

MORRISON COUNTY PLANNING COMMISSION

May 2, 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, John Kunelius, Clint Kathrein, Dave Stish and Marvin Trettel

Regular Members Absent: None

Commissioners Present: Jeff Jelinski, Mike LeMieur, Randy Winscher and Bobby Kasper

Commissioners Absent: Greg Blaine

Ex-Officio Members Present: Amy Kowalzek and Sharon Peterson

Ex-Officio Members Absent: Robert Wall

Other members: Brian Middendorf, Shannon Wettstein (SWCD) and 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. Blue Front Village Association – No property address – Application for a Conditional Use Permit amendment to allow for decks and park models; located in pt of Gov. Lots 1 & 2, Section 22, Township 132, Range 31, Scandia Valley Township.

Mark & Leslie Severtson were present.

Amy Kowalzek entered into record Section 506.5 of the Morrison County Land Use Control Ordinance, a plat map with parcel location, Conditional Use Permit Application, Conditional Use Criteria Questions, current conditions with explanations of proposed changes, survey site plan, three (3) aerial photos, lake view photo, staff report, previous conditions and notice of violation. There were 93 notices sent to neighboring property owners. One comment was received prior to the hearing. Amy entered the Conditional Use Criteria Questions into record.

Mark Severtson stated he found the original survey with the impervious surface. Can this still be used. Amy Kowalzek stated she would need to take a look at it. There are structures on the property that may need to be added to that. Leslie Severtson stated the septic inspection is compliant now.

Dave Stish asked if when an RV is switched does it require a permit. Amy Kowalzek stated it does. Dave asked how big the decks are. Mark Severtson stated about 10' x the length of the RV. Dave asked how long would it take to get all of the things in order within the subdivision. Leslie stated October 1, 2023. Dave stated he would like to add this as a condition. Is there anything they need to be doing on the shoreline? Amy Kowalzek stated there is not much that can be done.

Brent Lindgren asked if there are by-laws on the property now. Mark Severtson stated there are. Leslie Severtson stated there are by-laws and house rules. Brent asked if we have this on file. Amy Kowalzek stated when the Blue Front was first established the bi-laws would have been recorded. Brent stated he would

like to make sure that the new bi-laws get added to the file in the Land Services Department when they are done.

Marvin Trettel asked if there is adequate parking. Mark Severtson stated he does not believe there is an issue with the parking. It may be an issue on major holidays due to the number of people. Marvin asked if this is something that you have been made aware of. Mark stated they are not aware this has been a problem. Dave stated he would like to include no parking on the road as a condition. Brian Middendorf asked if there is a nexus to add this as a condition. Amy Kowalzek stated this can also be handled by the Township and the law enforcement.

Clint Kathrein asked if this is just adding park models to the list of R.V.'s. Leslie Severtson stated this is correct. Park models are more appealing and becoming more popular. Clint asked if everything gets cleared out in the winter. Leslie stated they stay there.

Audience Comment: None

The voting sheets were polled.

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

The application will go in front of the Morrison County Board of Commissioners on May 9, 2023.

2. Julie Leikvoll – 17147 Grouse Rd; Little Falls, MN 56345 – Application for an Interim Use Permit to continue the Home Extended Business to operate a thrift store in detached shed; located in pt of Gov. Lot 4, Section 5, Township 129, Range 29, Green Prairie Township.

Julie Leikvoll and Patty Foss were present.

Amy Kowalzek entered into record Section 606.8 of the Morrison County Land Use Control Ordinance, a plat map with parcel location, Interim Use Permit Application, Interim Use Criteria Questions, letter from Julie Leikvoll, site plan, four (4) aerial photos, aerial photo showing all parcels owned by the applicant, aerial photo showing surrounding zoning and performance standards for Home Extended Business. There were 119 notices sent to neighboring property owners. Nine comments were received prior to the hearing. Amy entered the Interim Use Criteria Questions into record.

Julie Leikvoll stated that the permit is for a Thrift Store. Everyone needs things and this is restricting the people's times to be able to come in and get what they need. This is ran by volunteers, possibly during non-open hours. Do not know why people are saying we are open when we are not.

