

Draft

PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
March 21, 2011 MEETING MINUTES

The Goodhue County Planning Advisory Commission was called to order at 7:00 p.m. by Chair B. Overby in the Goodhue County Justice Center located at 454 West Sixth Street in Red Wing, Minnesota.

Present: Len Feuling Ron Allen Tom Webster L. Olson R. Bauer
Michael Wozniak J. Volz B. Overby B. Schafer

Absent: H. Stenerson (arrived 7:10 PM)

¹*Motioned by Ron Allen and seconded by T. Webster to approve the March 21, 2011 agenda. Motion carried 8-0.*

²*Motioned by ??? and seconded by ??? to approve the January 10, 2011 minutes. Motion carried ???.-Chair made decision to Hold approval process of January minutes to next meeting with copy distributed.*

STAFF UPDATES: M. WOZNAK EXPLAINED THE ADMINISTRATIVE LAW JUDGE PROCEDURES PROCESS IN ST.PAUL DURING PREVIOUS WEEK.

CONFLICT/DISCLOSURE OF INTEREST: NONE.

OLD BUSINESS:

NEW BUSINESS:

SUMMARY:

Staff Recommendations:

Land Use Management Staff recommends that the Planning Advisory Commission recommends approval to the County Board of Commissioners of the request of Gary Bredehoft and Scott Bredehoft to change the zoning of Parcel #32.200.0600 in Section 30 of Florence Township from the A-2 (Agriculture) to the R-1 (Suburban Residential District). Planning Advisory Commission action regarding this item should recognize the background material included in the Staff Report (March 4, 2011) including the following “Findings of Fact”:

Findings of Fact

- The proposed Gary Bredehoft and Scott Bredehoft Zoning District Change that proposes a change from A-2 to R-1 is consistent with the Goodhue County Comprehensive Plan; and
- Gary Bredehoft and Scott Bredehoft have adequate property to significantly exceed the minimum lot size for a dwelling site area requirement of 40,000 sq. ft. in the R-1 Zone with the Shoreland Area of the Mississippi River/Lake Pepin; and
- The application submitted meets submittal requirements as expressed in the Goodhue County Zoning Ordinance and interpreted by the Goodhue County Zoning Administrator; and

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- Florence Township has considered the proposed Zoning District Change and has raised no concerns or objections.

Summary

Gary Bredehoft and Scott Bredehoft (Landowner) are requesting a Zoning District Change for parcel 32.200.0600 in Section 30 of Florence Township. Parcel 32.200.0600 within Section 30 Florence Township is currently in the A-2 Zone District and the applicants request to be re-zoned as R-1 Residential. The purpose of this Zoning District Change is to be allowed the opportunity to match nearby R-1 land uses and plat and split the parcel in the future for two additional dwelling sites.

Background Scott Bredehoft currently owns the parcel involved in the Zoning District Change request. Gary Bredehoft is the applicant. The parcel has approximately 6 acres and the existing home has been onsite for decades minus a farm in Sections 30 in the A-2 Zone District (proposed R-1 Zoned District) within Florence Township. The property in question is located with the Shoreland Overlay District (within 1000' of the Mississippi River/Lake Pepin).

The existing driveway on parcels 32.200.0600 would continue to be utilized as access to the overall property. This exits to Lakeview Drive parallel to Highway 61. Parcel 32.200.0600 is not affected by the floodway of Lake Pepin. The proposed plan for a Zone District Change is outside of this area on higher elevation and is consistent with the Goodhue County Comprehensive Plan and Zoning Ordinance. In addition any impacts from additional from on-site wells and wastewater systems would be limited with only 2 additional dwelling units. The County has had a reluctance to rezone larger parcels of property in the rural area generally and in Florence Township specifically because that part of the County has a high potential for Groundwater Contamination. Physical limitations associated with the Bredehoft property including topography (drop off from Lakeview Avenue) and proximity to the Railroad and Hwy. 61 would make it difficult to subdivide beyond the proposed 2 additional dwelling sites.

Florence Township has had opportunity to review and discuss this proposal and support the request.

DISCUSSION:

M. Wozniak gave staff report for the CUP. (2nd item 19:20 start). He then handed out Comp Plan page Goal 3 and explained.

Ron Allen asked if it would be a private septic or a tie in to the community.

Gary Bredehoft said a separate system.

