POPE COUNTY
MINNESOTA

MEETING MINUTES
POPE COUNTY PLANNING ADVISORY COMMISSION
Friday, September 13, 2024

The Planning Advisory Commission convened in a special meeting and public hearing session on Friday, September 13, 2024 at the Pope County Courthouse, 3rd floor Meeting Room.

Members Present: John Messenger, Roger Isdahl, Ivie Cooley, Russell Barkeim, and Mark Halls

Other Officials Present: David Green (Land & Resource Management, Director) and Jessica Hill (Zoning Administrator)

Call to Order

The meeting was called to order by Chairman Messenger at 9:00 am.

Acceptance of Agenda

There were no additions or corrections to the agenda noted. Cooley made a motion to approve the agenda as presented. Motion seconded by Isdahl. Motion carries unanimously.

Tabled/Old Business/Other Business:

None.

New Business

Conditional Use Permit (C.U.P.) #24232 Non-Farm Residence

Application by Caleb and Stephanie Person (PID #04-0085-000)

Applicant is seeking the right to construct/locate a non-farm residence in a Non-Intensive Agriculture (A-1) zoning district. This five and three quarters (5.75) acre parcel is located on the west side of County Road 114 in the Southeast Quarter of the Southeast Quarter of Section 14 in Ben Wade Township. Historically there has been a family home located on this site where the applicant's grandfather was raised. The existing residential structure will be removed once a new residential structure is constructed on site.

Chairman Messenger introduces the item, followed by a staff report as presented by Director Green. Director Green provides a summary of the application and explains a Right-To-Farm Acknowledgement Statement as well as a Consent to Waiver of Setback form have been provided to Land & Resource Management by the applicant. Director Green also explains the nearest feedlot is limited to 810 animal units due to the current zoning districts it falls within. Director Green concludes that staff does not object to the recommendation of approval, provided that the conditions as presented in the staff report are complied with.

Applicant Caleb Person was in attendance and offered an opportunity to defend his application. Caleb comments *they would like to put a foundation in and a pre-built manufactured home and raise a family there.* Isdahl asks the applicant *you are fine with the feedlot in the area?* Caleb responds *yes, I was raised on the farm and am very familiar with country living. There's a lot you can learn from farmers with their ingenuity and work ethic.* Halls states his concern with the bins on site and asks about the zoning of the feedlot to the northeast of this location. Zoning Administrator Hill provides a visual representation of the surrounding zoning districts on Pope County's Interactive map. Cooley questions if other structures are coming down on site for this project. Caleb responds *yes, the old house will be coming down.*

At 9:13 am Chairman Messenger announces that the public hearing was in order and offers to receive comments from the public. With no one providing comment in support of or against the application, the Chairman closed the public hearing.

Isdahl made a motion to recommend approval of the Conditional Use Permit provided that the conditions as identified in the staff report are complied with. This motion is seconded by Cooley. Motion carried unanimously. Conditions as follows:

1. That the property owner is responsible for reaching out to the Township to assure compliance with any Township standards.
2. That prior to any construction activities, all necessary permits are secured from County and State agencies.

Adjournment At 9:16 am a motion was made by Barkeim to adjourn the Planning Advisory Commission meeting. Motion seconded by Halls. Motion carried with no dissenting votes noted.

Respectfully submitted,

Jessica Hill, Zoning Administrator
Pope County Land & Resource Management

David Green, Director
Pope County Land & Resource Management