

PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
NOVEMBER 20, 2006 MEETING MINUTES

The Goodhue County Planning Advisory Commission was called to order at 7:30 p.m. by Chair Sarah Pettit in the Goodhue County Justice Center located at 454 West Sixth Street in Red Wing, Minnesota.

Present: Bernie Overby Randy Juliar Suzanne Blue Sarah Pettit Howard Stenerson
 Sam Michels Michael Wozniak

Absent: Mike Patterson Steven McNamara

APPROVE NOVEMBER 20, 2006 AGENDA –

¹Motioned by B. Overby and seconded by H. Stenerson to approve the November 20, 2006 agenda. Motion carried 7:0

APPROVE MINUTES OF SEPTEMBER 18, 2006 MEETING –

²Motioned by H. Stenerson and seconded by R. Juliar to approve the September 18, 2006 minutes. Motion carried 7:0.

STAFF UPDATES – M. Wozniak said that staff has recently been working with people in Welch township would like to develop their property. Dan Tilsen is here and is working with one of the property owner's Allen Most. Dan has some information packets of some drawing of concept ideas and a narrative that explains why they are interested in doing a development on the property. They wanted to get the Planning Commission some information before it comes in for a formal application, probably in January.

B. Overby asked what section this was in.

Mr. Tilsen said Section 34 of Welch Township.

M. Wozniak said it is an interesting area of properties. There is a development in Ravenna Township that is designed to look like an old New England settlement called Old Deerfield. This property would be accessed from a township road in Ravenna Township in Dakota County. It has a very dramatic view of Prairie Island. What Mr. Tilsen and his associates have been trying to do is come up with an innovative idea to develop this environmentally sensitive area. No decision needs to be made regarding this tonight.

C/S. Pettit said this isn't on the agenda so we won't be discussing it tonight, but if you have any questions you can direct them to staff.

Mr. Tilsen said that he wanted to get them the information before their next meeting. What they would like to do is send out an invitation for the board members, neighbors, any interested party to come out for a site visit.

M. Wozniak said that we can leave that as an offer by Mr. Tilsen to set up a site visit. We could post it stating there might be a quorum present.

Mr. Tilsen said if you can set a date it would be appreciated.

M. Wozniak said that they will call and set it up with the Planning Commissioners.

**PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
NOVEMBER 20, 2006 MEETING MINUTES**

CONFLICT/DISCLOSURE OF INTEREST – None to be discussed

Conditional Use Permit: Monsanto/Holden Foundation Seeds

M. Wozniak presented the staff findings as follows:

Monsanto is requesting a conditional use permit to operate a commercial or industrial use intended to serve the agricultural community. Namely, they are an agricultural company focused on the research and development of corn breeds.

Background

Monsanto (formerly Holden's Foundation Seeds) has been operating at this location since 1982. They are currently operating under a "legal non-conforming" status. They could continue to operate in this manner; however they are proposing an expansion. They would like to expand the current office building, add extra work space, and a shop/storage building on the property. Therefore, they are required to bring the use into conformance with the Goodhue County Zoning Ordinance which requires a conditional use permit for such an operation.

Monsanto received a permit for an office building/lab in November of 2003. They should have been asked to apply for the conditional use permit at that time, but were not. When that building permit was issued they received a permit for a new septic system. As part of the septic agreement, there was supposed to be a monitoring plan and a mitigation plan. The monitoring plan stated that Gysbers Excavating Inc would check meter readings yearly, inspect septic tanks and scum layer, inspect drainfield lines, pump every 2-3 years as needed. The mitigation plan stated that if the system were to fail it would be repaired within 90 days. Holden Foundation seeds will be responsible for maintenance and I [Gysbers Excavating] will be working with them. If meter readings seem high or higher than design flow, we will find the problem and correct. In addition, Monsanto was required to test the sewage effluent to insure that they are in compliance with state discharge limits. The Environmental Health Department has not received any inspection reports or test results regarding the operation of the new system; therefore the system is not in compliance.