R. Allen asked if nearby neighbors were on a Florence system.

M. Wozniak said individual there in that area, been there awhile.

B. Overby asked anything else applicants?

G. Bredehoft answered I don't think so, no.

L. Feuling asked if it is good ground for a sewer system.

B. Overby asked M. Wozniak if the systems could be individual.

M. Wozniak said applicant has indicated intent for individual systems for 2 additional dwelling sites.

B. Overby noted he did a site visit and asked about driveways.

M. Johnson, surveyor, showed PAC on plat. G. Bredehoft also showed H. Stenerson and L. Feuling.

M. Wozniak explained issue of driveway for PAC. The driveway that would serve all 3 properties would have to be improved to meet county drive standards at over 14 feet in width, no more than 14 percent rise, 50 foot radius minimum on turns.

B. Overby anymore PAC questions.

H. Stenerson asked what about cul-de sac on private drive.

M. Wozniak said grey area, PAC has to interpret private drive, but on Lakeview drive, logical to access by shared driveway. He gave examples in meets and bounds, but interpretive on a plat. Topography limits access, so asking for a shared driveway. Most driveways in that area do wind down around.

B. Overby explained pictures on last page.

H. Stenerson asked again about driveway standards. Fire truck standards, etc, about loop or cul-de-sac length limit. Designed so emergency equip can get down and back out.

M. Wozniak said we can look at that at before bldg. permit issuance, so that is constructed to the proper grade and width and consult with staff.

J. Volz asked if she bought lot 1 and wanted direct access she couldn't do that?

M. Wozniak explained site would need fill for acceptable grade, so that would be a problem.

M. Johnson said because it is subject to a driveway ordinance, could meet it but would require a great deal of fill.

B. Overby photo shows quite a long driveway.

R. Allen asked what maintenance problems with snow, etc.

M. Johnson explained easements handled by separate documents.

M. Wozniak made mention of revised page for the PLAT for additional condition for private driveway easements. So no access denials later for any reasons.

H. Stenerson asked if Twp. Has decided about taking it over.

G. Bredehoft said no .

M. Johnson said I think turning it over it would take away from the square footage of all the lots, not sure how practical that would be. Not sure Florence township would be excited about that.

C/B. Overby opened the discussion to public comments.

Ken Mickelson, neighbor, problem with a lot more traffic, with a big enough turn area. Do you know who owns other lots you sold.

G. Bredehoft explained who owned south and others in his mothers original estate.

K. Mickelson said he has a problem with what was brought in on the other lot to the south.

M. Wozniak explained that the county does not regulate square footage or set minimum square footage, do not preclude trailers under the housing act.

K. Mickelson asked about township standards. Neighbor lot has a falling in roof, it is an eyesore.

M. Wozniak said applicant should bear in mind 25 foot height limit in shoreland of lake Pepin.

K. Mickelson said that was his next question.

M. Wozniak said that is the sort of condition if PAC felt it is appropriate. 25 feet is interpreted by bldg code half way up the roof.

K. Mickelson said Lakeview taxes above somebody has to manage what is built next.

M. Wozniak said because of grade it would limit it.

K. Mickelson said he would think it is not a problem, but not a 4 story building. Other neighbor eyesore, not wanting to see it continue to happen.

With no further public comment it was motioned by B. Schafer and seconded by R. Allen to close the public comments. Motioned carried 9-0.

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R. Allen said it seems like there is housing on both sides.

Motion By R. Allen, 2nd by L. Fueling, to Approve the Change of Zone District from A-2 to R-1 for Gary Bredehoft / Scott Bredehoft with findings of fact and staff recommendation. Motion Carried 9-0.

SUMMARY:

Staff Recommendations:

Land Use Management Staff recommends that the Planning Advisory Commission recommends approval to the Goodhue County Board of the Lake View Heights Fourth Addition Preliminary and Final Plat subject to the following conditions:

- 1. Subject to the Plat drawing as submitted by the applicant, Gary Bredehoft, on February 14, 2011 and supporting descriptive information included with the Preliminary/Final Plat for Lake View Heights Fourth Addition.**
- 2. Compliance with all standards and requirements included in the Goodhue County Subdivision Controls Ordinance.**
- 3. Recording of the final plat with the County Recorder/Registrar of Deeds.**

The Planning Advisory Commission action should recognize the background material included in the Staff Report (March 10, 2011) including the following “Findings of Fact”:

Findings of Fact

- The proposed Lake View Heights Fourth Addition Subdivision Plat is consistent with the Goodhue County Comprehensive Plan; and
- The Lake View Heights Fourth Addition Plat meets standards and requirements set forth in the Goodhue County Zoning Ordinance including Article 30 (Shoreland Regulations).
- The application submitted by Gary Bredehoft and Scott Bredehoft meets submittal requirements as expressed in the Goodhue County Subdivision Ordinance and interpreted by the Goodhue County Zoning Administrator; and
- Florence Township has considered the proposed Preliminary/Final Plat prior to action by the Goodhue County Board and has not raised any concerns or expressed any objections.

