

# MORRISON COUNTY PLANNING COMMISSION

June 27, 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, Bobby Kasper and Randy Winscher

Commissioners Absent: Greg Blaine

Ex-Officio Members Present: Amy Kowalzek and Sharon Peterson

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. Kimley-Horn & Associates / Aston Keehr – No Property Address – Application for a Conditional Use Permit to construct and operate a 255-foot self-supporting wireless communications tower and facility; located in pt of N ½ of NE ¼, Section 15, Township 39, Range 28, Lakin Township.**

Bryan Holmes was present.

Amy Kowalzek entered into record Sections 604.6 and 1222 of the Morrison County Land Use Control Ordinance, Plat Map with the parcel location, Conditional Use Permit Application, Conditional Use Criteria Questions, three (3) site plans, site photo, two (2) aerial photos, staff report, aerial photo, site location map and aerial photo showing surrounding properties. There were 26 notices sent to neighboring property owners. No comment was received prior to the hearing. Amy entered the Conditional Use Criteria Questions into record.

Brent Lindgren asked if this is going to be a lighted tower. Bryan Holmes stated it would. During the day white and at night red.

Dave Stish asked if all of the standards would be met. Amy Kowalzek stated they would. Dave asked what height of towers can be permitted? Amy stated in Shoreland 190'. Always accessing where the tower is and whether it is near Camp Ripley or the Airport. We cap out a tower at 300'. If they change the height of a tower, they will need to amend the conditional use permit.

John Kunelius asked what is the building time frame? Bryan Holmes stated three to six months. John asked about maintenance. Bryan stated once per quarter.

Marvin Trettel asked about the driveway impact to a wetland. Bryan Holmes stated there will be a culvert added in the driveway. Amy Kowalzek stated this fits within the exemption of needed to do anything with

Soil and Water.

Clint Kathrein stated this is a very well put together application.

Audience Comment: None

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 June 11, 2023.

**2. Summerhill Properties LLC / Travis Mills – No Property Address – Application for a Plat to allow Outlot A to become a buildable lot in Valhalla Villas First Addition; located in Outlot A of Valhalla Villas, Section 21, Township 132, Range 31, Scandia Valley Township.**

Tyler Pogreba (Widseth Surveyor) was present.

Amy Kowalzek entered into record Section 1500 of the Morrison County Land Use Control Ordinance, Plat Map with the parcel location, plat application, site plan, two (2) aerial photos, staff report and aerial photo showing the area subdivisions. There were 112 notices sent to neighboring property owners. No comment was received prior to the hearing.

John Kunelius asked if this is the largest lot in the subdivision. Tyler Pogreba stated it is. When they first bought it, they wanted an Outlot with no building. Then they purchased more lots. Now they want to build on the lot. Amy Kowalzek stated when this was first platted there was not an open space requirement now, we do have an open space requirement. Due to the plat having an open space presented no condition was made to have an open space. Now this would be a condition on any plat. There is a way not to have open space by adding to the Counties park fund. This could go to the Scandia Valley park that is next door to this lot. John asked if there are more homes built in the subdivision since the last imagery. Amy stated there has been some permits pulled over the years, but not for sure how many.

Dave Stish stated that Summerhill Properties still owns other lots within the subdivision. All of the lots are zoned residential with a 30,000 square foot lot requirement.

Brent Lindgren stated there is comment in the packet about payment to the park fund, but there is no one here from the Township to comment on.

Tyler Pogreba stated he sent the plats to Kathie Headley the clerk of Scandia Valley Township. She stated she would reach out to me if she had any questions. I did not hear from her.

Clint Kathrein asked how important are the convenances? Amy Kowalzek stated the plat was granted with the convenances then they were removed without the Land Services Departments knowledge.

Marvin Trettel stated we have too many unanswered questions to vote properly tonight. John Kunelius stated he agrees.

Tyler Pogreba stated that the convenance were removed a while ago. If this does not get approved this property would become useless.

Audience Comment:

Melissa Bjerga stated she owns two lots in the subdivision. Understand we did not have access to the outlot. Over time pole sheds stated getting built and no homes. We bought into a residential subdivision. We were

never notified that the convenance were removed. Please do not take away the last green space we have.

Anders Stone stated we purchased into a residential neighborhood with convenance. Now the convenience got removed. How can this happen without Board approval? Really frustrating that we now have pole sheds instead of homes. Opposed to this request.

Ryan Veith stated the picture does not show all of the structures. It is frustrating that this green space may go away. This is helpful to buffer the noises. Want to keep our privacy.

Buddy Robinson stated he just purchased two lots next to this lot. Now finding out that this may become a buildable lot. Thought I was going to have the green space next to mine.

Anders Stone stated we elect commissioner into office to try and control what happens in the County. The Board should control the narrative not the people.

Amy Kowalzek stated that the individual that adds the convenance can change them or remove them. Our office has no jurisdiction to control or enforce them.

Tyler Pogreba stated he is just the land surveyor. Did not expect the back lash from this request. Would a commercial structure be allowed on this lot? Amy Kowalzek stated commercial uses would not be allowed in a residential zoning district.

Clint Kathrein stated this lot was supposed to be green space. Once the convenance were removed that was nothing that we could control. Looking forward we need to keep those requirements as conditions. The Township and the applicant are not here, and they should be to help us make a good decision. Amy Kowalzek stated the applicant is not here and the Township did state they would like some say. Does the Board wish to make a recommendation on this request?

Dave Stish stated he does not think anything was done by accident. There is plenty of evidence here to show that we can make a recommendation. The audience have commented that this green space is of great value. Highly recommend we deny this application.

Marvin Trettel stated there is not information here to approve this request.

The voting sheets were polled.

A motion was made by Brent Lindgren to recommend denial 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 June 11, 2023.

The public hearing was closed at 7:17 p.m.

A motion was made by Brent Lindgren to approve the May 30, 2023 minutes with correction. The motion was seconded by Dave Stish. The vote was all in favor.

Correspondence – None

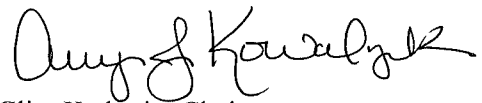
Old Business – None

New Business – None

A motion was made by 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 7:19 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Amy Kowalzek". The signature is fluid and cursive, with a prominent initial "A" and a long, sweeping underline.

Clint Kathrein, Chairperson

Brent Lindgren, Vice-Chairperson

Marvin Trettel, Secretary

Amy Kowalzek, Appointed Secretary

Morrison County Planning Commission