Staff also noted a conflict in the water flow estimates given. We understand that staffing changes occur, but what about the effect of the staffing change on the estimated water flow? On their permit in 2003 they stated that there were 30 full time employees (estimated usage (e.u.): 20 gallons each a day) and 20 part time employees (e.u. : 15 gallons each a day) for a total estimate of 900 gallons per day (gpd). Currently the applicants state that they have 12 full time employees and up to 100 part time employees.

If we use the same estimated use per day (20 gallons for the full time and 15 gallons for the part time) it would make the water usage estimate to be 1,740 gpd. That is a difference of 840 gpd. If you add five more full time people into that equation, it brings the e.u. to 1,840 gpd.

The township has approved the conditional use permit. They have also approved a variance for the expansion: apparently Stanton Township's setback to the right of way is larger than the County's requirements.

Findings of Fact

According to the Goodhue County Zoning Ordinance, Article 25, Conditional Uses, Section 5, Findings:

PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
NOVEMBER 20, 2006 MEETING MINUTES

- Subd. 1.* That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the immediate vicinity. **The facility has been operating for several years without complaints from the surrounding property owners. It is an agricultural business in an agricultural district there are no foreseeable adverse effects to property values within the immediate vicinity.**
- Subd. 2.* That the establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area. **The conditional use permit would allow the expansion of an agricultural company that deals primarily in seed. There should be no effect on the surrounding vacant property.**
- Subd. 3.* That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided. **No new access roads or utilities are being proposed. Monsanto needs to provide documentation that they are not overloading their septic system and that they are operating within their design specs.**
- Subd. 4.* That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use. **There is sufficient off street parking available on the property.**
- Subd. 5.* That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result. **The applicant should ensure that adequate measures are taken to meet this finding.**

Comprehensive Plan:

Element 5: Economic Development; Goal 1: AGRICULTURAL INDUSTRY

SUMMARY

Agricultural based industries play an essential part of preserving agriculture in Goodhue County.

Policy

1. The county will encourage industry that compliments and enhances existing agricultural infrastructure.
2. The county will foster the preservation and growth of existing agricultural industry.
3. The county will seek ways to preserve the land to support agricultural industry.

Staff Recommendation/Resolution

Based on the above stated findings of fact staff recommend the approval of the conditional use permit to operate a commercial or industrial use primarily intended to serve the agricultural community (agricultural company focused on the research and development of corn breeds) with the following conditions:

**PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
NOVEMBER 20, 2006 MEETING MINUTES**

1. Provide documentation showing that they are not overloading their septic system and are operating within design specs.
2. Hire a MPCA D1 licensed person/company to update the mitigation- monitoring plan and perform the meter reading and testing as required.

That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

PAC DISCUSSION

Scott Bergemann was present representing Monsanto formerly Holden's Foundation Seeds. Holden's Foundation Seeds is a company that provides inbreds that make up hybrids to the hybrid industry focused on the whole corn belt. Basically about 40% of all the corn in the Corn Belt has Holden's germ plasma in them. In 1982 the company wanted to expand to the north, so he acquired a farm. In 1986 they built the buildings that are present now and bought about 200 acres in Rice County. Because they have been successful in the area they are adding more breeders to the operation. In 1998 they were purchased by Monsanto. In 2002 and 2003 they merged all of their breeding efforts of all the companies that they own into one breeding operation. When that happened there was a Dekalb breeding site that merged with the Stanton site to become a larger site. They added onto the buildings at that time. When they expanded in 2003, they were not foresighted enough to see this happening. Because of that they put in a large septic system in an area that makes it impossible to expand in any other direction. Part of the logistics of the operation is that it requires all the office areas be in one place to avoid walking through labs to get to other offices. They develop new high breeds by cross breeding inbreds and selling them down. He described the breeding process. There are two parts to this: one is the nursery work, the other part of the work is the field trial testing. Out of their location they run about 20,000 field plots. They would be planted throughout the southeast area of the state. Each site would be about 20-40 acres.

H. Stenerson asked where the temporary employees work.

Mr. Bergemann said that during the rest of the year there would never be more than 20 people working in the buildings themselves. There will be about 20-30 kids that will be brought in, in June. The bulk of them will come in July and August. There are satellite facilities brought out to different areas of the field to fulfill those needs.