Clint Katherine stated this is an activity that everyone will think is a great idea. Our job is to determine if this is a good fit in this area not if the activity is good. We have been getting comments that are stating the we are bad people if we do not vote for this application. It was stated that the County Commissioners do not attend the Planning Commission meetings. They come to as many as they can. Clint entered into record his list of questions, comments and notes.

Brent Lindgren asked if there have been any outside complaints on this applicant. Amy Kowalzek stated she has not received any. Brent asked if there have been any complaints to the Sherriff. Amy stated she has not received any. Brent asked about the debris and smell from the fire. Julie Leikvoll stated they burn wood for heat. They use rags and a cleaner to clean items. Brent asked about the extra hours not within the allowed times. Julie stated people are struggling to pay bills and I do not want these people to have to take off work to get items that they need. We may not be open in their free time. We have had to pay someone to deliver items that we are giving away for free. We need to be open more to be able to increase the sales to keep the business open. We are needing a lot of space and it does not exist outside the property. This would also increase our

expenses. Brent asked if the need is more hours or more days. Julie stated that having Saturdays are very important to have open. So, both hours and days are needed.

Marvin Trettel stated now asking for the hours to be 9 to 5 pm. What is being done outside of open hours. Julie Leikvoll stated this is a delivery and stocking time. This is an asset to the County. Marvin asked how are the cleaning supplies disposed of? Julie those get placed in the garbage and get hauled away. Julie stated they looked at the Sears building, this would require \$60,000 down. I heard people asking if there is really a need to have another thrift store in town. This would require hiring people. The roof on this building leaks. Marvin asked what if we allowed it for another year. Julie stated the application fees really hurt for a non-profit.

John Kunelius how many people can be helped within the next year. Julie Leikvoll stated it varies, now we can help 12 per week if we can be open more, we could help 20 per week. Amy Kowalzek asked if this includes the thrift shoppers. Julie stated it did not.

Dave Stish asked how important is having the thrift store to the mission. Julie Leikvoll stated this is the way we sustain the non-profit. It helps pay for the heat, lights and other utilities. Don't want to rely on government funds. Dave stated there are other ways to help with funding. Dave stated the rural residential meaning from the ordinance. There are not many home-based businesses in the rural residential zoning district. Asking for 40 hours per week will change the essential character of the neighborhood. It appears the original conditions have been followed over the last year.

Clint Kathrein stated there are not many businesses in the rural residential zoning area. What would happen to the business if tomorrow you are not here. Julie Leikvoll stated she has specialized training for a pandemic. I don't think we will ever see people not struggle. Clint asked how many volunteers now. Julie stated about 10. Clint how many buildings are being used. Julie stated four buildings.

Audience Comment:

Mike Duff – This is more like a mission and a retail store. Sign for the property is good. Enough parking for everyone. There should not be a pollution problem. Nothing gets burned but wood.

Wendy Backman – Saved by Labor of Love. Have had nothing and it saved my life. This is all secluded by trees. Now I volunteer here. I see it and its all kept clean and done professionally.

Kendra Halverson – Work at a group home and they will need to use this facility. To allow for this business to be open more is very much needed. Only a small portion of her property is being used for this. I have never smelled anything bad.

Tania Rudenick - Refer people to her all of the time. They also help people in other areas. We need to keep her open. She needs more hours of time to be open.

Layshia Wall – When I moved here, I received \$203.00 per month. I have needed to use places like this to help out. Our resources are overburdened. This is a needed resource.

Rebecca Fulford – Live right next door to Julie Leikvoll. A retail or thrift store does not belong in this zoning district. There are people parking on my property all the time. Once I came home and my home was full of smoke. Reports on file for this at the police department. Sick people live next to her.

Sandy Ross – Julie needs more hours. She has helped me so much.

Therese Meyer – Health Service Provider. I am one of her referrals. I know that when I sent my clients to Julie they will be well care for and get the things and the service that they need. People do not always have the ability to get to the store with the current hours.

Keith Landsman – Moved here because I thought people are very nice here. I have not had an issue with smell or parking in this area. There are needs for veterans as well.