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Summary

Gary Bredehoft and Scott Bredehoft(landowner) are requesting a Preliminary and Final Plat for property in Section 30 of Florence Township (Parcel 32.200.0600). The applicants have also requested a Change of Zone District from A-2 to R-1 Zone District. The purpose of this proposed subdivision of land is to allow the subject property to match nearby R-1 land uses and split the parcel into three residential sites (the existing dwelling along with two new residential lots).

Background Scott Bredehoft currently own the parcel involved in the Preliminary and Final Plat. Gary Bredehoft is the applicant. The parcel has over 6 acres and the existing home has been onsite for decades minus a farm in Sections 30 within Florence Township.

The existing driveway on parcel 32.200.0600 would continue to be utilized as access to the existing dwelling site. This exits to Lakeview Avenue parallel to Highway 61. Parcel 32.200.0600 is not affected by the floodway impact zone of Lake Pepin. The proposed Plat is outside of this area on higher elevation and is consistent with the Goodhue County Comprehensive Plan and Zoning Ordinance. The property is located within the Shoreland Overlay District (within 1000' of Lake Pepin). The proposed lots sizes ranging from 1.37 to 2.32 acres all exceed the Shoreland Area lot size minimum of 40,000 sq. ft. in the R-1 Zone District.

A dwelling and detached outbuildings currently exist on the property. The intent of the property owner is to subdivide the parcel into three dwelling sites. Detailed description of the proposed Plat has been included in the Lake View Heights Fourth Addition Plat Description submitted as part of the application.

Preliminary Plat/Final Plat Requirements: Because subdivision of property is involved the proposed subdivision plan is subject to requirements established in the Goodhue County Subdivision Controls Ordinance. The proposed subdivision represents a re-platting of property, because no new public roads are proposed and because existing structures and water/wastewater systems are substantially in place LUM Staff have permitted some streamlining of preliminary plat submittal requirements.

Florence Township has had opportunity to review and discuss this proposal and support the request. The Township Planning Committee and Township Board have reviewed the proposed plat and are comfortable with the proposed subdivision of land.

DISCUSSION:

M. Wozniak gave staff report for the CUP. Noted Final Plat is subject to review by county surveyor and M. Johnson is aware of that routine with Lisa Hanni Land Use Management Director. He explained site limitations and potential for building sites. Is it correct for individual wells on lot 1 and 3?

G. Bredehoft answered correct.

M. Wozniak said staff would like that in writing prior to the County Board meeting. If PAC finds driveway acceptable applicant would provide cross easements, prior to final plat ok.

L. Feuling asked if Lakeview Drive is a Township road? Contract to plow snow?

M. Wozniak said yes, up to township.

H. Stenerson said no conditions on a Plat?

M. Wozniak said can on a Plat, but not zoning.

H. Stenerson said his concern is later on if neighbors don't get along. Consider to exceed ordinance width as condition.

B. Schafer said so drive has shared portion.

H. Stenerson said maybe push it up to 16 feet width, and county engineer looks at turn of entrance.

M. Wozniak said access on existing for turn radius would be challenge to conform. Applicant hasn't proposed that, but would raise that issue.

H. Stenerson said radius would probably have to change.

R. Allen asked would he be forced to use that road 20 yrs from now.

M. Wozniak said issue might be this; bluff area, we have occasionally allowed driveways. Will work with a property owner if that is their only option, township would have to approve individual drive access. Our concern is the bluff based on what the proposed later.

R. Allen asked what about this action.

M. Wozniak said for now they are showing a common driveway for approval of the Plat.

C/B. Overby opened the discussion to public comments.

K. Mickelson wondering on southern lot would they use other access.

G. Bredehoft explained access concerns if neighbor buys southern lot also. The Plat keeps it all in one.

With no further public comment it was motioned by B. Schafer and seconded by L. Olson to close the public comments. Motioned carried 9-0.