M. Wozniak said that we had provided in the staff memo a bit of a history, the point that he would like to make on this is the effort here of putting it under a conditional use permit. It has been operating under a legal non-conforming status. Not only would you be permitting the proposed additions, but you would be bringing the existing operation into conformance so that in the future, if other changes would be proposed there wouldn't be so many hoops to jump. In the staff recommendation the first two conditions are performance standards with monitoring the water usage on the property. We are generally supportive of this but one of the concerns is the compliance of the on-site septic.

Mr. Bergemann said that when they interviewed the person to size the system they divided the number by 12 based on the use that he described.

M. Wozniak asked Mr. Bergemann if there are any concerns with drift or the spread of seeds or these crops onto abutting property, is that something that is addressed by your company?

PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
NOVEMBER 20, 2006 MEETING MINUTES

Mr. Bergemann said the reason Monsanto bought Holden was because we had developed and were in control of about 40% of the germ plasma in the industry. Monsanto had developed some traits that could make that germ plasma better. One of those is BT which controls... The traits are a very big part of Monsanto, but the traits change very fast. They now have three: BT, the Roundup Ready, and the third is a Corn Ringworm chain that controls those pests. At this facility they don't breed with any of those. It is easier to put a trait in than take one out. There are no new traits that come into this operation until they are fully approved. Even when they are approved they are very diligent on the type. They are regulated by the state of Minnesota. They have to maintain a distance from neighboring corn on unapproved sites. They have to follow up the next year and everything is crop destruct. They have a special combiner that destroy the germs and is left and buried right on the site. It is not sold for feed. Any of the farmers that grow near them are progressive farmers and are using the BT and roundup ready.

C/S. Pettit opened the public hearing.

Robert Benson said that Mr. Bergemann and them have been very good in the township. It is the only way to go. The big drainfield to the west prohibits them from going that way. This would be a great thi

With no further public comment taken, Motion by H. Stenerson and seconded by R. Juliar to close the public comment. Motion carried 7:0.

B. Overby clarified the need for the variance from the township

³Moved by H. Stenerson and seconded by B. Overby to recommend approval to the County Board of Commissioners for the conditional use permit to operate a commercial or industrial use intended to serve the agricultural community. Namely, they are an agricultural company focused on the research and development of corn breeds based on findings of fact.

C/S. Pettit asked if it was with the conditions in the staff report.

H. Stenerson said he didn't think so, he said he doesn't like to add conditions if they are not needed. It sounds like the septic system issue has been addressed, and as far as the information needed by environmental health, he doesn't see why they need it so that would be no.

S. Blue asked to go through the conditions point by point. "Provide documentation showing that they are not overloading their septic system and are operating within design specs." Howard says that isn't an issue.

C/S. Pettit says that the issue with that were the 100 workers, but they were field workers so that isn't an issue.

S. Blue read "Hire a MPCA D1 licensed person/company to update the mitigation- monitoring plan and perform the meter reading and testing as required." She said she assumed staff felt that would help them.

M. Wozniak said that these points were advised by environmental health.

C/S. Pettit said that she thought it was regarding that if it was that many people, then it needed to be monitored.

K. Gross said that it was regarding the fact that they did not receive documentation after the first addition was built. Since this is a commercial facility they want to ensure the records are complete.

PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
NOVEMBER 20, 2006 MEETING MINUTES

S. Blue stated she was concerned that we would be forwarding it on without that documentation a second time.

R. Juliar asked if this was required before.

K. Gross said that it was part of the new septic permit.

M. Wozniak said that this would be a reinforcement of Environmental Health's authority. Conditions allow us to have leverage on these permits to motivate them to get things done.

R. Juliar asked if the part-time employees had access to the facilities.

Mr. Bergemann said for maybe 15 minutes at the beginning of the day.

H. Stenerson said that he doesn't have a big issue one way or another whether or not these are included but he hates to clutter up a conditional use permit if he doesn't have to. 1 and 2 both deal with the septic and number 3 – it is already a farm operation, there are already tractors and combines so he doesn't see dust as an issue. The other thing is that he has no clue what a MPCA D1 license does that term change?