Wayne Stoner – Green Prairie Township Supervisor – There has been no complaints to the Township from this site.

Zoe Lord - Respect your decisions and what you have to do. Respect Julie's decisions to also do what she wants to do. The parking is not an issue. I have been here many times and never saw any of it.

Cheryl Tripett – Four houses north. Have not noticed any issues. Would not even notice that there is a business here. Does not affect my enjoyment of my property at all.

Patty Horn – To be honest some of what is being said is something we have done ourselves. Emergencies do not just happen on certain days or hours of the week. It happens all hours and days of the week. Would encourage a visit to the site.

Ron Garbe – I was homeless. There are ATV's that run up and down this road all day long. There are no cars parked on the road. Wood smells when it is burned. The volunteers should not be called employees. No clothes get washed at her home.

Shelby Miller – Do not see any issues on this property. The park across the road still gets used on a regular basis. The sign is posted to show people where to go. Do think the hours should get extended.

Cathy Horner – Was a social worker. This is something this town needs. I wish she was around when I was working. Is there a fear of showing a prescience?

Randy Craft – Support this request. You do not get to pick your neighbors. Farming is a business that smells. They can become a nuisance. You can find a way around this if you want it bad enough. The only way she is going to be able to move is if she makes more money to afford a building someplace else.

Leanne Ward – Mental Health Practitioner – Have brought people out to Julie for help. It is nice to bring them to a place they can feel like it's a private area. It would behoove the County to keep it running.

Lesa Harmon – The only time I can get to Julie's is if I take time off of work. It is a great service to many people not just the ones that are homeless.

Scott McDaniel – Wonderful opportunity to allow this.

Kent Ginter – Live north of Julie, this is not down grading my property. Never had an issue with cars coming in or out of this site. Do not even know this place is there.

Julie Flyn – One of the people that Julie helped and get me set up. Runs a good mission and should be allowed to continue.

Michael Morrow – Lived here for 30 some years. In favor of this request. Do not even know it is here, never seen a parking problem or any problem. Only problem I see is that she is not allowed to be open longer hours and days. Flabbergasted by the questions that are being asked.

Susan Lossing – We need to keep this going somehow some way. This is helping so many people. So much good here. We are here to show the need.

Shirley Hynes-McDaniel – Julie has helped a really good friend of mine. Julie helped her when no one else was around to help her move into an assisted living home. Even got a place for her cat to go.

Harold Henagin – Drive up and down this road could be up to 15 times a day. Never seen an issue with the

traffic. This is a god send to those who need her. There are others in the neighborhood that disrupt the neighborhood more.

David Posch – Aren't the ordinances put in place to protect the public. Don't see that she is doing anything wrong here. You should not be able to find something wrong with this.

Kathy Kahlhamer – Support Julie and her business. When you have to do a lot of fundraising to get the money you forget your focus. By limiting the hours you are restricting the traffic to the limited hours.

Questions:

No police reported to Amy
The small engine repair established was permitted but now not in use
No fear for precedence. Each request is different.

Brent Lindgren stated he does not see a request for the hours to change. Amy stated she circled back to Julie and she added this to the staff report.

Dave Stish asked if the number of people served is 10 to 12 per week for needs. Julie yes

Marvin Trettel – Had to quit my job to care for my wife. Need to hire someone to take care of her when I am here. Do understand that this is needed.

The voting sheets were polled.

A motion was made by Marvin Trettel to recommend approval of this request including condition. The motion was seconded by Brent Lindgren. 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 9, 2023.

The public hearing was closed at 9:06 p.m.

A motion was made by Dave Stish to approve the April 4, 2023 minutes. The motion was seconded by John Kunelius. The vote was all in favor.

Correspondence – None

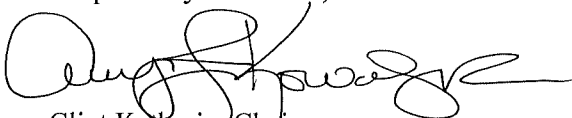
Old Business – None

New Business – None

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

With no further business at hand, the meeting was adjourned at 9:08 p.m.

Respectfully submitted,



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