

**Summary of the
MEEKER COUNTY PLANNING COMMISSION
September 14, 2021 – MEETING MINUTES**
Audio Available

The Meeker County Planning Commission held a meeting on September 14, 2021 at 5:00pm to consider the following Conditional Use, Interim Use, Rezone and Preliminary Plat permit applications and other business before the Board. Present was Jans, Euerle, Loff, Hempel, Beach and Smith, Salzl and Zoning Administrator Schultz.

5:00pm

Jans calls the meeting to order. There is a quorum.

The Board states their names for voice recognition.

Jans asks the Board if they have any corrections or additions to the August 10, 2021 meeting minutes. None are noted.

Beach makes a motion for approval.

Smith seconds the motion.

Motion carried 7-0.

5:01pm

Jans opens the public hearing for William Wold (owner) and Thomas Wold (applicant), 26416 CSAH 14, Darwin, MN 55324. That Part of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼), more fully described in the application. Section Eleven (11), Township One Hundred Nineteen (119), Range Thirty (30), Darwin Township. An application for an after-the-fact Interim Use permit to operate a level two home occupancy in an accessory building in the A-1 Agricultural Preservation District.

Tom Wold and Bill Wold are present for this hearing.

Schultz: This property is a 6.43-acre parcel of A-1 Agriculture Preservation zoned land located in Section 11, Township 119, Range 14 of Darwin Township. This property is approximately 2 miles north of the City of Darwin.

Currently on this site there is a house constructed in 1993, a garage built in 1993, a 40 x 48 storage shed built in 1996, a 40 x 40 pole shed built in 2001, and a 48 x 56 shed addition built in 2020. The total manufacturing area within buildings is 6,300 square feet. A 1500 gallon holding tank serves the manufacturing facilities septic needs.

The property owner has applied for a 20 year after-the-fact Interim Use Permit as per Section 11.04 of the Meeker County zoning ordinance to operate a level 2 home occupation that manufactures and rebuilds turbos and does medium duty diesel truck service. This business operates Monday through Friday 8am to 5pm. Currently there are 10 parking spaces located 75 feet from the edge of road for the 5 employees currently employed. The applicant has no plans for adding on additional staff at this time. Site traffic is anticipated to be 5 to 10 customers a week. Trucks coming onsite would be for UPS and FEDEX. Outside lighting is provided by 4 security lights from dusk to dawn. Currently there is no sign for the business located on the property.

Wold states that they manufacture and fabricate turbo chargers for cars and diesel pickups. They also do diesel repair.

Hempel says that if the doors weren't open, she would have had no idea there was a business at this property. It is very well kept. She sees no issues with traffic as it has a specific clientele.

Jans feels the same. It is clean site inside and out.

Hempel makes a motion to close the public hearing.

Smith seconds the motion.

Motion carried 7-0.

Schultz reads conditions:

1. This Interim Use Permit shall be valid for twenty (20) years from the date of approval of this application by the Meeker County Board of Commissioners.
2. The applicant/property owner shall follow all required rules and regulations as are set forth in the Meeker County Zoning Ordinance.
3. A maximum of ten (10) items waiting for repair/pick-up may be stored outside on-site at any time.
4. The property owner shall operate as per the business plan submitted with this application.
5. Holding septic tank on property will need an operating permit and disposal contract submitted to the county within 30 days of the approval of the IUP.
6. The applicant shall be permitted a maximum of fifteen (15) employees before the property needs to be rezoned to C-1 Commercial District and a new Conditional Use Permit issued.
7. Any scrap materials shall be appropriately stored on-site and shall be, at minimum, hauled off site and properly disposed of semi-annually to prevent the accumulation of scrap on this site.
8. Signage for the business must be located on the property, out of the road right of way, at least 5 feet from property lines, no greater than 30 feet in height and no larger than 40 square feet in area.

Hempel makes a motion to approve with the conditions.

Loff seconds the motion.

Motion carried 7-0.

5:08pm

Jans opens the public hearing for Zachery & Julie Anderson, 24749 692nd Ave, Dassel, MN 55325. Property located at that part of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼), more fully described in the application. Section Nineteen (19), Township One Hundred Nineteen (119), Range Twenty Nine (29), Dassel Township. An application for a Conditional Use permit to establish one (1) building eligibility on a parcel of land that that has a maximum of one (1) acre of tillable land and a permanently preserved open space easement of five (5) acres of non-tillable land in the A-1 Agricultural Preservation District as per Section 11.01.D of the Meeker County Zoning Ordinance.

Zachery Anderson and Virgil Anderson are present for this hearing.