M. Wozniak said that it is a license for designing and preparing monitoring and mitigation plan.

S. Blue said that in reading the history, there was going to be a monitoring plan and was not adhered to.

R. Juliar said that they were required to monitor and they didn't.

M. Wozniak said right.

Mr. Bergemann said that they pumped all the tanks and had it inspected three weeks ago. He contacted the person who inspected it and they said he was sorry he has not made the time to submit the paperwork. He insured him that it would be submitted by Thursday of this week.

S. Michels asked if he is still dealing with Gypers Excavating.

Mr. Bergemann said he was.

M. Wozniak said number three is a performance standard of the zoning ordinance that they need to comply with anyway we sometimes to put it as a condition because it is easier for them to be aware of if it is listed.

Mr. Bergemann said they missed the first year monitoring and they caught the second year (this year).

M. Wozniak said that we worked closely with environmental health

S. Blue said that one of the important functions of the conditional use permit, is to have a good list of conditions.

Motion carried 7:0.

PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
NOVEMBER 20, 2006 MEETING MINUTES

Conditional Use Permit—Scott Anderson

M. Wozniak presented the staff recommendations as follows:

Scott Anderson is requesting a conditional use permit to operate a commercial kennel in an A-2, Agricultural District. According to Article 11, Section 3, “Any raising of fur bearing animals or commercial kennel” is subject to a conditional use permit.

Background

Mr. Anderson is proposing a year round dog kennel operation on their 10.64 acre parcel. The subject property is located at 32659 Hill Valley Road, in Section 29 of Hay Creek Township. The property consists of the applicant’s dwelling, detached garage, and three other accessory buildings. Mr. Anderson is proposing to convert the accessory building directly across the driveway from the dwelling into the kennel.

The following items are proposed to be included in the kennel operation:

1. 5-10 dogs
2. 896 sq ft kennel-converted accessory building
3. 3 outdoor 9’x6’ enclosures
4. 6 indoor 6’x12’ modular separations.
5. 8,000 sq. ft fenced in play area
6. 12’ round cement pond inside play area
7. 6’ high chain link fence surrounding play area
8. Existing large shade trees
9. Natural and overhead ceiling light fixtures, additional lighting available if needed
10. Ventilation – Ceiling fans and windows
11. 24”x20” sign near driveway entrance

Mr. Anderson was unsure of the timing of the Township meeting. He will attend the next available meeting. We should have their finding by the time of the PAC meeting.

Findings of Fact

According to the Goodhue County Zoning Ordinance, Article 25, Conditional Uses, Section 5, Findings:

*Subd. 1. That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the immediate vicinity. **The proposed kennel does not appear that it will be injurious to the use and enjoyment of other property in the immediate vicinity, nor substantially diminish and impair property values within the immediate vicinity.***

*Subd. 2. That the establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area. **The proposed kennel does not appear that it***

PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
NOVEMBER 20, 2006 MEETING MINUTES

will impede the normal and orderly development and improvement of the surrounding vacant property.

- Subd. 3.* *That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided. **No new access roads or utilities are being proposed. The driveway and building all currently exist on the property. A water supply is being proposed***
- Subd. 4.* *That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use. **The applicants are proposing an off-street parking area to the south of the proposed building to accommodate the customers.***
- Subd. 5.* *That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result. **Exterior lighting is proposed on the north and south sides of the building to accommodate the outdoor play area and parking area, but the nearest dwelling is over 900 ft. away and does not appear that it will be affected by the minimal lighting. The existing vegetation appears to provide an adequate buffer for sight and sound.***

According to Article 3, Section 27, Subd. 2, the Planning Advisory Commission shall take into consideration the following information and performance standards in which to base their recommendation to the County Board for kennel conditional use permit applications:

- A) The measures taken to minimize noise from the proposed kennel;
- B) The impacts on local traffic;
- C) Permanent water lines and septic systems may be required in the kennel building for drinking water, cleaning the kennels, and disposing of the waste water in an approved manner; and
- D) Allow periodic inspections of the facility in coordination with the Land Use Management department.