H. Stenerson would like to see 16 feet driveway, what does staff think about that?

M. Wozniak said another separate condition may be appropriate for that. 16 ft down to lot 3 as shared drive area. Questions raised about access from Lakeview Drive. If any doubt we could require a driveway and grading plan from applicant with turn radiuses. Up to PAC and board if necessary before approval or add a condition.

R. Allen asked if number 4 on re-write.

M. Wozniak said yes, and really talking about number 5.

J. Volz said number 6 then. Easement that ensures access to lots 1,2,AND 3

M. Johnson clarified about wells.

M. Wozniak clarified text of conditions in re-write.

B. Overby asked about water and wells.

M. Wozniak said just need something in writing from applicant.

B. Overby asked applicant are you conformable with that.

M. Johnson and G. Bredehoft answered yes.

Motion By H. Stenerson, 2nd by L. Olson, to Approve the Change of Zone District from A-2 to R-1 for Gary Bredehoft / Scott Bredehoft with findings of fact, conditions, and staff recommendation. Motion Carried 9-0.

SUMMARY:

Staff Recommendations:

Land Use Management Staff recommends that the Planning Advisory Commission recommends approval to the Goodhue County Board of Commissioners of the Circle K Farms (Mike Kohlhofer-agent) Conditional Use Permit subject to the following conditions:

- 1. Compliance with Goodhue County Zoning Ordinance Article 13 (Confined Feedlot Regulations).**
- 2. Submittal of the following information to the Zoning Administrator:**
 - All necessary state and federal permits.
 - Soils map.

Findings of Fact

- The proposed Circle K Farms (Mike Kohlhofer-agent) Conditional Use Permit that proposes development is consistent with the Goodhue County Comprehensive Plan; and

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- The proposed Circle K Farms CUP shall comply with provision of Article 13 (Confined Feedlot Regulations) of the Goodhue County Zoning Ordinance as interpreted by the Goodhue County Zoning Administrator; and
- Belvidere Township has considered the CUP and has expressed support for approval of the Feedlot CUP.

Summary:

Circle K Farms (Mike Kohlhofer-agent) is requesting a Conditional Use Permit for the existing Swine (nursery) feedlot and facilities on parcel 26.026.0300 in Section 26 Belvidere Township to construct an addition to the feedlot building and animal manure holding structure. The purpose of this Conditional Use Permit is to allow the opportunity to continue operations in full compliance with current Goodhue County Zoning Ordinances and meet all local and state statutes. A Variance has been approved by the Goodhue County Board of Adjustment to allow the structure to be constructed less than 100 feet from a neighboring property line.

Background Circle K Farms currently own the property involved in the request and operates a feedlot operation onsite. The purpose of the Conditional Use Permit is to properly permit the expanded feedlot and manure holding structure on the property in conformance with zoning ordinance requirements that may permit the manure holding capacity of over 500,000 gallons on the site by conditional use permit.

The number of animal units being kept on the property may increase from 6,000 Swine under 55 lbs. The total maximum Animal Unit (AU) capacity is 475. The documents for MPCA state 300 AU existing and 475 final (9,500 animal max). There are 718 acres that are available for non-transferrable manure and permitting has been required and completed by MPCA to meet manure utilization requirements.

Goodhue County Feedlot Officer, Josh Finnesgard, has reviewed the application materials associated with the submittal and will be present at the March 4, 2011 Planning Advisory Commission Meeting when this item will be considered. The shortest distance to a well is 150 feet from an animal housing structure.

The CUP to allow the Circle K Farms structural addition within an A-1 Zone District is subject to conformance with provision of Sections 1-10, of Article 13 (Confined Feedlot Regulations) of the Goodhue County Zoning Ordinance.

The applicant has included with the CUP application a description of the use of the property, copies of SWCD documents, soil survey map (Karst feature within 1,000 feet on site), detailed site map that includes existing and proposed structures and facilities on the parcel.

DISCUSSION:

M. Wozniak gave staff report for the CUP. (first in amended agenda-19:06 start).

H. Stenerson arrived.

B. Overby asked if anything to add from Kohlnhofers.

Yon Kohlhofer talked about karst feature monitoring already.

Mike Kohlhofer said the proposed addition is for nursery pigs, small animals.