Schultz: This property is a 6.10-acre portion of a 20.01-acre A-1 Agricultural Preservation District zoned property located in Section 19, Township 119, Range 29 of Dassel Township. The proposed building site is outside the wetland area located on the western boarder of the 5.1 acre Permanently Preserved Open Space. This property was recently purchased on March 10, 2021 by the applicants and does not have a building eligibility for a dwelling. A building eligibility was not able to be obtained by owners and a residential plat would be considered a spot zone, which by zoning standards is considered an inconsistent use of land. As per 11.01.D.4 of the Meeker County Zoning Ordinance the option of a Conditional Use Permit to establish a building eligibility on A-1 zoned land with an approved CUP if the parcel of property is at least 20 acres and is located entirely within a single ¼ ¼ section and was purchased after October 19, 2001. The property can include no more than one acre of tillable land for the dwelling and a

permanently preserved open space easement on five (5) contiguous acres of non-tillable land must be established. The applicants are proposing to develop a dwelling site utilizing this provision. An appropriate sewer design with alternate location has been submitted for this site. The property owner received permission from Dassel Township to establish an approach onto 692nd for the parcel at its July 12th 2021 meeting. Title of Opinion and Permanent Open Space Easement were approved by the County attorney's representative on August 25, 2021.

Zachery Anderson states that he hopes to build a family home in this location.

Jans says that the site is beautiful. The land isn't usable for anything else. It is a perfect place for a house.

Hempel agrees. It is a beautiful site up on a hill. Stunning. She sees no issues.

Schultz reads the conditions:

1. Erosion control must be implemented on site during construction to prevent the erosion of materials into sensitive areas.
2. A conforming Septic System be installed to serve the dwelling.
3. The Permanent Open Space Easement must be recorded with this Conditional Use Permit.
4. Applicant obtain all required permits prior to commencing construction.

Smith makes a motion to close the public hearing.

Beach seconds the motion.

Motion carried 7-0.

Hempel makes a motion for approval with the conditions.

Beach seconds the motion.

Motion carried 7-0.

5:15pm

Jans opens the public hearing for Paul & Lori Johnson, 21461 CSAH 9, Darwin, MN 55324. Property located at that part of the South 730.80 feet of Government Lot Four (4), more fully described in the application. Section Three (3), Township One Hundred Eighteen (118), Range Thirty (30), Ellsworth Township. An application to Rezone a parcel of land from A-1 Agricultural Preservation District to R-1 Suburban Residential District.

Paul Johnson is present for this hearing.

Jans states that this land is between a lake and a road. It is not farmable. He sees no issues.

Schultz: This property is an 65,775 square foot, 1.51-acre metes and bounds A-1 Agricultural Preservation zoned parcel 08-0044020 located at Section 3, Township 118, Range 30 of Ellsworth Township. This property is located within the shore land district of the Recreational Development Lake, Manuella.

Currently on this property there are no structures and does not have any building eligibilities. The property owners are proposing to rezone this 1.51-acre property from A-1 Agricultural Preservation District to R-1 Suburban Residential District to allow for the development of the one (1) lot plat of Johnson Oasis

County State Aid Highway 9 is adjacent to this property on the east. This parcel was formed November of 2017. Ellsworth Township stated at their June 17, 2021 meeting that they have no objection or issue with the rezone or plat.

Hempel says it fits—it's lake shore.

Beach asks if it fits in? Is it R-1 on either side? *Yes*

Beach makes a motion to close the public hearing.

Smith seconds the motion.

Motion carried 7-0.

Smith makes a motion for approval.

Hempel seconds the motion.

Motion carried 7-0.

5:20pm

Jans opens the public hearing for Paul & Lori Johnson, 21461 CSAH 9, Darwin, MN 55324. Property located at that part of the South 730.80 feet of Government Lot Four (4), more fully described in the application. Section Three (3), Township One Hundred Eighteen (118), Range Thirty (30), Ellsworth Township. An application for a Preliminary Plat of one (1) lot in the R-1 Suburban Residential District zoned plat of Johnson Oasis.

Schultz: This property is an 65,775 square foot 1.51 acre metes and bounds A-1 Agricultural Preservation zoned parcel 08-0044020 located at Section 3, Township 118, Range 30 of Ellsworth Township. This property is located within the shore land district of the Recreational Development Lake, Manuella.

This parcel currently does not have a building eligibility. The property owners have made application for the consideration of the one lot plat of Johnson Oasis. As per the survey, the lot meets or exceeds the minimum lot size requirements for an R-1 zoned lot that is riparian to an R.D. lake. The property owner has submitted appropriate soils information to show that the site has the capability to establish a primary and secondary septic site.