Staff Recommendation/Resolution

Based on the above findings of fact staff recommend approval for a conditional use permit to operate a commercial kennel in the A-2 Agricultural District with the following conditions:

1. No more than 10 dogs are allowed on the property.
2. Existing buildings used as any part of the kennel (in which the public may have access) must pass building code inspections prior to it being utilized by the kennel.
3. On-site advertising shall be limited to one (1) sign not to exceed twenty-four (24) square feet.
4. Obtain any licenses or permits required by Environmental Health including but not limited to: water supply and septic systems.

PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
NOVEMBER 20, 2006 MEETING MINUTES

5. Measures will be taken to minimize noise from the proposed kennel.
6. Measures will be taken to minimize the impacts on local traffic.
7. Allow periodic inspections of the facility in coordination with the Land Use Management department.

PAC DISCUSSION

Sherrie Anderson said that the kennel has gotten started by accident, her husband's job was eliminated and since he was home people decided that he could watch their dogs. The kennel would be another income so he doesn't need to start over in another job. They are very respectful of their neighbors and don't want to cause a nuisance to the area.

B. Overby asked if they have been to the township.

K. Gross said that was the sheet handed out tonight. They approved it.

D. Rechtzigel said the township allowed up to 20 dogs and staff recommendation was only for 10 was there a problem for that?

Mrs. Anderson said the most they will every have is 10; that is not a problem.

H. Stenerson said that he just wanted to clarify that 10 animals would include any of their own pets.

Mrs. Anderson said that would not be a problem.

R. Juliar said that he did the site visit and it is a nice location. How they want to run it is nice. They have a large area to run the dogs and they have a corn field around that.

Mrs. Anderson said they have a path that goes around the field and into the woods a little and back around.

K. Gross said that the runs aren't a set number. They have the opportunity to separate the dogs if they need to, but they plan on keeping the dogs together if they can.

S. Michels said he stopped by and it was a very nice set-up for a kennel.

R. Juliar said that they always have kennels in front of them. We have to take each kennel as how they want to run it because it doesn't fit a mold.

C/S. Pettit opened the public hearing.

With no public comment made; motion by H. Stenerson and seconded by S. Michels to close the public comment. Motion carried 8:0.

⁴Moved by S. Michels and seconded by D. Rechtzigel to recommend approval to the County Board of Commissioners for the conditional use permit operate a commercial kennel in an A-2, Agriculture District, based on staff recommendations and with the following conditions:

PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
NOVEMBER 20, 2006 MEETING MINUTES

1. *No more than 10 dogs are allowed on the property.*
2. *Existing buildings used as any part of the kennel (in which the public may have access) must pass building code inspections prior to it being utilized by the kennel.*
3. *On-site advertising shall be limited to one (1) sign not to exceed twenty-four (24) square feet.*
4. *Obtain any licenses or permits required by Environmental Health including but not limited to: water supply and septic systems.*
5. *Measures will be taken to minimize noise from the proposed kennel.*
6. *Measures will be taken to minimize the impacts on local traffic.*
7. *Allow periodic inspections of the facility in coordination with the Land Use Management department.*

Motion carried 7:0.

PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
NOVEMBER 20, 2006 MEETING MINUTES

Discussion

Wind Energy Ordinance

Requested Action: Direct staff to prepare a text amendment to the Zoning Ordinance to add wind energy regulations and to schedule a public hearing for consideration of the amendment at the November, 2006 PAC Meeting.

At the September 18th Planning Advisory Commission Meeting the Commission directed Land Use Management Staff to have an item on the October PAC Meeting Agenda to discuss the regulation of Wind Energy Facilities.

Staff has done extensive research regarding the subject of regulation of wind turbines that are used for the generation of electricity. As previously noted, M. Wozniak Wozniak, County Planner/Zoning Administrator attend an informative Workshop on Small Wind Energy Facilities this past March.