J. Volz asked how many additional head, unclear on page 5 to MPCA. Appears numbers on page 5 different from page 7 , how many more pigs.

Y. Kohlhofer said with state on paperwork they have to apply for max.

J. Volz asked how many more, 1500?

Y. Kohlhofer said less than 9,500.

B. Schafer clarified pages 5, 6, 7 but net is 9,500.

Y. Kohlhofer said on papers they don't know where 1,500 came from.

M. Wozniak said referenced 9,500 as high end.

M. Kohlhofer said page 5 is correct. Should be 6,000 and 3,500 is the increase.

J. Volz said thank you.

C/B. Overby opened the discussion to public comments. None.

L. Olson asked is there a limit on P levels.

M. Kohlhofer said last 5 years P regulations are on upper limits but will not increase any more.

L. Olson clarified.

M. Kohlhofer responded only manure applied on every other year.

B. Overby asked J. Finnesgard if ok with MPCA.

J. Finnesgard said yes, MPCA has ok'd and permit on Friday to build.

J. Volz asked if Variance is alright already.

M. Wozniak and B. Overby said yes.

M. Wozniak explained neighbor voiced an ok with this.

With no further public comment it was motioned by H. Stenerson and seconded by R. Bauer to close the public

comments. Motioned carried 9-0.

Motion By T. Webster, 2nd by L. Feuling, to Approve the Conditional Use Permit for Circle K Farms (Mike Kohnhofer-agent) with findings of fact and staff recommendation. Motion Carried 9-0.

PAC DISCUSSION ITEMS:

A-3 Zone discussion

Following direction from the Planning Advisory Commission, LUM Staff have proceeded to contact City of Dennison and Warsaw Township Officials to discuss issues associated with the A-3 (Urban Fringe) District Boundaries and Standards.

LUM Director, Lisa Hanni has attended meetings of the City of Dennison City Council and the Warsaw Township Board of Supervisors to brief elected officials from each jurisdiction about why the County is evaluating A-3 District Boundaries and Standards. The next step being taken to share information and solicit comments is a public hearing meeting to be held on March 24, 2011, 7:00 p.m. - 9:00 p.m. at the Warsaw Town Hall. Attached with this memorandum is a copy of the meeting notice that has been mailed to property owners within the A-3 Zone District surround the City of Dennison in Warsaw Township.

City and Township Officials have also been informed of the public meeting which is intended as an opportunity to explain to property owners why the PAC is evaluating A-3 District Boundaries and Regulatory Standards and what some of the implications may be if changes are made.

The PAC Members who have expressed interested in serving on a Sub-Committee to guide revision of A-3 District Boundaries and Standards may wish to attend the Public Meeting in Warsaw Township in order to hear directly from residents and land owners regarding this issue.

Discussion:

M. Wozniak explained Dennison situation and March 24th meeting.

B. Overby asked if L. Olson, J. Volz, B. Overby and H. Stenerson were on sub-committee. Yes. Any thoughts.

H. Stenerson had comments from new Red Wing mayor, interested in A-2 maybe.

M. Wozniak commented A-3 to A-2 may loose sites to bldg, or if land is more of a character of A-1 then why A-2? Have to have findings to support change.

B. Overby asked if each area individually.

M. Wozniak said on boundaries each city has different issues, so the urban fringe boundaries are an issue and what about 35 acre standards. Other counties have other scenarios also. This meeting is lets hear from property owners.

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R. Bauer asked M. Wozniak if getting rid of the A-3 then would staff use characteristics to determine A-1 or A-2 then.

M. Wozniak said the change in Dennison would close out sections to development. Want to hear from them.

R. Allen said case by case is a good approach.

M. Wozniak commented on A-3 questions that staff receives.

B. Overby said ex-urbanites on 2-4 acre raise hell about other land uses later. Challenges.

M. Wozniak said we want to be fair and reasonable and sort of with each city.

R. Bauer said purchaser must know when they buy what the potential is.

M. Wozniak some circumstances can make some parcels complicated.

R. Bauer talked about situation near Zumbrota and BOA. Dwellings with farm separations lead to on and on fragmentation.

M. Wozniak talked about 1969 comp plan with goal of 1/3 housing development in cities and 2/3 developed in rural. Current plan doesn't now, but it was consistent at that time.