Surface water arrows shown on the Preliminary Plat indicate surface water currently runs either towards the lake located on the west boundary of the property or to the south in the ditch of CSAH 9. Surface water pattern is not proposed to be changed based on this plat being established. No stormwater permit is needed since less than 1 acre would be disturbed during construction. A title opinion has been submitted on this property and reviewed as satisfactory by the County Attorney's designee on 8-30-21. The applicant has submitted information from Ellsworth Township indicating they have no objection with the one (1) lot plat.

Smith makes a motion to close the public.

Beach seconds the motion.

Motion carried 7-0.

Salzl makes a motion for approval.

Hempel seconds the motion.

Motion carried 7-0.

5:23pm

Other business

Approval of the Final Plat for Lake Francis Views.

Schultz: This plat is 47.74 acres of non-riparian R-1 Rural Residential District as of June 2021 adjacent to Lake Francis in Section 11, Township 120, Range 29 in Kingston Township. County State Aid

Highway 19 and 735th Ave are adjacent to this property on the north and west. Lake Francis is a General Development Lake.

Currently on existing parcel 13-1044000 there is a shed, constructed in 1984. The current property owner is requesting to establish a seven (7) lot plat of Lake Francis Views for the construction of dwellings. In 2019 two (2) Outlots were formed. Outlot C was for parcel 13-1045000 and Outlot D was for parcel 13-1044000, Outlots C and D will now be part of the platted buildable lots three (3), four (4) and five (5). This platted land is directly adjacent to an existing R-1 Suburban Residential zone.

Each lot meets the requirements of 80,000 total square feet with 30,000 square feet minimum contiguous buildable area. Lots sizes range from 3.52 to 12.86 acres. A Stormwater Pollution Prevention Plan was submitted by Duinick, and indicate that the runoff will remain the same within the plat. A wetland delineation was submitted by Ag Wetland Services, Inc. and approved by BWSR on 6/3/21. The land surveyor has indicated a small amount of floodplain is located on the east boundary of lot 5. The applicant has submitted sufficient soil borings done by MSTs that show two adequate primary and secondary locations per lot for the installation of a 4 bedroom mound or pressure bed septic system. A Title of Opinion was submitted with the application and was approved 5-28-21 by County Attorney.

Kingston Township approved the 7-lot plat as long as the cul-de-sac meets public road specs for a road grader to make a full turn. Financial letter of credit is adequate for road construction if needed.

Ranta states that everything looks great out there. He is ready to move forward.

Hempel makes a motion to approve the final plat.

Loff seconds the motion.

Motion carried 7-0.

5:27pm

Approval of Final Plat for Birdwing First Addition.

Schultz: This plat will occupy 13.13 acres of a 68.27-acre riparian property adjacent to Star Lake in Section 6, Township 118, Range 31 in Greenleaf Township. 575th Ave is adjacent to this property to the west. Star Lake is a Natural Environment Lake.

The property owner is requesting to be permitted to establish a three (3) lot plat of Birdwing First Addition for the construction of two dwelling eligibility lots and Outlot A which is part of this plat as well. The new plat is within 1000 feet of R-1 zoned properties to the North.

As per the survey each lot meets the R-1 requirements of 100,000 total square feet with 40,000 square feet minimum contiguous buildable area. Lot 1 is 4.15 acres. Lot 2 is 4.49 acres and Outlet A is 4.05 acres. Some wetland was found within each of lots 1, 2 and Outlet A. A wetland delineation was submitted by Granite City Environmental and approved by BWSR on 3/31/21. Surface water arrows shown on the plat indicate surface water flow is not proposed to change based on the plat being established. No floodplain is located within the plat boundary.

The applicant has submitted sufficient soil borings done by A&T Septic that show two adequate primary and secondary locations per lot for the installation of a 4 bedroom mound or pressure bed septic system.

A Title of Opinion was submitted with the application and was approved August 6, 2021 by County Attorney representative. On September 10, 2021 the County Attorney representative indicated that the Homeowners Association, Bylaws and Articles of Incorporation submitted for Birdwing First Addition were in compliance with Minnesota Law.

Greenleaf township commented that they approved access to the locations of the lots off of 575th Avenue for building sites.

Salzl makes a motion to approve the Final Plat.

Smith seconds the motion.

Motion carried 7-0.

5:32pm

Schultz hands out a map of the Steven Garaghty property. He explains to the Board the Garaghty has a buyer for his property, but found out today that there are no building eligibilities. He had changed boundaries on the property and lost two eligibilities. Therefore, he would like to rezone and plat the property and is wondering how the Board felt about this proposal.

The Board has no issues. The land is surrounded by R-1 platted property. The Board is in approval to move forward with rezoning and platting.

5:45pm

Hempel makes a motion to adjourn.

Smith seconds the motion.

Motion carried 7-0.