing to help.

Clint Kathrein asked if a fence could go up between the neighbor. Julie Leikvoll stated there is already a hedge and could move a storage container. Clint asked if the hours could be limited. Julie stated they could.

The voting sheets were polled.

A motion was made by Marvin Trettel to recommend approval of this request with conditions. The motion was seconded by Dave Brutscher. The vote was four in favor and Dave Stish opposed.

The application will go in front of the Morrison County Board of Commissioners on May 10, 2022.

The public hearing was closed at 7:46 p.m.

A motion was made by Dave Stish to approve the March 29, 2022 minutes. The motion was seconded by Brent Lindgren. The vote was all in favor.

Correspondence – None

Old Business – None

New Business – None

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

With no further business at hand, the meeting was adjourned at 7:47 p.m.

Respectfully submitted,

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