

MORRISON COUNTY PLANNING COMMISSION

November 14, 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, and Marvin Trettel

Regular Members Absent: John Kunelius

Commissioners Present: Jeff Jelinski, Greg Blaine, Randy Winscher, and Bobby Kasper

Commissioners Absent: Mike LeMieur

Ex-Officio Members Present: Darrin Welle and Sharon Peterson

Ex-Officio Members Absent: Robert Wall and Amy Kowalzek

Other members: Alan Ringwelski – 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. BS Storage / Ben Schultz – 2149 Highway 27; Swanville, MN 56382 – Application for a Conditional Use Permit to add a 45' x 144' mini storage building on an existing storage facility site; located in pt of NW ¼ of NW ¼ of Section 20, Township 129, Range 31, Culdrum Township.**

Ben Schultz was present.

Darrin Welle entered into record Section 604.5 of the Morrison County Land Use Control Ordinance, Plat Map with the parcel location, Conditional Use Permit Application, Conditional Use Criteria Questions, aerial site plans, staff report, two (2) aerial photos showing the change in the right of way, new aerial site plan showing the proposed location of the new shed, aerial site plan showing the setbacks to the new proposed shed, (10) site photos and aerial photo showing the surrounding zoning. There were 15 notices sent to neighboring property owners. No comment was received prior to the hearing. Darrin entered the Conditional Use Criteria Questions into record.

Brent Lindgren asked if in 2015 the site was approved for five buildings. Ben Schultz stated that was correct.

Dave Stish asked if there is room for a driveway around the new building. Ben Schultz stated there is, I moved the proposed building to the east. Dave asked if all of the traffic will be able to stay on the driveway and not in the right-of-way. Ben stated they should be able to stay on the road. Dave how will you keep the traffic off of the right of way. Ben stated he could put a fence here but that may be a danger to snow removal and snowmobiles.

Marvin Trettel asked if the building size had changed. Ben Schultz stated it is the same size we just moved it over. Marvin asked if the DOT is ok with this. Darrin Welle stated his understanding was that the DOT was ok with the project as long as nothing is done within the right of way.

Clint Kathrein stated it appears MN DOT gave you about five feet. Would you be ok with a condition that you add posts to this corner to prevent people from going into the right of way. Ben Schultz stated he was ok with this.

Dave Stish asked if the 45' includes the overhang. Ben Schultz stated it will.

Ben Schultz stated he will do what he can to keep people out of the right of way on the corner.

Brent Lindgren asked about the storage container that is on the site. Ben Schultz stated this will be removed from the site. Brent suggests a condition to have this storage container removed from the property.

Dave Stish stated he would like to see an updated stormwater plan as a condition as well.

Marvin Trettel stated when they were on site for the variance viewing the site was well taken care of and preventing erosion.

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 November 21, 2023.

2. Kaiser Land Holdings LLC / Christopher Kaiser – 8776 130th Ave; Little Falls, MN 56345 – Application for a Conditional Use Permit to expand to a Tier II beef feedlot; located in pt of NW ¼ of Section 19 and pt of SW ¼ of Section 18, Township 128, Range 29, Swan River Township.

Christopher and Ashley Kaiser were present.

Darrin Welle entered into record Sections 604.6 and 1209 of the Morrison County Land Use Control Ordinance, Plat Map with the parcel location, Conditional Use Permit Application, Conditional Use Criteria Questions, two (2) aerial photos, two (2) aerial photos showing the proposed building location, rendering of the building, aerial photo showing the parcels owned by the applicant, two (2) aerial photos and staff report. There were 34 notices sent to neighboring property owners. No comment was received prior to the hearing. Darrin entered the Conditional Use Criteria Questions into record.

Marvin Trettel stated his property borders this property. Have been on the site many times and it is neat and clean at all times. There are open lots that need to be corrected. Christopher Kaiser stated he would like to keep the workload down by adding this barn.

Dave Stish stated in SWCD review the operation did not receive a complaint rating. How long has it been non-compliant. Ashley Kaiser stated in 2017 it was complaint.

Alan Ringwelski stated he only did the review lately. He did not complete the one previously. There is a lot of water on the site. It is not complaint today, once the building is up the animals will be moved and that will make the feedlot complaint.

Dave Stish stated there are not 302 animal units today. There are more like 200 something, some animals are placed elsewhere. The ending will be 302 once the addition is done. Christopher Kaiser stated that was correct.

Christopher Kaiser stated they sell and get animals multiple times throughout the year. Do not plan on feeding any steers on open lots after the expansion.

Marvin Trettel recommends a tile line. Alan Ringwelski stated there is a dead pan so the tile line will keep the water moving.

Dave Stish stated there is a good grass buffer around the site. Christopher Kaiser stated they plan to keep it grass but it is pasture.

Clint Kathrein stated a 50' grass buffer is a normal condition.

Christopher Kaiser stated they plan to add rubber mats for the cattle.

Clint Kathrein asked if there is access to any other land. Christopher Kaiser stated they do

Christopher Kaiser stated the rendering in the packet is just an example of the building not the exact building we are wanting to build.

Audience Comment: None

The voting sheets were polled.

A motion was made by Marvin Trettel 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 November 14, 2023.

The public hearing was closed at 7:16 p.m.

A motion was made by Dave Stish to approve the October 17, 2023 minutes. The motion was seconded by Clint Kathrein. The vote was all in favor.

Correspondence – None

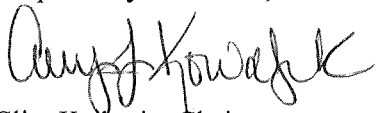
Old Business – None

New Business – None

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

With no further business at hand, the meeting was adjourned at 7:17 p.m.

Respectfully submitted,



Clint Kathrein, Chairperson

Brent Lindgren, Vice-Chairperson

Marvin Trettel, Secretary

Amy Kowalzek, Appointed Secretary

Morrison County Planning Commission