MEETING MINUTES
POPE COUNTY PLANNING ADVISORY COMMISSION
Thursday August 25, 2022

The Planning Advisory Commission convened in regular session on Thursday, August 25, 2022 at the Pope County Courthouse, 3rd floor Meeting Room.

Members Present: John Messenger (C), Ivie Cooley (VC), Roger Isdahl, Ron Feigum, Ted Kannegiesser, Larry Lindor (County Commissioner) and alt Paul Gerde (County Commissioner)

Other Officials Present: David Green, Jessica Hill and Ariel Hughes (Land & Resource Management staff)

The meeting was called to order by Chairperson Messenger at 6:12 p.m. with the following items being addressed by the chair:

Additions and Corrections to the Agenda

There were no additions to the agenda. However, the Glenwood Twp presentation relating to Mn Statue 394 and 462, scheduled as item VI B, was moved up to be discussed under General Business as item IV C.

Review minutes of July 28th, 2022 Regular Meeting

The minutes of the Planning Advisory Commission meeting held on Thursday, July 28th, 2022 were submitted for approval. Motion to accept the minutes as amended (remove Mark Halls name as attended) was made by Cooley and seconded by Isdahl. Motion carried with no dissenting votes noted.

General Business

Jason Hagen, Glenwood Township Supervisor and Jason Hill, Attorney representing Glenwood Township, addressed planning, zoning and permitting matters between Pope County and Glenwood Township. Hagen acknowledged that the County has authority as well as the township and that he had no issues with the County having working cooperatively with the township. He said that most standards are similar but pointed out that the township has stricter standards when it came to gravel mines and solar gardens. He stated that the double permitting is a burden on the township citizens and that they (citizens) do not always understand why they have to pay for two permits for the same activity. He also said that because citizens are coming to the county that the township is catching things on the back side. He stated that the township had recently did a comprehensive plan which included a questionnaire. Hagen stated that the citizens, through their questionnaire responses, wanted more local (township level) control over land use decisions. He felt that because of this that he wanted to address the Planning Advisory Commission. He stated that the County could continue to administer shoreland, feedlot and floodplain ordinances. Hill commented that the two entities could work out a Joint Powers Agreement. Commissioner Gerde asks whether or not action from the Township would come up before the Board of County Commissioners. Commissioner Lindor asks if the setback difference

could be handled with and overlay district. Director Green says *yes.* Kannegiesser states that he is confused and that he has been a township supervisor for ten years and does not understand what the issue that Glenwood township is having. Commissioner Gerde asks *are you interested in taking over feedlots and everything else that the county takes care of*? Messinger interjects that the problem is of general proximity to the City of Glenwood. Cooley asks if the township ordinance is online and available to view. Hagen states that it is available through the township's website. He reiterates that the citizens want local control.

Tabled/Old/Other Business:

IUP-Glenwood Gravel Pit, applicant Hancock Concrete Products LLC. (PID 09-0232-003)

Chairman messenger introduces the item followed by staff report as presented by Director Green. He reminds the PAC that this item was originally presented to them at July 28th meeting in which they tabled the item until the results of the EAW became apparent. Director Green did explain the results of the EAW and that the Board took action to make a negative declaration. Therefore, the PAC can now consider the application and make a recommendation to the Board of County Commissioners. Director Green states that staff supports a recommendation of approval with conditions as presented in the staff report. The applicant is represented by Ken Moe. Commissioner Lindor asks if the applicant understands the conditions being proposed. Moe responds *yes*. Cooley asks if the applicant has worked with the township. Moe responds with *yes*. Cooley asks for clarification regarding township setback and county setback standards. Green responds that the County has a 500 foot setback from nearby residential structures whereas the township has a 1000 foot setback from nearby residential structures. At 6:52 pm, the Chairperson declares the Public Hearing to be open. Jason Hagen comments that *for the past ten years Hancock had been operating outside of the boundaries. Under new management though, they have addressed noncompliance and setback issue*. With no other testimony, the Chairman closes the public hearing. More discussion ensued regarding slope and reshaping. Moe states that they intend to reslope as they go and plan to hire additional staff to help with the work load. Commissioner Lindor makes the following motion: *I move to recommend approval of the CUP request with the conditions as prepared by staff.* This motion is seconded by Feigum and supported with no opposition noted.

CUP-RV Park, Dave Schirmers

Chairman messenger introduces the item followed by staff report as presented by Director Green. He states to the PAC that this item and the recommendation of denial, as was submitted by the PAC, was presented to the Board of County Commissioners on August 2nd. The Board took action to resend this item back to the PAC for reconsideration based on submittal of stormwater management plan. Director Green refreshed the PAC with the history of the RV park request and concludes with staff recommendation of approval now that the requested information has been submitted and reviewed. As there have been several public

hearings on this matter already, the Chairman does not hold another. The PAC discusses the stormwater management plan and some other aspects of the proposal. Cooley wants to address the comments that were submitted by the DNR on May 23rd. Director Green responds that some of the identified issues were based on a misunderstanding of our local ordinance by the local DNR Hydrologist. Also relating to the DNR is the fact that any permitting of mooring sites is to be authorized by the DNR and not the County. Dave Schirmers, applicant, clarifies that he intends to have one dock with six slips attached. Cooley follows up with a question regarding access to the lake by crossing of the bike trail. Schirmers states that he is onsite all of the time and that there isn't much traffic on the trail. Furthermore, with only six mooring sites there shouldn't be mush cross trail traffic to be concerned with. He described that the crossing will be at a low point so there should not be a need for stairway. Isdahl asked how many trees may be removed along the shoreline. Schirmers responds *zero*. Kannegiesser makes motion to approve with conditions as prepared in the staff report. This motion is seconded by Lindor and supported with no opposition noted.

New Business

CUP-New Feedlot, applicant Jeremy Walker (PID 02-0079-000)

Chairman Messenger introduces the item followed by staff report as presented by Director Green. Green states that the office has been working with the applicant Jeremy Walker and his brother Cory on this proposal. Currently, the manure management plan is being reviewed by Ariel (LUS). Green states that Ariel will be working with Walker in regard to MPCA 7020 Rules conformance. Green concludes that staff recommendation is to approve with conditions a prepared. A brief discussion followed staff report. Cooley asks about how many acres is the feedlot. Walker responds *about the size of a barn.* Staff clarifies with number of animals as proposed equal 70, but that with an approval, the feedlot could be up to 200 animal units. At 7:17 pm, the Chairman observes that there were no longer any members of the public in attendance and therefore no testimony to be received. The site team of Messenger, Feigum and Kannegiesser report to the PAC. Messenger stated that *it was a beautiful day to visit the proposed site*. Feigum says that *there is lot of work to get the feedlot ready for animals*. Kannegiesser says that *it's a great spot*. Motion is presented by Cooley, *based upon the information and conditions as presented in the staff report, and facts as gathered this evening, I move to offer a recommendation of approval of the Conditional Use Permit.* This motion is seconded by Feigum and supported by a unanimous vote of all members present.

Adjournment

Chairman Messenger adjourns the Planning Advisory Commission meeting at 7:22 pm.

Respectfully submitted,

David Green/Director
Pope County Land & Resource Management