Staff has obtained an extensive number of research documents related to Wind Energy; however, the following are most useful and applicable to the needs of Goodhue County:

- ❖ “Companion Document to the Minnesota Model Wind Energy Conversion Ordinance – 2005”. A publication of the Minnesota Project; and
- ❖ “Model Wind Ordinance – 2005”. Prepared by the Minnesota Project
- ❖ Union of Concerned Scientists Reports: “Assessing Wind Resources: A Guide for Land Owners, Project Developers and Power Suppliers”
- ❖ Lincoln County Zoning Ordinance Wind Energy Regulations

The “Companion Document to the Minnesota Model Wind Energy Conversion Ordinance – 2005” represents the collaborative effort of several organizations including: the Minnesota Project and the Southwest Regional Development Commission as part of the Clean Energy Resource Team Program, as well as the Minnesota Association of County Planning and Zoning Administrators. Additional assistance was provided by the Three Rivers Resource Conservation and Development District. The project also consulted with the Association of Minnesota Counties and District 8 Land Use Committee. **The Companion Document and the Model Wind Ordinance offer an excellent compilation of research, listing of relevant issue and overview of regulatory issues and these documents are Minnesota specific.**

Also, provided in the meeting packet was a copy of a report from the Union of Concerned Scientists entitled “Assessing Wind Resources: A Guide for Land Owners, Project Developers and Power Suppliers.” This report is intended to guide prospective wind farm developers through the process of site assessment. It provides practical information on how to develop reliable estimates of the wind resource and electricity production at a given site. This includes information on how to measure wind speeds and direction; how to qualify your land’s potential for wind projects; how certain variables affect wind production costs and return on investment; what information is typically needed by banks and investors to finance a project; and where to look for additional information.

PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
NOVEMBER 20, 2006 MEETING MINUTES

Lastly, a copy of the Wind Energy Regulations from the Lincoln County Zoning Ordinance has been provided for review by the Planning Advisory Commission. Lincoln County is located in southwestern Minnesota where the Buffalo Ridge Wind Energy Farms are situated.

Concerns with the model ordinance:

- 1) Commercial/noncommercial/micro. There should be a minimal standard that doesn't require a conditional use permit.
- 2) Setback based on height vs. commercial/noncommercial/micro.
- 3) Sound situation/ when does noise become an issue.
- 4) Decommissioned without taking it down.
- 5) 5 mega-watts: the state takes over regulations and citing.
- 6) Bonding: if equipment over X tons/ bond to compensate for damage to roads.
- 7) Bluff setback.
- 8) Check on 5 mega watts state issue, what requirements they use.
- 9) Model ordinance for Goodhue County to look at in January/look over draft in January/public hearing in February
- 10) Provisions from county engineer for road bonding.

ADJOURN

⁵Moved by S. Michels and seconded by R. Juliar to adjourn the November 20, 2006 Planning Advisory Commission meeting at 9:35p.m.

D. Rehtzigel points out that this is C/S. Pettit's last meeting.

Motion carried 7:0.

Respectfully Submitted,

Kristi Gross
Zoning Technician/Recording Secretary

PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
NOVEMBER 20, 2006 MEETING MINUTES

MOTIONS

¹ APPROVE the November 20, 2006 agenda. Motion carried 7:0

² APPROVE the September 18, 2006 minutes. Motion carried 7:0.

³ Recommend APPROVAL to the County Board of Commissioners for the conditional use permit to operate a commercial or industrial use intended to serve the agricultural community. Namely, they are an agricultural company focused on the research and development of corn breeds.

- 1) Provide documentation showing that they are not overloading their septic system and are operating within design specs.
- 2) Hire a MPCA D1 licensed person/company to update the mitigation- monitoring plan and perform the meter reading and testing as required.
- 3) That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

⁴ Recommend APPROVAL to the County Board of Commissioners for the conditional use permit recommend approval to the County Board of Commissioners for the conditional use permit operate a commercial kennel in an A-2, Agriculture District, based on staff recommendations and with the following conditions:

1. No more than 10 dogs are allowed on the property.
2. Existing buildings used as any part of the kennel (in which the public may have access) must pass building code inspections prior to it being utilized by the kennel.
3. On-site advertising shall be limited to one (1) sign not to exceed twenty-four (24) square feet.
4. Obtain any licenses or permits required by Environmental Health including but not limited to: water supply and septic systems.
5. Measures will be taken to minimize noise from the proposed kennel.
6. Measures will be taken to minimize the impacts on local traffic.
7. Allow periodic inspections of the facility in coordination with the Land Use Management department.

Motion carried 7:0.

⁵ADJOURN the November 20, 2006 Planning Advisory Commission meeting at 9:35p.m. Motion carried 8:0.