B. Overby asked about later in next cities for general consensus.

M. Wozniak said that is the thinking proceed with caution.

PAC By-Laws (Public Hearings):

Planning Advisory Commission Chair, Bernie Overby has asked that some Public Hearing Procedures (attached) be provided to PAC Members for discussion and review.

The Proposed Public Hearing Procedures would be beneficial when the PAC is dealing with controversial items that may attract significant public interest.

PAC Chair Overby and Staff will offer comments regarding the value of more specific Public Hearing Procedures when this item is discussed by the PAC on March 21.

“PROPOSED”
PUBLIC HEARING GUIDELINES

Purpose of the public hearing is to obtain comments from proponents and opponents regarding a specific subject matter as outlined by the Chairperson

During the public hearing we ask that all speakers and the general public be courteous and refrain from interrupting the public hearing by making noise of any kind including clapping.

Guidelines for the public hearing:

Chairperson will announce the subject matter

Staff or consultants, if available, will present to the Commission all pertinent information concerning the announced subject matter.

The Chairperson will open the public hearing

Each speaker shall provide name, address, and organizations full name prior to speaking.

The Applicant and or representative will make statements or comments on the item (maximum 15 minutes) time can be altered by Chairperson

Commission will have opportunity to ask questions of Applicant

Organized opposition if present will make statements or comments on the item (maximum 15 minutes) time can be altered by Chairperson, but, equal to applicant's time. Commission will have opportunity to ask questions of organized opposition.

Everyone else wishing to comment will be allowed to do so with a time maximum time limit of 3 minutes.

All statements or questions should be directed at the chairperson and should be as factual as possible and shall not involve personalities

Commission reserves the right to question any speaker

When last speaker has spoken, applicant will have a maximum 10 minutes

To answer any questions asked and summarize

Organized opposition will have maximum 10 minutes to answer any questions that were asked and to summarize issues and concerns.

Written testimony may be submitted at any time up to and during the public hearing. However, deadlines for submittal may be established to ensure adequate time to distribute the written

testimony and to allow PAC Members time to review the written testimony (including attachments such as report, studies, white papers, news particles, etc.) that has been submitted. Written testimony received after a submittal deadline will be made part of the public record, but, PAC Members may not be able to review such material prior to taking action.

The Chairperson will then close the public hearing and no additional testimony may be offered.

Discussion:

B. Overby explained updates. Switch item to top.

H. Stenserson suggested not recognize organized opposition, they broke into separate groups. Just go tot speaker time limit.

B. Overby gave example.

H. Stenerson said covered in public hearing. Suggest not open to separate category for organized opposition, just talk about max time limit as discretion of chair.

M. Wozniak asked what about supporters also.

H. Stenerson noted just include in time limits in Public Comments, 2 spots of 15 minutes and 10 minute rebuttal take it out. What about handouts at meeting, or case by case.

L. Olson said shouldn't have to drive in for certified letters.

B. Overby said get it in to staff in time.

M. Wozniak said the can submit up to public hearing, read language.

R. Allen said good point of things addressed to the chair.

M. Wozniak said we will update as staff and provide revisions to PAC.

H. Stenerson what about number of times to speak, or just 3 minutes.

R. Allen said J. Bryant would stop them at 3, but multiple opportunities.

B. Overby said 3 minutes, then new speaker.

M. Wozniak said good judgment applies.

H. Stenerson said old ordinance staggered pro then anti, hard to administer.

B. Overby said old is too difficult.

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M. Wozniak said sometimes speakers just have questions, not for or against.

Adjourn:

³Moved by L. Feuling, seconded by T. Webster , to adjourn the January 10, 2011 Planning Advisory Commission meeting at 20:35 p.m. Motion carried 9-0 .

Respectfully Submitted,

Kelly Moriarty
Recording Secretary

MOTIONS

¹ APPROVE the March 21, 2011 agenda. Motion carried 8-0.

² TABLE the January 10, 2011 minutes. Motion carried ???.

³ APPROVE the Change of Zone District request for Gary Bredehoft/Scott Bredehoft. Motion carried 9-0.

⁴ APPROVE the Preliminary and Final Plat request for Gary Bredehoft/Scott Bredehoft. Motion carried 9-0.

⁵ APPROVE the Conditional Use Permit for Circle K Farms (Mike Kohlhofer-agent) feedlot expansion CUP. Motion carried 9-0.

⁶ ADJOURN the March 21, 2011 Planning Advisory Commission meeting. Motion carried 9-0.